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Cwrt Newydd
Farmhouse
Llandow, The Vale Of
Glamorgan, CF71 7PX

Cwrt Newydd Farmhouse

Asking price **£615,000**

Spacious, detached three bedroom barn conversion enjoying a stunning rural location with spectacular panoramic views and easy access to country footpaths.

Substantial detached barn conversion in a stunning rural setting

Impressive galleried dining hall, living room, sitting room, kitchen breakfast room, utility/ boiler room and downstairs cloakroom

Galleried landing with three double bedrooms, family bathroom and en-suite bathroom

Extensive parking, lawned gardens with beautiful views

Catchment area for Colwinston Primary and Cowbridge Comprehensive





Spacious, detached three bedroom barn conversion enjoying a stunning rural location with spectacular panoramic views and easy access to country footpaths.

Accommodation includes Upvc double glazed entrance door to impressive DINING HALLWAY (17'8" x 14'4"), a central connecting room with ceramic tiled floor, large dining space with galleried landing over, double glazed 'arrow slit' window to front elevation and window to rear elevation. Double doors to LIVING ROOM (17'2" x 12'3"), recessed fireplace with decorative plaster surround, marble inset and hearth. Double glazed window to rear garden with far ranging rural views beyond, arrow slit window to front elevation. Glazed double doors from dining hallway to SITTING ROOM (12'6" x 12'), Upvc double glazed window to rear garden, coved ceiling with pendant light and uplighters. Part glazed door to KITCHEN BREAKFAST ROOM (13'3" x

11'3"), range of oak fronted base and wall cupboards, roll top work surface, inset one and a half bowl sink and drainer, integrated appliance include double oven, larder fridge and dishwasher, breakfast area with French doors to side elevation and double glazed window to rear.

REAR HALL/ UTILITY ROOM (18'04" x 4'59"), base cupboard with stainless steel sink and drainer, built-in double cupboard with hanging space and shelving. Space and plumbing for washing machine, floor mounted 'Worcester' oil fired central heating boiler (installed 2019), door and windows to front elevation.

CLOAKROOM (5'2" x 4'8"), white low level WC and pedestal wash hand basin, half tiled to walls.

Impressive 'U'-shaped galleried LANDING, double glazed window to front elevation, built-in mirror door wardrobes and storage cupboard. MASTER BEDROOM SUITE, built in wardrobes with airing cupboard with foam

lagged tank. Archway to DOUBLE BEDROOM 1 (15'3" x 12'4"), double glazed windows to front and side elevations, deep built in cupboard. EN-SUITE BATHROOM (9' x 6'3"), white suite including corner bath with mixer tap, low level WC and pedestal wash hand basin, half tiled walls and frosted double glazed window. DOUBLE BEDROOM 2 (13'1" x 11'2"), built in wardrobes and dressing table, fitted wall lights and double glazed window with rural views.

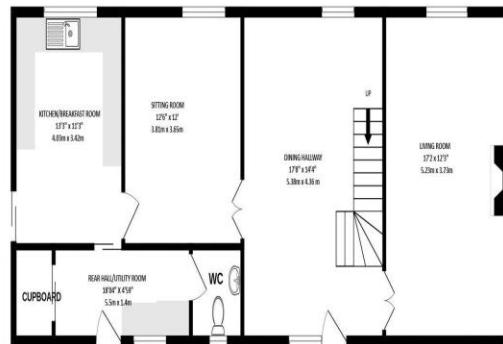
DOUBLE BEDROOM 3 (13'7" x 9'1"), built in wardrobes and dressing table, fitted wall lights and double glazed window.

BATHROOM (9' x 6'6"), panelled bath, pedestal basin and low level WC, fully tiled shower cubicle with glazed entry door, half tiled walls and double glazed window to side elevation.

Outside, a substantial concrete hard-standing area to the side of the dwelling provides excellent parking. This also extends to the East/ front of the property, beyond which lawned gardens wrap around the side and back of the house enclosed by solid stone boundary wall and post and rail fencing. Beyond which are exceptional far ranging views over rolling countryside.

FOOTNOTE: A paddock extending to 0.72 acres lies at the end of the private driveway and is available to purchase or rent by separate negotiation.

GROUND FLOOR
884 sq.ft. (82.1 sq.m.) approx.



1ST FLOOR
889 sq.ft. (82.5 sq.m.) approx.



TOTAL FLOOR AREA: 1772 sq.ft. (164.6 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 up the High Street turning left onto the Llantwit Major Road. Follow this road turning left at the Clare Gardens 'T' junction. Continue along this road until reaching the Nash 'T' junction, at which point turn left, then immediately right. Follow this road for a short distance and on reaching the cross roads, drive straight across and onto the village of Llandow. Travel through Llandow village and under the railway bridge. turn left immediately before the pretty stone built Lodge House, onto a concrete private driveway. Drive over the cattle grid, half way up BEAR RIGHT, where you will find Cwrt Newydd Farmhouse the last property at the end of the driveway.

What3words: shark.habits.eyelash

Tenure

Freehold

Services

Mains water and electricity, oil central heating and cesspit drainage
Council Tax Band H
EPC Rating E

Score	Energy rating	Current	Potential
92+	A		90 B
81-91	B		
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

Viewing strictly by appointment through Herbert R Thomas

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herbert r thomas

59 High Street, Cowbridge, Vale of Glamorgan, CF71 7YL,
01446 772911
sales@hrt.uk.com

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