



The Granary, Pen Onn  
Near Llancarfan, Vale of Glamorgan, CF62 3AG

Watts  
& Morgan



# The Granary, Pen Onn

Nr Llancarfan, Vale of Glamorgan, CF62 3AG

## Guide Price £775,000 Freehold

4 Bedrooms | 3 Bathrooms | 2 Reception Rooms

A thoughtfully converted barn in a unique setting, enjoying views over farmland onto the village of Llancarfan. With quality finishes throughout including oak internal doors, the accommodation includes: lounge, stunning contemporary kitchen-dining-living room, utility room and WC. Principal bedroom and second double bedroom, both with luxury ensuite shower rooms, two further double bedrooms and a family bathroom. South facing forecourt with lawn and parking area; flagstone-paved patio to rear opening onto a very generous lawn with open farmland to the rear looking over the Llancarfan river valley onto the village itself.

EPC Rating: F.

### Directions

Cowbridge Town Centre – 7.7 miles

Cardiff City Centre – 11.4 miles

M4 Motorway – 7.0 miles

Your local office: Cowbridge

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## Summary of Accommodation

### ABOUT THE PROPERTY

The Granary has been recently and most thoughtfully converted using quality materials. It is now superb family home in a unique location, thought to be within yards of the birthplace of Iolo Morganwg and enjoying panoramic views over the same inspiring landscape he would have enjoyed.

From an entrance hallway, travertine tiling extends into both the principal family lounge and into the kitchen-living-dining room.

All the main living and bedrooms have exposed beams and pitched ceilings, all have underfloor heating, bespoke Oak doors and all look onto the forecourt.

The family lounge has two sets of bi-fold doors opening to the forecourt; an additional set of doors open to the paved patio garden with the lawned garden beyond.

The kitchen itself is a stunning space, including contemporary Corian-topped units with matching island and fully integrated NEFF appliances.

There is also a cloakroom and separate utility room housing a range of units and the LPG boiler.

All of the four bedrooms and good double rooms.

Both the largest bedroom and the second bedroom have ensuite wet rooms fitted with contemporary suites and with walk-in showers.

The other two bedrooms have use of the luxury family bathroom, again fitted with a contemporary suite with bath, walk-in shower and matching twin basins.



### GARDENS AND GROUNDS

Double width, electric gates lead to the south facing forecourt fronting the property. This large space is screened from the road frontage by stone walling. It includes ample parking and an area of lawn.

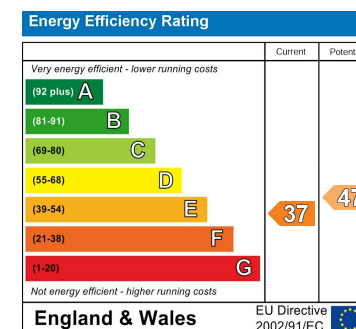
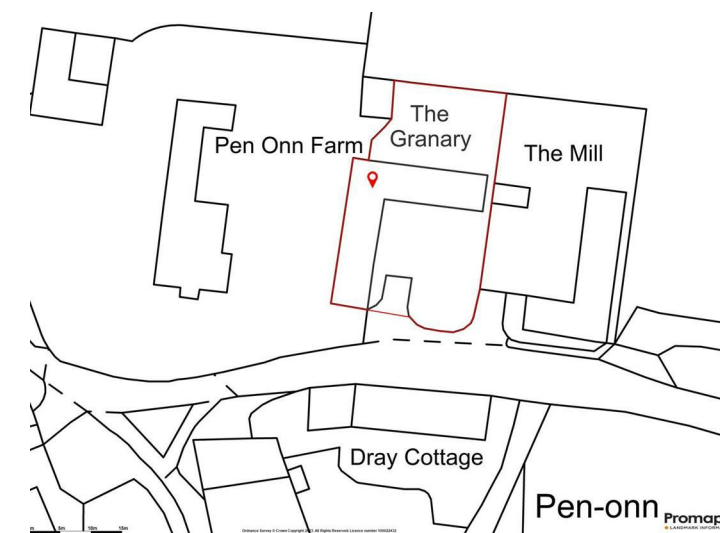
To the rear of the property is a flagstone paved patio accessed from both the living room and the kitchen. This in turn opens out onto a much larger lawn with stunning views over surrounding farmland towards Llanccarfan village.



Total area: approx. 175.2 sq. metres (1885.6 sq. feet)

## ADDITIONAL INFORMATION

Freehold. Mains electric and water connect to the property. LPG central heating. Underfloor heating throughout. Council tax: Band H



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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