



hrt

herbert r thomas

hrt.uk.com

Ewenny Farm House

St Brides Road

Ewenny

Bridgend

CF35 5AX

Ewenny Farm House

Asking price **Offers Over**
£1,000,000

A truly unique offering, a sizeable guest house with live in quarters, semi attached cottage and numerous outbuildings set in a secluded, scenic circa 2.5 acres plot with the amenities of Ewenny Village, Ogmore beach easily reached.

Set in approx 2.5 acres plot

Quadruple garage

Secure yard with triple stable block

Great scope for multigenerational living, converting into a private residential house or development, subject to seeking relevant permissions

Established, secluded spot enjoying a rural feel whilst being well connected to local amenities, school, beaches etc.





Guest House – Ground Floor

An undercover entrance leads through glazed French doors into the tiled hall, with stairs descending to the lower-ground bedrooms and another staircase rising to the first floor.

To the left is a tiled dining area with a front-facing window.

To the right is a commercial kitchen with stainless steel sink, countertops, high-level grill, six-ring gas hob with oven, extractor, induction units, low-level fridges, storage cupboards, and dishwasher, lit by a large front window.

A door leads to the tiled laundry/boiler room with linen cupboard and Worcester boiler.

Bedroom Suite (6) includes a large carpeted double bedroom with wardrobe and rear garden views, plus a fully tiled en-suite with walk-in rainfall shower, WC, and wall-hung vanity.

Guest House – First Floor

Bedroom Suite (7) is a generous double with fitted carpet and side views. Its part-pitched en-suite includes a WC, pedestal basin, bath with mixer shower, and rear-facing window.

Bedroom Suite (8) opens into a private foyer with double wardrobe and leads to a double bedroom with front window. The tiled bathroom includes a pedestal basin, WC, panel bath with mixer shower, and Velux window.

Guest House – Lower Ground Floor

Accessed internally or via exterior steps to a covered side entrance leading into the communal hall and four garden-view suites.

Bedroom Suite (1) offers built-in wardrobes, part-pitched ceilings, rear window views, and a connecting door to Suite (3). The tiled en-suite includes a bath with shower, WC, and pedestal basin.

Bedroom Suite (3) is a large double with desk space, hanging storage, and garden-facing window, with a modern en-suite featuring vanity basin, WC, and corner shower.

Bedroom Suites (4) and (5) each have a dressing/desk station, open storage, and garden views toward the river and countryside. Both include modern tiled en-suites with WC, corner shower, and vanity sink.

Live-In Quarters – Ground Floor

A rear door leads to the private live-in quarters.

The open-plan kitchen/living/dining area features tiled flooring, U-shaped units with granite worktops and breakfast peninsula, and appliances including a dishwasher, induction hob, and high-level oven/microwave. Large windows and sliding doors open to an elevated deck with modern balustrade. A gas-fired log burner provides a focal point.

A wide opening leads to a study with recessed shelving.

A second reception room (currently a bedroom) has tiled flooring, air conditioning, sliding doors to the terrace, and a nearby WC. A door connects to the front porch (currently a salon) with boiler cupboard.

Live-In Quarters – First Floor

A lift from the living room opens into a triple-aspect bedroom with exposed floorboards, front window, side French doors, and rear Velux.

An open dressing area with built-in wardrobes lies beyond. (Optional link to Bedroom Suite 8.)

The en-suite includes a walk-in double shower, WC, storage cupboards with Velux above, and pedestal basin.

The Cottage – Ground Floor

A glazed timber door opens to the entrance hall with hardwood flooring, pendant lighting, and quarter-turn stairs. A storage cupboard and panelled WC lie just off.

To the left is a dual-aspect games room.

Beyond is a home office with side window.

At the rear, the living room offers timber flooring, wall lighting, and sliding doors to a large decked terrace with elevated garden views.

The kitchen/breakfast room features L-shaped units, stone-effect worktops, tiled finish, LED spotlights, Rangemaster oven with extractor, integrated dishwasher, plumbing for white goods, and front-facing sink.

The Cottage – First Floor

From the split landing:

Bedroom 1 is a dual-aspect double with part-pitched ceilings, dressing space, and fully tiled en-suite with rainfall corner shower, vanity sink, and WC.

The family bathroom includes a tiled bath with rainfall shower, WC, vanity sink with storage, and Velux.

Bedrooms 2 and 3 are doubles with good natural light.

The Cottage – Lower Ground Floor (External Access)

Sliding doors open to a large games room/bar with timber-style flooring, underfloor heating, LED spotlights, and fitted bar area with WC nearby.

Glazed double doors lead to a rear home office.

A side opening gives access to an undercroft log store.

Gardens and Grounds

Set in approx. 2.5 acres, the property is approached via a tree-lined sweeping driveway leading to the guest house and cottage. The large gravel drive provides ample parking and turning space. A five-bar gate opens to a separate cottage driveway.

Gated access beside the guest house leads to a rear yard with substantial outbuildings, including a solid quadruple-bay garage with pitched tiled roof, and a timber three-bay stable block with tack room, power, and lighting.

The extensive rear lawns roll down to the river, bordered by mature trees and open countryside.



Directions

From our Cowbridge office travel in a westerly direction up the High Street filtering onto the A48 heading towards Bridgend. Follow this road passing Pentre Meyrick, down a long hill and at the bottom of the hill take the left hand turning to Corntown and Ewenny. Follow this road through Corntown and into Ewenny, passing through the village and at the 'T' junction turn left onto St Brides Road (B4265) and turn immediately right where the sign for 'Ewenny Farm Guest House' will be seen, continue down the private driveway to the property.

What3Words: levels.frogs.chins

Tenure

Freehold

Services

Mains water, gas, electric and drainage.

Council Tax Band:

The Cottage - B

The Guesthouse - D

EPC Rating:

Viewing strictly by
appointment through
Herbert R Thomas

hrt.uk.com

hrt
herbert r thomas

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

hrt Est. 1926



AWAITING EPC

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.



AWAITING FLOORPLANS



