



Court Farm Granary,  
Cowbridge, CF71 7RX

Watts  
& Morgan



# Court Farm Granary,

Llansannor, Cowbridge CF71 7RX

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**£629,950 Freehold**

3 Bedrooms | 2 Bathrooms | 1 Reception Rooms

Tucked away in a tranquil woodland setting just minutes from Cowbridge, this Grade II listed three-bedroom barn conversion is full of character and charm. Offering spacious interiors, original features and beautiful gardens, the property presents an exciting opportunity for those looking to modernise a well-proportioned home in a truly idyllic location. With excellent local schools, countryside walks on the doorstep, and superb transport links to Cardiff and London, this is a rural retreat that promises both lifestyle and convenience.

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## Directions



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Your local office: Cowbridge

T 01446 773500

E [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)



## Summary of Accommodation

### SITUATION

Situated in a fine woodland setting in one of the Vale's most peaceful enclaves yet within easy reach of Cowbridge town and its shops and schools. The property is located in a rural setting yet is just 3 miles from the beautiful market town of Cowbridge with its broad range of shops and services. M4 (Junctions 34 and 35) are within a 10 minute drive. The Intercity Rail network can be accessed from both Bridgend and Cardiff with frequent services to Paddington (approximately 2 hours from Cardiff). There is an abundance of rural pursuits and footpaths on the doorstep. The Parish of Llsannor has an excellent Primary School; Secondary education is in Cowbridge Comprehensive School.

### ABOUT THE PROPERTY

Nestled within one of the Vale of Glamorgan's most peaceful and picturesque woodland enclaves, this charming Grade II listed three-bedroom barn conversion offers a rare opportunity to acquire a characterful rural home within easy reach of Cowbridge. Set just three miles from the vibrant market town, the property enjoys an ideal balance of seclusion and convenience, with excellent access to schools, shops, and commuter links including the M4 and Intercity Rail services from Bridgend and Cardiff.

The barn itself is rich with original features, including exposed beams and brickwork throughout, creating a wonderful sense of warmth and heritage. The layout is generous and well-proportioned, offering scope for modernisation and personalisation. A light-filled living room with large windows and French doors welcomes you at the heart of the home, while the spacious open-plan kitchen/living room opens directly to the front garden, enhancing the indoor-outdoor connection. The ground floor also benefits from a versatile utility space with WC, offering excellent flexibility.

Upstairs, the sizable master bedroom enjoys its own en suite, while two further double bedrooms—one with a walk-in wardrobe—are served by a family bathroom with full suite. The existing accommodation offers great potential to be updated and transformed into a truly spectacular home, tailored to modern living while honouring its historic roots.

### GARDENS AND GROUNDS

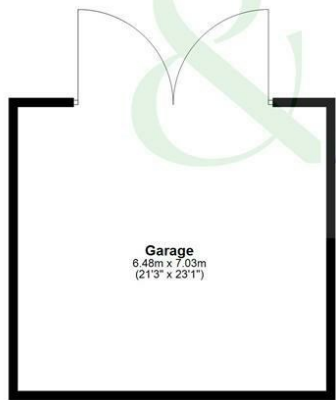
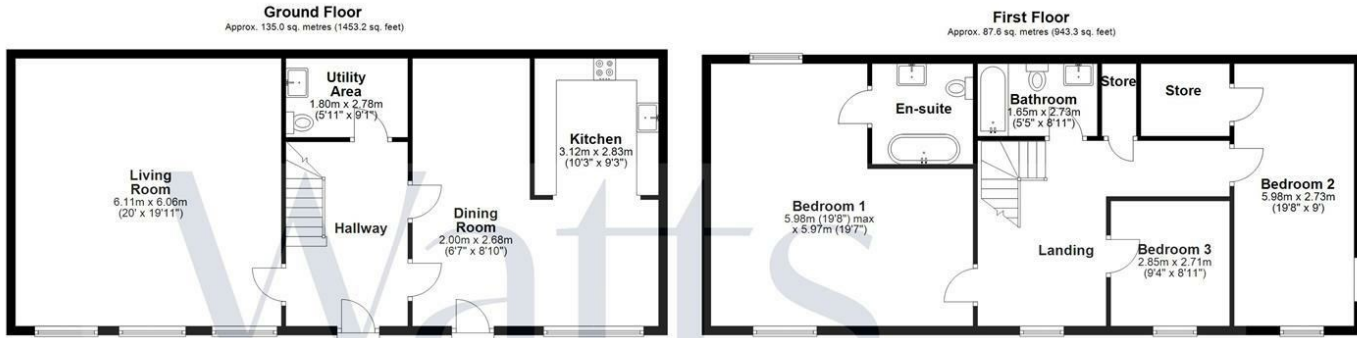
Approached via a long, gravelled driveway, the property sits within a serene natural setting framed by mature trees and woodlands. The generous garden features a combination of lawns, blossoming flower beds, and mature planting, providing year-round interest and plenty of space for outdoor enjoyment or family play.

A detached garage offers secure parking for at least two vehicles, along with valuable storage or workshop space. The overall plot size and tranquil woodland backdrop create a wonderful feeling of privacy and connection to nature, while offering the perfect setting for future landscaping, entertaining areas or even kitchen garden development.

### ADDITIONAL INFORMATION

Freehold. Oil Central Heating. Cesspit. Council Tax Band G.

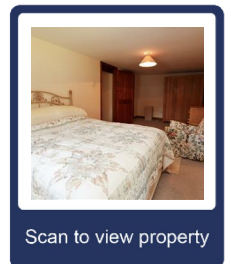




Total area: approx. 222.6 sq. metres (2396.5 sq. feet)



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



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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