



Nr Cowbridge, CF71 7SY



Watts
& Morgan

Ystradowen, Nr Cowbridge CF71 7SY

£3,500 Per Month

7 Bedrooms | 4 Bathrooms | 4 Reception Rooms

A most handsome family home retaining immense character. Located to the centre of the village, the extensive accommodation must be viewed for its scope to be fully appreciated. Four reception rooms, luxurious kitchen-breakfast room, six bedrooms, two of which are en suite. Possible annexe with an additional bedroom, bathroom, gym and recreation space of over 14m long. Generous parking provision and south facing lawned garden, courtyard gardens and store rooms.

Council Tax Band - I

EPC Rating - D

SITUATION

The popular Village of Ystradowen is only a few minutes drive from the Historic Market Town of Cowbridge. Commuting to Cardiff, Bridgend and Llantrisant is easy with access to the M4 Motorway at Junction 34 some 5 miles away. The Village of Ystradowen falls within the School catchment area of the well regarded Cowbridge Secondary School and Primary schooling is available at the Llansannor "Mountain School". There is a local pre-School playgroup held in the Village Hall and the Village also enjoys The White Lion, a popular and revitalised public house and restaurant; and a Church; together with a garage / petrol station with a small shop. The Market Town of Cowbridge provides an excellent range of shops and services to suit all needs and leisure activities are well catered for in the leisure centre, tennis club, squash club, cricket and rugby clubs. The Heritage Coastline is a short distance away and there are numerous high standard golf courses within the area. The Capital City of Cardiff includes a comprehensive range of retail and commercial facilities, theatres, etc., and a main-line rail connection to London in around two hours.

ABOUT THE PROPERTY

Located to the centre of Ystradowen village within yards of the Parish Church and village pub, Church Farm is an extremely generous property that must be viewed for the extent of the living and bedroom accommodation to be most fully appreciated. In more recent years, the property has been stylishly updated to provide modern convenience coupled with the character and charm of a period home. To the ground floor, three principal reception rooms look out over the south-facing garden while a fourth, family sitting room is to the rear of the property. To the heart of the home is an open-plan, luxurious kitchen-breakfast room with granite worktops, matching central island and a great range of fitted storage cupboards. A traditional two-oven gas fired Aga and additional appliances, where fitted, are all to remain including: electric oven and hob and integrated dishwasher. The kitchen looks out over, and has doors opening to, two courtyard areas and also links through to the extra accommodation in the Barn, a possible annex.

To the first floor are six double bedrooms and a contemporary family bathroom with feature bath - a unique, double ended slipper bath. The principal bedroom has an en suite bathroom and a balcony area to the western elevation; a second en suite bedroom also has a walk-in dressing room. The fourth bedroom includes a paddle-type staircase to a mezzanine area with store room.

Ancillary accommodation has been created from the integral Barn and offers further space including, to the ground floor: a double bedroom and walk-in wardrobe; a bathroom with bath and separate shower; a laundry area and a sitting / dining space. To the first floor is a wonderful recreation room over 14m long which would lend itself to many and varied uses.

