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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.

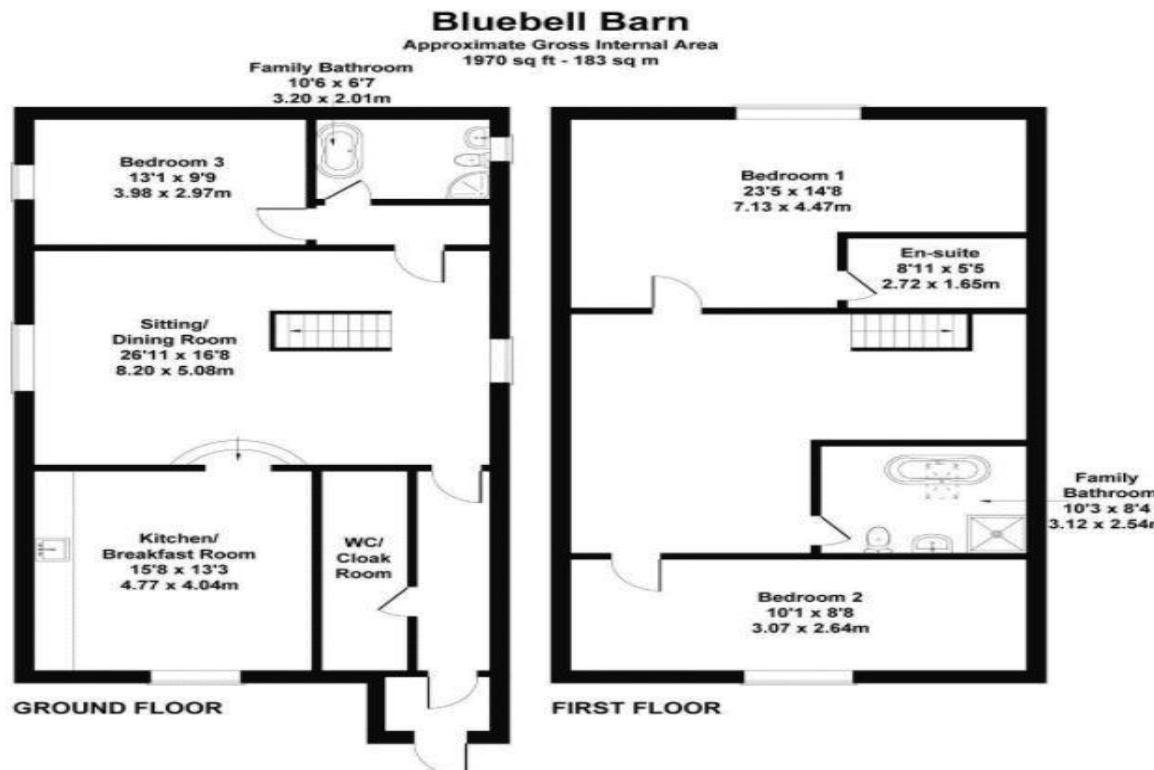
Off the lounge area is an INNER HALLWAY (9'3" x 6'1") giving access to the ground floor bedroom (3) and bathroom. BEDROOM 3 (13'1" x 9'9") two windows to side, including a porthole window and painted ceiling beams and marble tiled floor. BATHROOM, white four piece suite including a freestanding 'slipper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





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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Energy Performance Certificate 

Bluebell Wood, St. Hilary, COWBRIDGE, CF71 7DP

Dwelling type: Detached bungalow Reference number: 8513-7923-5000-0234-4996
 Date of assessment: 14 July 2017 Type of assessment: RdsAP, existing dwelling
 Date of certificate: 14 July 2017 Total floor area: 191 m²

Use this document to:

- Compare energy ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:		£ 5,688	
Over 3 years you could save		£ 1,923	
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 357 over 3 years	£ 357 over 3 years	
Heating	£ 4,947 over 3 years	£ 3,168 over 3 years	
Hot Water	£ 384 over 3 years	£ 240 over 3 years	
Total	£ 5,688	£ 3,765	You could save £ 1,923 over 3 years

These figures show how much the average household spends in this property for heating, lighting and hot water and is not based on energy use by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Very energy efficient - lower running costs	Current	Potential
(A) (max)	A	A
(B)	B	B
(C)	C	C
(D)	D	D
(E)	E	E
(F)	F	F
(G) (min)	G	G

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1. Increase loft insulation to 270 mm	£100 - £300	£483	Green Deal
2. Cavity wall insulation	£500 - £1,500	£654	Green Deal
3. Floor insulation (solid floor)	£4,000 - £6,000	£537	Green Deal

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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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.

