



The Coach House, 1 Cwm Ciddy Barns
Porthkerry, Barry, Vale of Glamorgan, CF62 3NA

Watts
& Morgan



**The Coach House, 1 Cwm Ciddy
Barns, Porthkerry,
Barry, Vale of Glamorgan, CF62 3NA**

£850,000 Freehold

5 Bedrooms : 3 Bathrooms : 2 Reception Rooms

A sizable and handsome Grade II listed barn conversion located close to the edge of Porthkerry Park and surrounded by farmland. The highly flexible, adaptable accommodation includes: living room, kitchen-breakfast room with Aga, second sitting room. Large master bedroom with en suite bathroom and dressing room, four further bedrooms, two bath / shower rooms. Garden and parking to front; large lawned garden to rear and side.

Directions

From Weycock Cross at the southern end of Five Mile Lane, follow the A4226 in a westerly direction, signposted towards Cardiff Airport. Turn left immediately past the 'Toby Carvery' restaurant, and continue along the middle lane. This lane will take you past paddocks and farmland to Cwm Ciddy Barns. The Coach House is the last barn in this small development of three adjoining converted barns.

- Barry Town Centre 1.9 miles
- Cowbridge 9.9 miles
- Cardiff City Centre 10.2 miles
- M4 (J33) 9 miles

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

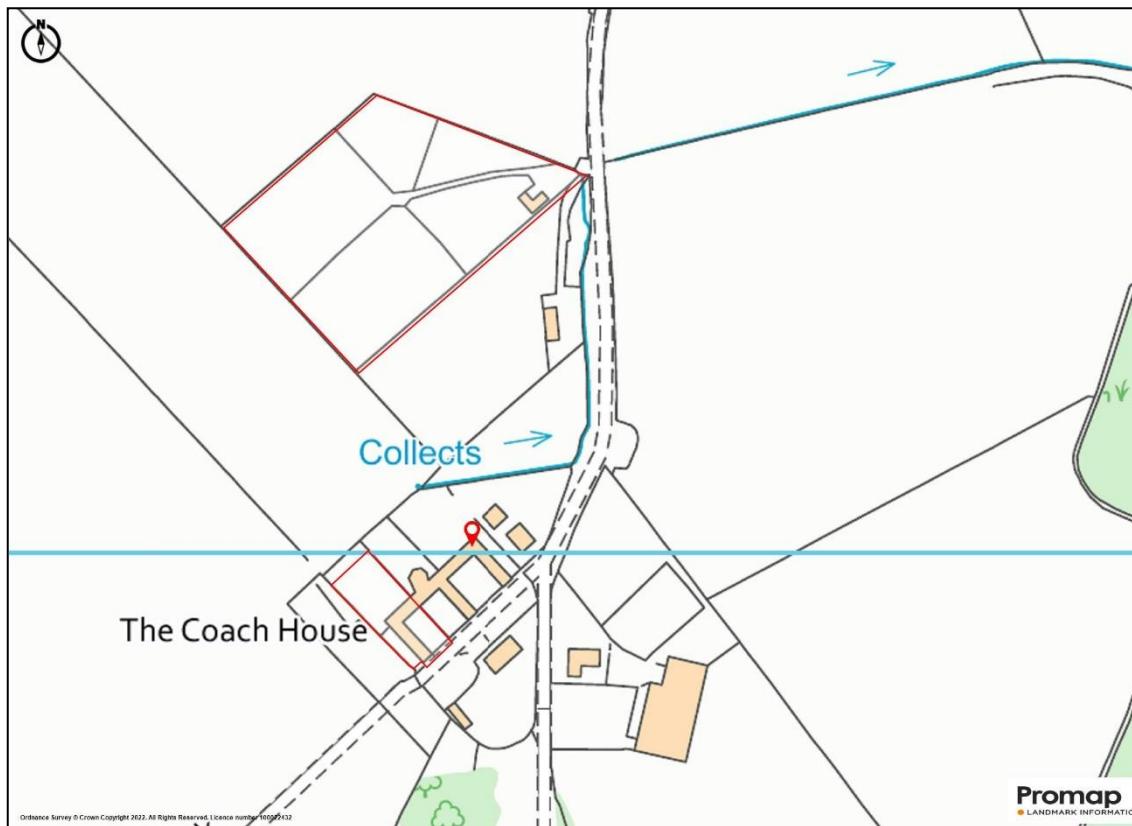
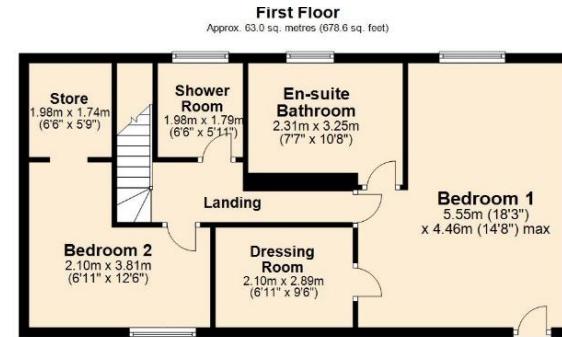
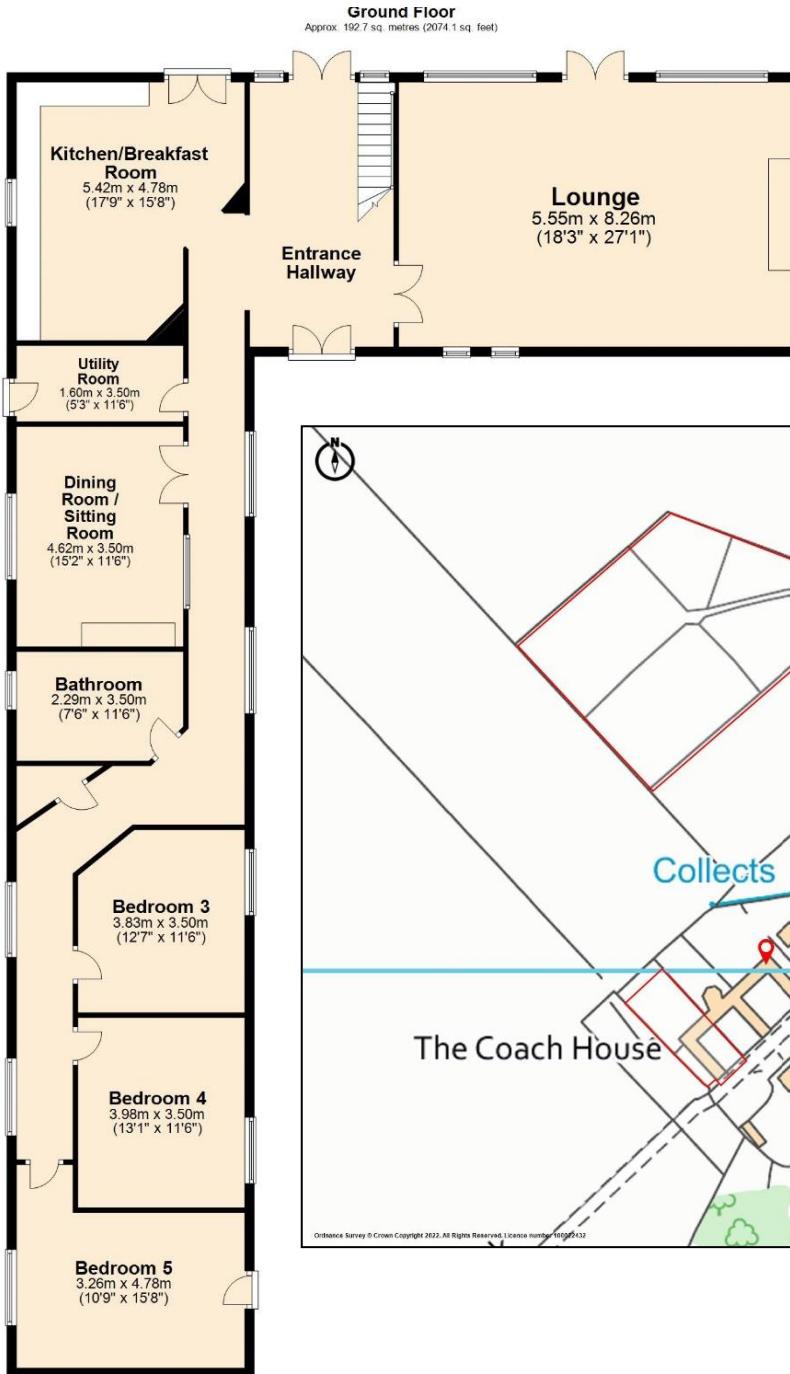
- * A handsome, Grade II listed barn conversion within a development of similar converted properties located close to Porthkerry Park
- * Surrounded by farmland yet within easy reach of the A4226 coast road, Barry town and the A48.
- * Deceptively spacious with flexible, adaptable accommodation to suit families and extended families
- * Central entrance hallway with staircase to the two first floor bedrooms and doors opening to the lounge and the kitchen
- * Especially large lounge includes a woodburner within a stone fireplace and, like the hallway, with doors opening to the rear garden.
- * The kitchen has flagstone floors and a granite-topped units; a Royal blue two-oven oil fired Aga, which heats the hot water, is to remain
- * There is ample room for a dining table; doors open from here into the rear garden
- * A second sitting room / dining room, beyond the kitchen area, features a second wood burning stove.
- * To the ground floor there are three double bedrooms all of which have use of a contemporary bathroom with bath and shower.
- * From the hallway, a staircase runs to the principal bedroom suite and to an additional double bedroom and separate shower room.
- * The largest of the bedrooms bedrooms is a very generous double with windows and an external staircase to the front elevation
- * A dressing room includes a range of fitted shelves and hanging space while the en suite bathroom has bath and separate shower.

GARDENS AND GROUNDS

- * Fronting the property is a south facing forecourt garden including a broad driveway parking area, a seating area and a lawn.
- * To the rear of the property is a considerably larger lawned garden
- * A deep paved patio runs the width of the property and is accessed from the lounge, the kitchen and the hallway.
- * The garden extends to the western side of the property.
- * It is understood there is a further off road parking area opposite the property with ample space for a detached garage.
- * Additional land of approximately 3 acres is available by separate negotiation.
- * The land is divided into smaller paddocks and includes timber stable block for 3 horses, a tack store and a 40ft by 23ft (approx.) manège.

TENURE AND SERVICES

Freehold. Mains electric and water connect to the property. Oil-fired central heating. Cess pit drainage, shared with neighbouring barns.



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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