



Lower Farmhouse,
Lysworney, Near Cowbridge, Vale of Glamorgan, CF71 7NQ

Watts
& Morgan



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Llysworney, Near Cowbridge,
Vale of Glamorgan, CF71 7NQ

£1,395,000 Freehold

5 Bedrooms | 3 Bathrooms | 4 Reception Rooms

An exceptional property in this highly regarded Vale Village close to Cowbridge. Modernised and most thoughtfully extended in recent years, it offers an understated blend of character and modern convenience. The extensive, spacious accommodation includes a family lounge with deep fireplace and wood burner, sitting room, study and superb open plan kitchen/living/dining space opening to the south facing garden. Also cloakroom and utility room. Master bedroom with dressing room and en-suite shower room; second en suite guest bedroom, three further double bedrooms and family bathroom. Ample driveway parking; integral garage. Sizeable south facing garden to the rear including lawns, paved seating areas and a highly useful outbuilding/garden store with considerable potential (subject to consents).

Directions

From our High Street Offices travel in a westerly direction along the A48 towards Bridgend. After approximately one mile, take the left hand turn at Pentre Meyrick crossroads and head into Llysworney. On entering the village, turn right opposite The Carne Arms Public House and, after a further 100 yards, bear right towards the Church and the Village Pond. Pass both these and bear left after the play park. Lower Farmhouse will be the second house on your left.

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

- * Lower Farmhouse is an exceptional property located to the historic heart of this popular village close to Cowbridge.
- * The accommodation has been thoughtfully extended and comprehensively modernised in more recent years to offer a blend of character features and modern conveniences.
- * A green oak entrance porch topped with re-claimed welsh slates leads to the central ground floor entrance way.
- * From this hallway a staircase leads to the first floor bedrooms while doors lead off to all the principal reception rooms.
- * The lounge enjoys a dual aspect with deep-silled windows looking to the front garden and over the rear flagstone paved patio onto the lawn beyond in a southerly direction.
- * This great family space has, as a focal feature, a deep recessed fireplace with solid timber over mantle beam and wood burner resting on a flagstone hearth; it is flanked to two sides by deep storage recesses. An additional staircase, to one corner, leads up to the master bedroom.
- * A family sitting room looks to the front elevation while a separate, highly usable home office/study overlooks the rear garden.
- * To the rear of the property is a most superb kitchen-living-dining space incorporating a contemporary mono-pitch extension with powder coated, broad sliding doors opening to the flagstone paved patio with garden beyond.
- * This family dining area includes a neat sitting space focusing on a recessed wood burning stove and a distinct kitchen area.
- * Kitchen itself is a bespoke, handcrafted "Adam Elliott" solid timber kitchen topped with Carrara marble surfaces and matching central island / breakfast bar.
- * 'Falcon' LPG fired range cooker is to remain; so to a fully integrated larder fridge and dishwasher.
- * The kitchen and dining area also benefit from underfloor heating beneath the 'Mandarin' stone flooring.
- * Accessed from the kitchen is a generous utility room with space/plumbing for a washing machine and a drier; a door leading to the side elevation.
- * A fire door opens from the utility room into the integral garage.
- * To the first floor a landing area runs almost the width of the property and from which there is access to all five bedrooms and to the family bathroom.
- * Master bedroom is a large dual aspect, double bedroom with windows to the front and rear gardens respectively. It has its own contemporary en suite shower room and dressing room.
- * Second, guest bedroom, also has it's own en suite shower room.
- * The three further bedrooms are all doubles and all have use of a family bathroom with deep, broad bath and broad walk-in shower cubicle.

GARDENS AND GROUNDS

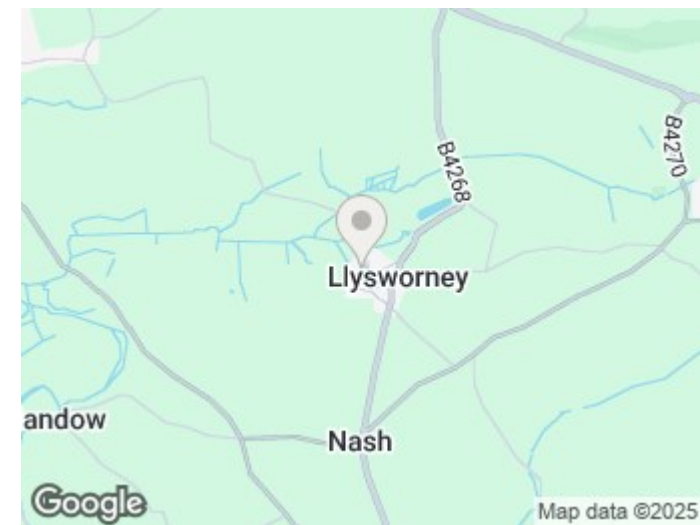
- * Superbly located family home within this popular village, set within a plot of about 1/3 of an acre
- * A very generous off road parking area is entered from the village lane frontage, from which there is access into the integral garage via side-hinged timber doors
- * To the rear of the property is a wonderful southerly facing garden screened, to the main, by hedging and fencing affording a great degree of shelter and privacy
- * A generous flagstone-paved terrace is accessed from the kitchen-living-dining rooms and is a lovely entertaining space.
- * This opens to a lawned garden with white-barked birch, fruit trees and a variety of mature shrubs.
- * A brick-and-stone-built outbuilding is currently used as a garden store but offers considerable potential for a home office / gym / summer house (subject to any appropriate consents).
- * There is an additional, enclosed courtyard garden located beyond the outbuilding, screened from the largest garden area by contemporary wooden fencing

TENURE AND SERVICES

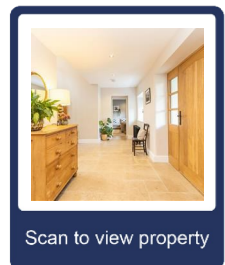
Freehold. Mains electric, water and sewerage connect to the property. Biomass, wood-pellet fired boiler.



Total area: approx. 299.3 sq. metres (3222.0 sq. feet)
Plan produced by Watts & Morgan LLP
Plan produced using PlanUp



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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