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Bluebell Barn
St Donats, Vale of
Glamorgan, CF61 1ZB

Bluebell Barn

Asking price **£449,999**

A character filled three bedroom detached barn conversion, located in the highly regarded coastal hamlet of St. Donats.

Detached barn conversion

Three bedroom, bedroom one with dressing area & ensuite

Open plan lounge/dining room into Kitchen

Landing with study area

Ground and first floor bathrooms, plus cloakroom

Recently replaced Oil Fired Central Heating boiler

Driveway with parking for three cars

Gardens to front, side and rear. Rear garden bordering farmland

Highly sought after Hamlet, walking distance to Heritage Coast

Viewing recommended





A character filled three bedroom detached barn conversion, located in the highly regarded coastal hamlet of St. Donats.

The property offers proportioned accommodation comprising: An ornate pitched roof, ENTRANCE PORCH with glass panel door into the ENTRANCE HALL. Off the hallway is the ground floor CLOAKROOM which houses a white two piece suite. Beyond the hall is the open plan LOUNGE/DINING ROOM (26'11" x 16'8") windows to both side elevations and white painted beam work, this room has slate tiled floors and an inglenook fireplace with wood burner set on a flagstone hearth. Stairs to the first floor partially divide the two reception spaces. An open walkway leads into the KITCHEN (15'8" x 13'3"), two windows to front and a skylight to side in the part pitched ceiling. The kitchen

offers a range of cream and black high gloss units, with integrated oven, hob and hood.

Off the lounge area is an INNER HALLWAY (9'3" x 6'1") giving access to the ground floor bedroom (3) and bathroom. BEDROOM 3 (13'1" x 9'9") two windows to side, including a porthole window and painted ceiling beams and marble tiled floor. BATHROOM, white four piece suite including a freestanding 'slipper style' bath and separate shower cubicle, marble tiled flooring.

The first floor LANDING with study area has two skylights to side and engineered wood flooring. BEDROOM 1 (23'5" x 14'8"), has a continuation of the same flooring. It has French doors, leading into the rear garden plus two skylights to side, it benefits from a DRESSING AREA and an EN-SUITE

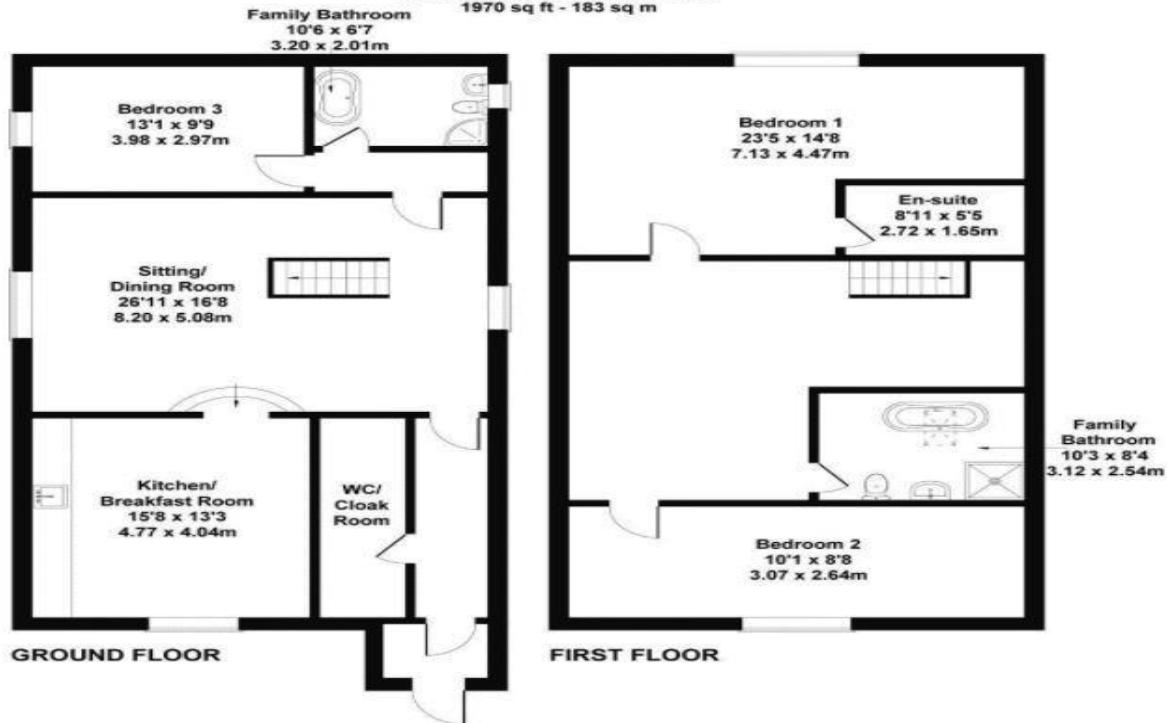
BATHROOM, (8'11" x 5'5") with a white three piece suite. BEDROOM 2 (10'1" x 8'8") single bedroom with a window overlooking the front garden. FAMILY BATHROOM has a white five piece suite including a freestanding rolltop bath and separate shower cubicle.

Outside the barn has a driveway with carport, offering space for three/four vehicles. Passing through the carport a gate leads into the front garden with pathway to front door and lawn extending to side and rear.

Within the rear garden are two decked areas and an ornate gravel area all enjoying views over a neighbouring field.

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Approximate Gross Internal Area
1970 sq ft - 183 sq m





Directions

From our Cowbridge office travel in a Westerly direction up the High Street, turning left onto Llantwit Major Road. Follow this road out of Cowbridge until reaching a 'T' Junction, at which point turn left towards Llantwit Major. Follow this road past Llandow industrial estate, taking the next turning right. Follow this road for approximately half a mile, turn left towards Llantwit Major and then immediately right, continue along this road until reaching a 'T' Junction, turn left which will lead into St Donats where Bluebell Barn lies on your left hand side and can be identified by our For Sale board.

Tenure

Freehold

Services

Mains water, electricity, LPG heating and cesspit drainage.

Council Tax Band G

EPC Rating E

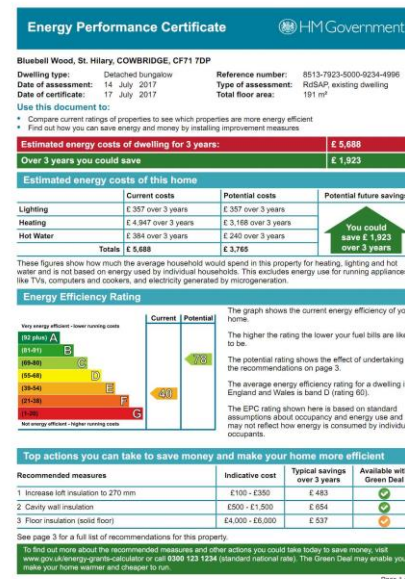
Viewing strictly by appointment through Herbert R Thomas

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