

The Barn Llanmaes,

Nr Llantwit Major, CF61 2XR

Watts & Morgan



The Barn Llanmaes,

Nr Llantwit Major, Vale of Glamorgan,
CF61 2XR

£795,000 Freehold

4 Bedrooms | 3 Bathrooms | 2 Reception Rooms

A beautifully converted detached barn, set in a delightful rural location with far-reaching countryside views. Thoughtfully converted in 2009/10, the property combines character features with contemporary fittings and quality finishes.

Offering over 1,700 sq ft of spacious accommodation, including an impressive open-plan kitchen/dining/living space, separate sitting room, large utility room and cloakroom/WC. The ground floor also features a double bedroom with en-suite shower room, whilst three further bedrooms and two shower rooms are located on the first floor. Further benefits include; underfloor heating, travertine tiled and oak flooring throughout.

Enjoying south-facing rural views throughout in a wonderful setting surrounded by open farmland.

No ongoing chain.

EPC Rating: TBC.







Directions

Cowbridge Town Centre – 3.5 miles

Cardiff City Centre – 23.5 miles

M4 Motorway – 7.6 miles

Your local office: Cowbridge

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Summary of Accommodation

SITUATION

Llanmaes is a small well-regarded village which has won the Best Kept Village Award in previous years; with reputable Public House 'The Blacksmiths Arms', Village Hall and pretty Church. The Town of Llantwit Major is just a few minutes drive away or a stiff walk for the enthusiastic walker. The Town offers excellent local facilities including well regarded schooling, train station, a wide range of shops and leisure and sporting facilities. The Old Town is particularly attractive with its narrow winding streets and the beach, on the Heritage Coastline, is just a mile or so to the south. The good local road network brings major centres within easy commuting distance including the Capital City of Cardiff, Swansea, Bridgend, Llantrisant, Barry, etc.

ABOUT THE PROPERTY

A magnificent detached barn conversion occupying a private setting within delightful rural surroundings, enjoying stunning farmland views. Originally converted with considerable care and attention during 2009/10, the property successfully combines the character and charm of a traditional barn with high-quality contemporary finishes and fittings throughout.

The well-proportioned accommodation provides excellent space for both formal entertaining and more relaxed family living, with the open-plan ground floor benefiting from underfloor heating. Oak flooring and doors flow throughout the property, and spans over 1,700 sq ft.

The impressive entrance hall features a beautiful oak staircase, and leads to a generous sitting room enjoying an attractive feature window and offers views across the surrounding countryside. From here a useful utility room is fitted with an integral washing machine and dryer, with adjacent boiler and security room, together with a rear porch and 2-piece cloakroom. The superb quality fitted kitchen features solid oak wall and base units, granite work surfaces with large central island and breakfast-bar. Presenting a comprehensive range of integrated appliances including; dishwasher, fridge, freezer and a Range gas cooker. This kitchen seamlessly opens into a versatile dining-living space, which enjoys delightful south-facing views over the gardens and farmland beyond.

Completing the ground floor is a double bedroom with en-suite shower room. The first floor landing connects to the three other bedrooms; the principal bedroom has the benefit of its own en-suite shower room, whilst the other bedrooms share use of the family shower room.

GARDENS AND GROUNDS

Surrounded by farm fields located in the reputable Village of Llanmaes near Llantwit Major, The Barn offers a rural outlook. Accessed from the country lane, the enclosed garden is accessed by double timber gates which open onto a large driveway providing parking for several vehicles. The garden is predominately laid to lawn and offers a good degree of privacy. To the rear is a sheltered area, ideal for a greenhouse or hot tub.

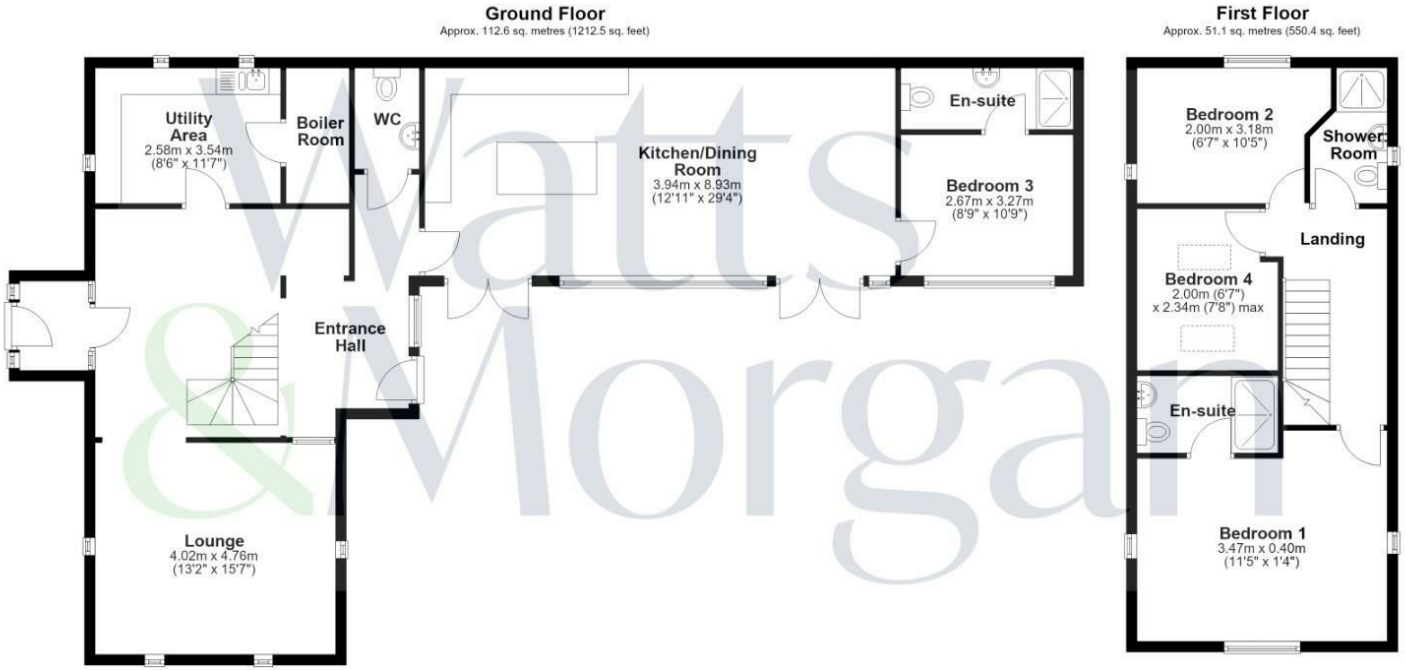
ADDITIONAL INFORMATION

Freehold. LPG underfloor heating. Mains water and cesspit drainage. Council tax band H.

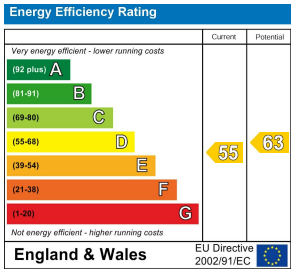
Anti-Money Laundering

Please note: A non-refundable administration fee of £24 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted to proceed with the sale. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.





Total area: approx. 163.8 sq. metres (1762.9 sq. feet)



Scan to view property

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