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Buttercup Barn
St. Donat's, The Vale Of
Glamorgan, CF61 1ZB

Buttercup Barn

Offers in Excess of
£825,000

An extensively upgraded and imposing stone barn conversion offering a wealth of character located in the peaceful coastal Vale hamlet of St. Donats.

A fine barn conversion with many characterful features offering well proportioned and flexible living

Three reception rooms, the most impressive kitchen/living/dining space with a Neptune fitted kitchen with dual fuel Everhot stove

Four/five bedrooms, three bathrooms (one of which a master en-suite) and dressing room/hobbies room

Extensive private parking to the front and side

Stunning courtyard garden to the rear, extending to both sides

Peaceful rural location with connectivity to the heritage coastline and amenities of Cowbridge and Llantwit Major close by





An extensively upgraded and imposing stone barn conversion offering a wealth of character located in the peaceful coastal Vale hamlet of St. Donats.

Part glazed wooden front door opening to vaulted entrance HALLWAY (6' by 11'1"), ceramic tiled floor, original cut stone and beams, pendant ceiling light, fitted window to the rear garden and stone arch opening to principal SITTING ROOM (30' max x 9'9" max), tiled floor, multiple wall mounted up lights, exposed timber beams, inset (Topstack fitted) Contura wood burner with exposed stone surround, flagstone hearth with a pair of French doors and additional windows to the front. Open plan Neptune fitted KITCHEN/ LIVING/ DINING ROOM (10'10" x 43' max), natural stone floor, double height pitched ceiling with multiple pendant lights and Velux windows fitted. The living area benefits from a modern, corner wood burner with slate hearth and windows to the rear with French doors to the side garden. The dining area benefits from French doors and windows to the rear. The fitted Neptune kitchen comprises Bosch oven and grill, Wi-Fi controlled coffee machine, double larder cupboard, fridge freezer, dishwasher, drinks cooler, Belfast double sink and Everhot dual fuel cooker. Cut stone opening through two FAMILY ROOM (16'7" x 21'3")

timber floorboards, LED spotlights to ceiling with original stonework and exposed beams and an impressive stone fireplace with original timber hearth over an inset wood burner within and quarter to stairs rising to the first floor. Separate door opening to BEDROOM FIVE/ HOME OFFICE (9'1" x 8'3"), ceramic tiled floor, part pitched ceiling with door to the front elevation and additional side window.

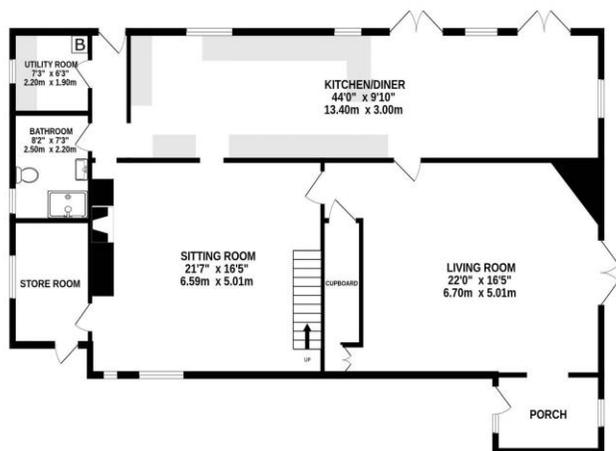
The SIDE HALL (3'10" x 11'7"), natural stone floor, ceiling light and attic hatch with seat and open cloaks space above. UTILITY ROOM (8'4" x 6'3"), ceramic tiled floor, pitch ceiling with spotlights, composite rolltop worksurfaces, ceramic basin and mixer tap over, plumbing provision for white goods and oil power boiler. Newly fitted SHOWER ROOM (12'2" x 8'3"), ceramic tiled floor, part pitched ceiling with exposed beams, multiple LED spotlights, separate extractor fan and downlights. The suite comprises a traditional WC, freestanding sink with vanity storage under an quartz stone worktop over, a fully tiled walk-in double shower (rainfall attachment), shower screen with two windows to the side elevation, chrome heated towel rail and Velux to ceiling.

First floor LANDING (26'2" max x 6'3" max), fitted carpet, exposed beams, multiple Velux windows. BEDROOM 1 (15'5" x 17' max)

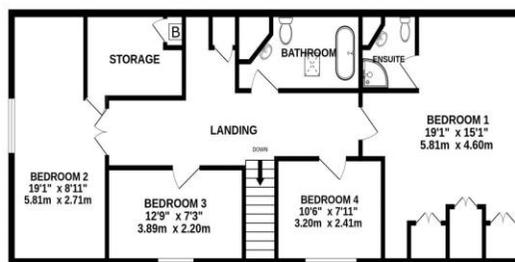
fitted carpet, vaulted ceiling with built-in storage, multiple wall lights and additional spotlights to ceiling, window enjoying views to the rear garden and countryside beyond. EN-SUITE SHOWER ROOM (5'4" x 5'7"), comprising a three-piece suite with a low-level WC, wash hand basin with vanity storage under, mains fed corner shower enclosure, wall mounted towel rail and Velux window to ceiling. BEDROOM 2 (10'5" x 9'3"), timber floorboards, pitched ceiling with multiple wall lights fitted and low window to the front. FAMILY BATHROOM (8'11" x 6'), ceramic tiled floor, exposed beams with wall mounted up lights, Velux window to ceiling with stunning, freestanding, roll top bath, centrally fitted tap and shower attachment with WC, wash handbasin, and wall mounted towel rail. BEDROOM 3 (8'5" x 12'4" max), exposed floorboards, spotlights to ceiling with open shelving and low-level window to the front and opening to external stone stairs. BEDROOM 4 (8'7" x 6'8"), treated floorboards, part pitched ceiling with exposed beams, high-level window to the drive. DRESSING/ HOBBIES ROOM (5'11" x 9'5") fitted floorboards, part pitched ceiling with spotlights fitted, Velux window above with access to storage cupboard.

A shared approach of the village road leads to a stone pillared timber double gates entrance with extensive gravelled parking to front and side. An additional set of double gates open to a kitchen garden and decked sun terrace that sweep around to the rear. The rear garden offers a walled courtyard with timber pergola and eating area. Arched gate opens to the side with steps leading to a top lawn with established planting and fruit trees that directly adjoin surrounding countryside. Multiple timber sheds and log store to remain.

GROUND FLOOR
1450 sq.ft. (134.7 sq.m.) approx.



1ST FLOOR
906 sq.ft. (84.2 sq.m.) approx.



TOTAL FLOOR AREA: 2357 sq.ft. (218.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Directions

From our Cowbridge office travel in a westerly direction of the High Street turn left onto Llantwit Major Road. Follow this road out of Cowbridge until you reach T-junction turn left towards Llantwit Major. Follow this road past Landow industrial estate, taking the next turning right. Follow this road for approximately half a mile, turn left towards Llantwit Major, then immediately write, continue along this road upon reaching the next junction turn left, leading you into Saint on its way, but upon lies on your left hand side, that will be indicated by a for sale board.

Tenure

Freehold

Services

Mains water and electricity, septic tank drainage, oil central heating
Council Tax Band I
EPC Rating

Viewing strictly by appointment through Herbert R Thomas

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



