



**Poundfield Farm , Pound Lane**  
Wenvoe, Vale Of Glamorgan, CF5 6PL

**Watts  
& Morgan**







# Poundfield Farm , Pound Lane, Wenvoe, Vale Of Glamorgan, CF5 6PL

**Asking Price £1,150,000** Freehold

## 3 Bedrooms : 2 Bathrooms : 3 Reception Rooms

A three bedroom detached property set within approx. 4.47 acres of grounds nestled in a tranquil position in Wenvoe. Enjoying a rural setting yet within walking distance to local pub, library and schooling. The property has several outbuildings to include; stabling with tack room, log cabin and large detached external store/garaging. This family home comprises; entrance porch, kitchen/ breakfast room with log burner, sitting room, home office, ground-floor shower room, lounge and utility room. First floor landing leading to two bedrooms plus third bedroom/dressing room and a family bathroom. Externally enjoying manicured lawns surrounded by fruit trees, entertaining south-facing patio areas, gently sloping and flat agricultural land offering superb equestrian use plus gated driveway.

EPC Rating; E.

### Directions

From our Cowbridge, travel in an easterly direction along the A48 towards Cardiff, through the village of Bonvilston and into St Nicholas. Continue along the A48 towards Culverhouse Cross. At the roundabout take the 4th exit onto A4050. Continue on this road straight through the traffic lights and over the first roundabout; at the 2nd roundabout, take the 3rd exit at the Premier Inn onto Nant Isaf; and first turn right onto Old Port Rd. Immediately turn left onto Walston Road. Continue for 0.4 miles turning right onto Pound Lane. Poundfield Farm can be found to the top of this no through lane.

- Cowbridge 10.7 miles
- Cardiff City Centre 6.6 miles
- M4 (J33) 5.0 miles

**Your local office: Cowbridge**

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## Summary of Accommodation

### ABOUT THE PROPERTY

- \* A tranquil, detached house surrounded by countryside with significant outbuildings; yet within walking distance to local pub, library and schooling.
- \* Entrance into the porch with staircase to the first floor.
- \* The kitchen/breakfast room has been fitted with a range of farmhouse cream shaker-style wall, base units and walk-in pantry with freestanding 'Leisure' 5-ring electric range cooker to remain. A feature to the room is the freestanding 'Villager' log burner set on a stone hearth and central oak beam. A south-facing bay window is offered to the front aspect with French doors leading out onto the front patio.
- \* The kitchen leads directly into the sitting room with French doors offered onto a shaded patio area; this dual aspect room has a central inset gas living flame fire with mantel piece and granite hearth.
- \* Adjoining the kitchen is a utility room, accessed from the garden, with plumbing, water and full power.
- \* Just off from the sitting room is a home office area with a single door leading to the front of the property. Offering wood flooring, a useful storage cupboard and leads into a large 3-piece shower room.
- \* A glazed timber door opens into the lounge with solid oak flooring. This room enjoys panoramic views over the gardens and is a peaceful reception room filled with natural light. A courtesy door provides access out onto the front patio area.
- \* The first floor landing provides all oak doors leading off into; bedroom one which is a generous double room (originally two bedrooms) with a dual aspect offering views to the rear over woodland and truly stunning south-facing views over the garden and Valley beyond. On offer is a built-in wardrobe.
- \* Bedroom Two, another double room, with superb views over the grounds and leads into the third double bedroom (currently being utilised as a dressing room) with Velux windows, fully boarded eaves storage cupboards and fitted wardrobe space.
- \* A 3-piece bathroom serves the first floor with fully tiled walls.

### ADDITIONAL INFORMATION

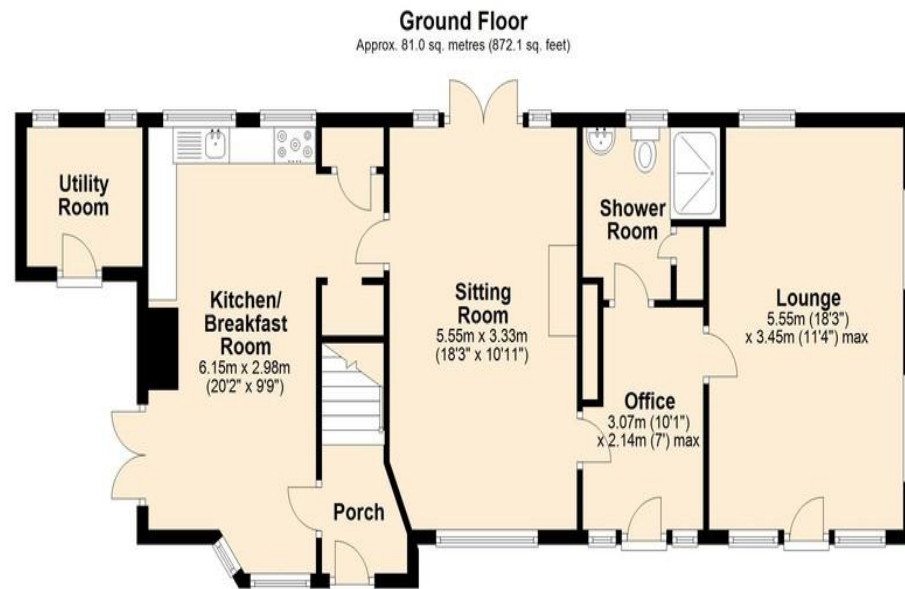
Mains electric and water, LPG gas central heating and cesspit drainage. Right of access through Pound Lane to Poundfield Farm. A pedestrian footpath runs to the rear of the property to Wenvoe Woods.

### PROCEEDS OF CRIME ACT 2002

Watts & Morgan LLP are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA





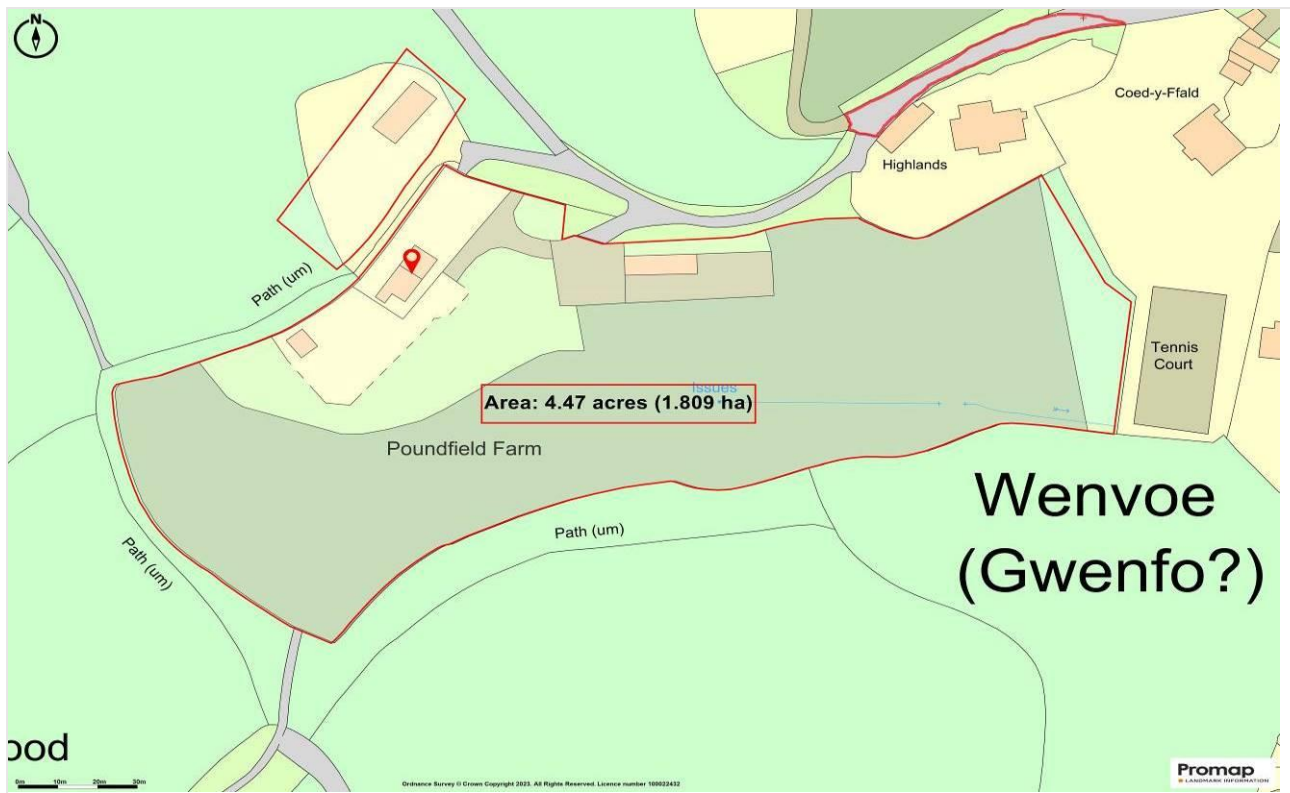


Total area: approx. 141.8 sq. metres (1526.1 sq. feet)

Plan produced by Watts & Morgan LLP.  
Plan produced using PlanUp.



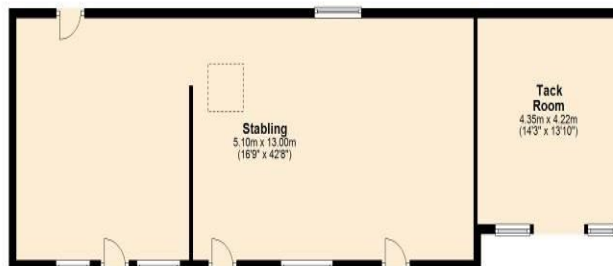
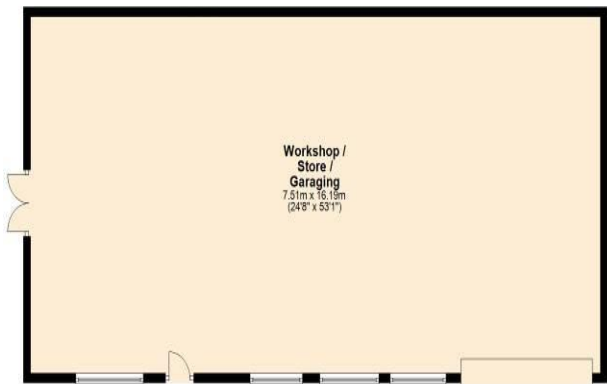
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	41	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



## GARDENS, GROUNDS AND OUTBUILDINGS

- \* Poundfield Farm is approached from a private gated shingle driveway, at the top of Pound Lane.
- \* The grounds equate to just under 5 acres to include agricultural land plus gardens with wrap-around raised flagstone patio area - enjoying a south-facing aspect, ideal for al-fresco dining. The grounds are bordered by a variety of tall trees, foliage and shrubs surrounded by Wenvoe woods, giving a truly tranquil space to relax and enjoy. To the rear of the property is a shaded patio area with fruit garden, pergola and woodland.
- \* To the western side of garden is a superb bespoke log cabin set on a raised deck with bar area, full power supply and proves a fantastic entertaining space. The decking provides a perfect area suitable for a hot tub (available via separate negotiation) backing onto the woodland and enjoying the stunning view over the grounds and Valley beyond.
- \* To the east of the driveway, a gated yard provides an additional equestrian parking area with two large stables (previously three), plus tack room with corrugated steel roof, full power and water supply.
- \* The land has previously been utilised for equestrian uses, sectioning the land into separate paddocks, with a stream running through the south-east boundary.
- \* There is also a public bridle path within proximity of Poundfield Farm, providing fantastic off-road riding.
- \* Furthermore the property presents a substantial detached external store/garaging with separate shingle driveway, 5-bar gated access and hardstanding area.

Detached Workshop / Store  
Approx. 206.7 sq. metres (2224.6 sq. feet)



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.





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