

Cartref, Ty Draw Farm

Llantrithyd, Nr Cowbridge, Vale of Glamorgan, CF71 7UB

Watts & Morgan



Cartref, Ty Draw Farm , Llantrithyd,

Nr Cowbridge, Vale of Glamorgan, CF71 7UB

Guide price: £1,195,000 Freehold

4 Bedrooms | 4 Bathrooms | 2 Reception Rooms

A delightful, Grade II Listed barn set to the heart of the rural Vale of Glamorgan positioned to enjoy a fine southerly aspect over own fields and onto surrounding farmland. This quite superb opportunity includes extensive family accommodation together with gardens and grounds of about 2.5 acres in total. Stunning kitchen/dining room, living room with most impressive chimney and wood burning stove. Two principal bedroom to the ground floor, both en suite. Two further double bedrooms and a shower room to first floor. Family bathroom. Also study with store /play room over. Ample parking to the front and to the western side and including timber two-bay stable block and adjacent store together with a private courtyard garden, pond with projecting deck over and adjacent, gently sloping paddock of about 1.75 acre.







Directions

Cowbridge Town Centre – 3.6 miles

Cardiff City Centre – 10.6 miles

M4 J34 Miskin – 5.7 miles

Your local office: Cowbridge

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Summary of Accommodation

About the property

Cartref is one of a range of three Grade II Listed barns, all converted at the start of the millennium into distinctive and luxurious family homes. To the western end of this range, it has more extensive gardens, grounds, parking and outbuildings, set in a plot with gardens grounds and paddock of about 2.5 acres in total. It has been considerably updated and refurbished to provide the quality, spacious accommodation as seen today.

An entrance hallway accessed from the front, driveway elevation includes a WC and cloakroom off; doors lead into he family lounge and into the kitchen/living/dining room. The family lounge is open to the pitch of the ceiling with exposed timber rafters and a wall of glass, enjoying a southerly elevation looking out over own private patio and garden in a southerly direction. This living room has a most impressive, bespoke stone built chimney breast with wood burner recessed on a stone hearth. Beyond the living room is a neat study with additional sizeable store / play room above. The kitchen/living/dining space is the beating heart of this barn conversion, the kitchen in particular offering an exceptional array of Sigma 3 fitted units with quartz worktops. Appliances, where fitted, are to remain and include range cooker and fully integrated dishwasher. Freestanding American style fridge freezer and wine fridge are available by separate negotiation. It has, as a central focal feature, a matching central island and breakfast bar finished with the same quartz as the surfaces. An adjacent utility area / laundry has a further integrated fridge and freezer; so, too, space and plumbing for a washer and a dryer. The kitchen is open plan to a living-dining room with one step leading down to this space. Like the kitchen, it is open to the pitch of the roof with exposed timber beams. There is ample room for a dining table and additional seating. A pair of door leads to the sheltered courtyard garden while a second pair of doors lead out to the western side of the property with further parking, gardens, grounds and stabling. Linking from the living/dining space is the bedroom accommodation spread over two storeys. The largest, principal bedroom is a luxurious ground floor room with fitted wardrobes and storage and its own stylish, contemporary en suite shower room. There is a second ensuite guest bedroom and a separate family bathroom. An inner hallway has a staircase leading up to two further double bedrooms both sharing use of a shower room.

Additional information

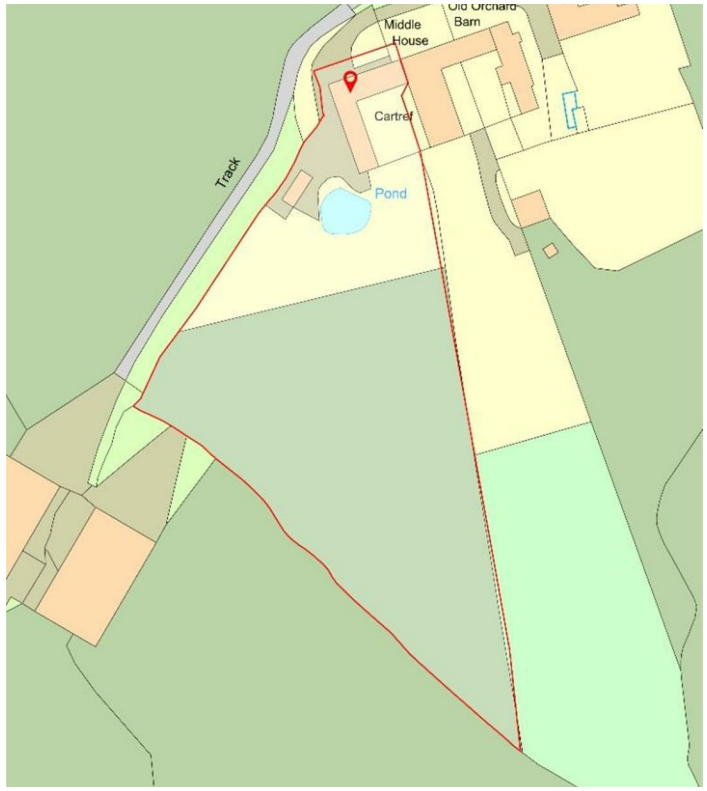
Freehold. Mains electric and water connect to the property. Oil-fired central heating. Private drainage supply, a bio-digester system shared between the three barns. Council tax: Band I.



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.

Garden & Grounds

Llantrithyd is a hamlet to the heart of the rural Vale of Glamorgan. It is as such a wonderful, peaceful spot offering the seclusion one may wish for yet with the benefit of having neighbours close at hand. From the country lane running from St. Hilary to Llantrithyd, a driveway runs to Ty Draw Farm and then continues to the three converted barns. Fronting the property – to its northern side – is a block paved parking area from which there is access into the property. The driveway continues to the western side of the property, providing additional parking and turning. Beyond this is a timber stable block with cobbled frontage comprises two bay stables (currently configured as one open room) and an adjoining store room/gym. The most private section of garden is an inner courtyard, overlooked by and accessed from the family lounge and the kitchen/living/dining area. This is wonderful sheltered area is the ideal space for families and for entertaining accessed from these two spaces and comprising a broad paved patio area leading onto a lawn with path running through it. A wooden 5-bar gate leads to the largest portion of garden immediately to the south of the property. A timber deck of two levels. features an upper deck - an amazing spot from which to enjoy the southerly views over the adjoining paddock - and a second lower stage including a hot tub (available by separate negotiation) on a deck floating over the pond. The garden, in turn, leads onto a paddock of approximately 1.75 acres accessed via gated entrances to both the east and western sides. This paddock gently slopes away from the property.





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