Ewenny Farm Guest House

St Brides Road, Ewenny, Vale of Glamorgan, CF35 5AX



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An exceptional opportunity to acquire a substantial and highly versatile property in an established rural setting on the outskirts of the popular village of Ewenny. Ewenny Farm House offers an exciting combination of extensive accommodation, a semi-attached cottage and a range of useful outbuildings, providing considerable flexibility for a variety of potential purchasers.

Currently operated as a guest house, the property offers extensive accommodation with separate live-in quarters, creating scope for continued hospitality use, subject to any necessary consents, or adaptation to provide a substantial private residence. The additional cottage offers further possibilities for multi-generational living, guest accommodation or ancillary use, subject to the relevant permissions.

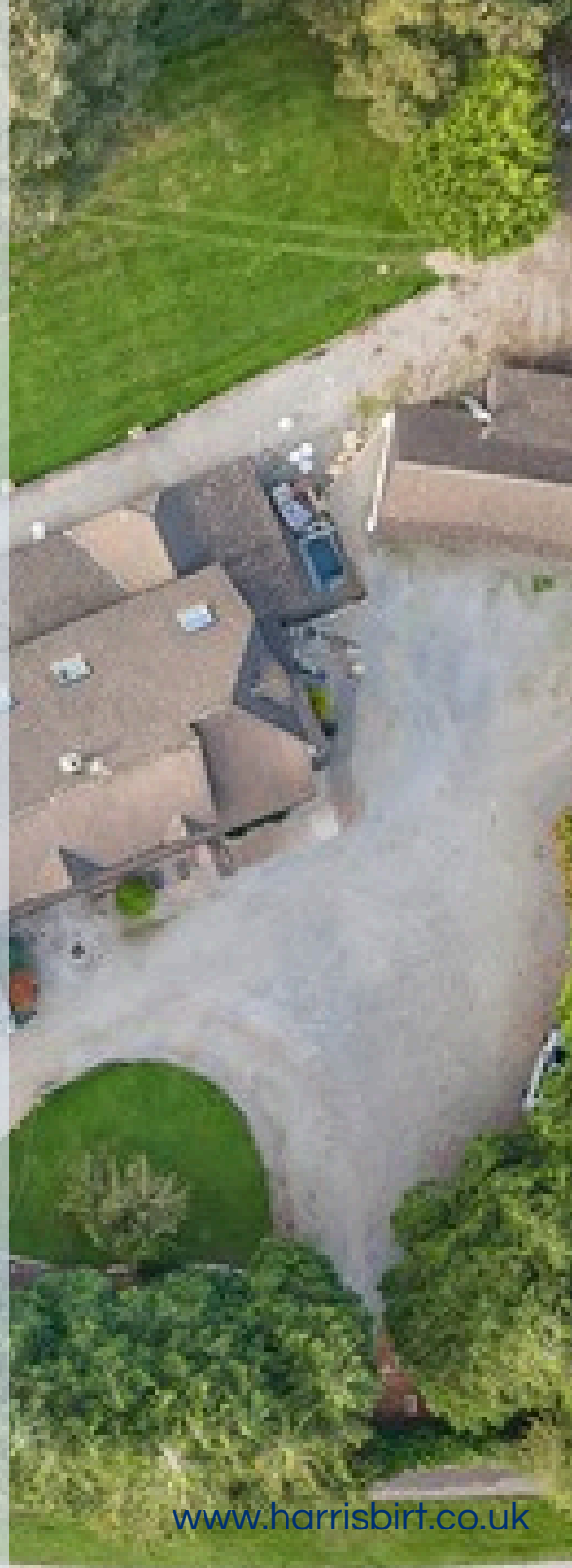
Externally, the property occupies a plot of approximately 1.5 acres and benefits from a secure yard, a triple stable block, a quadruple garage and numerous additional outbuildings. These facilities will appeal to buyers seeking space for equestrian interests, storage, hobbies or a more flexible rural lifestyle.

There is also potential to explore alternative uses or redevelopment, subject to obtaining all necessary planning and statutory consents.

Situated in the Vale of Glamorgan countryside, the property enjoys a rural atmosphere whilst remaining well placed for local amenities, schools and the surrounding coastline. Ewenny, together with the nearby market town of Cowbridge and the wider Bridgend area, provides access to a range of everyday facilities, shops and leisure opportunities.

Ewenny Farm House represents a rare opportunity to acquire a property of considerable scale and versatility, with scope to create a distinctive family home or pursue a range of alternative uses, subject to the appropriate consents.

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- Substantial detached property with extensive accommodation
- Operated as a Guest House
- Separate live-in quarters
- Potential for multi-generational living
- Numerous outbuildings
- Quadruple garage
- Approximately 1.5 acres
- Potential for alternative residential or commercial uses, subject to planning permission
- Secure yard with triple stable block





Location

Ewenny is a charming village situated in the Vale of Glamorgan, South Wales, close to the historic market towns of Cowbridge and Bridgend. Surrounded by picturesque countryside, the village offers a peaceful rural setting with a strong sense of community and traditional Welsh character.

The area is known for its beautiful scenery, historic Ewenny Priory, and convenient access to local amenities, shops, restaurants, and schools. The nearby town of Cowbridge offers a selection of independent boutiques, cafés, and restaurants, while Bridgend provides additional shopping and transport facilities.

With excellent access to the A48 and M4 motorway, Ewenny is well positioned for commuting to Cardiff, Swansea, and surrounding areas. Its combination of countryside charm, historic surroundings, and convenient location makes Ewenny a highly desirable place to live.





The Guest House

Accommodation

Ewenny Guest House comprises eight well-appointed guest bedrooms, each with en-suite facilities, complemented by a dedicated breakfast room and fully equipped commercial kitchen. The property also benefits from generous outdoor space, ample off-road parking and separate private owners' accommodation, providing an excellent opportunity for continued hospitality use.

Ground Floor

Kitchen

A comprehensively equipped commercial kitchen designed for the practical requirements of a hospitality operation. Fittings include stainless steel preparation surfaces and sink, a six-ring gas cooker with oven, overhead grill, extractor, induction cooking facilities, refrigeration, dishwasher and a range of storage cupboards.

Breakfast Room

Positioned to the front of the property, the breakfast room provides a dedicated space for guest breakfasts and dining, enjoying natural light from a large window overlooking the gardens. The room is conveniently situated adjacent to the commercial kitchen.

Utility Room

A useful service area incorporating laundry facilities, linen storage and boiler installation.

Guest room six

A generously proportioned double bedroom enjoying views towards the rear gardens. The accommodation includes wardrobe space and a modern en-suite shower room fitted with a walk-in rainfall shower, wash hand basin and WC.

First Floor

Guest Room Seven

A spacious double bedroom with an outlook to the side of the property. An adjoining en-suite bathroom provides a panelled bath with shower attachment, pedestal wash hand basin and WC.

Guest Room Eight

Accessed through its own entrance lobby incorporating wardrobe storage, this comfortable double bedroom enjoys natural light from a front-facing window. The en-suite bathroom includes a bath with shower attachment, wash hand basin and WC, together with a rooflight



Lower Ground Floor

Guest Room One

The room can be accessed internally or independently from outside. A generously sized double bedroom incorporating space for a dressing table or desk, together with storage and an en-suite shower room.

Guest Room Two/Three

A comfortable bedroom with fitted storage, an en-suite bathroom and an interconnecting door to Kitchen/Bedroom Two, offering self-catering accommodation or the potential for flexible family accommodation.

Guest Room Four/Five

Two further well-proportioned guest bedrooms, both enjoying pleasant garden views towards the river and countryside beyond. Each benefits from storage, space for a dressing table or desk and a modern en-suite shower room.













GUEST HOUSE

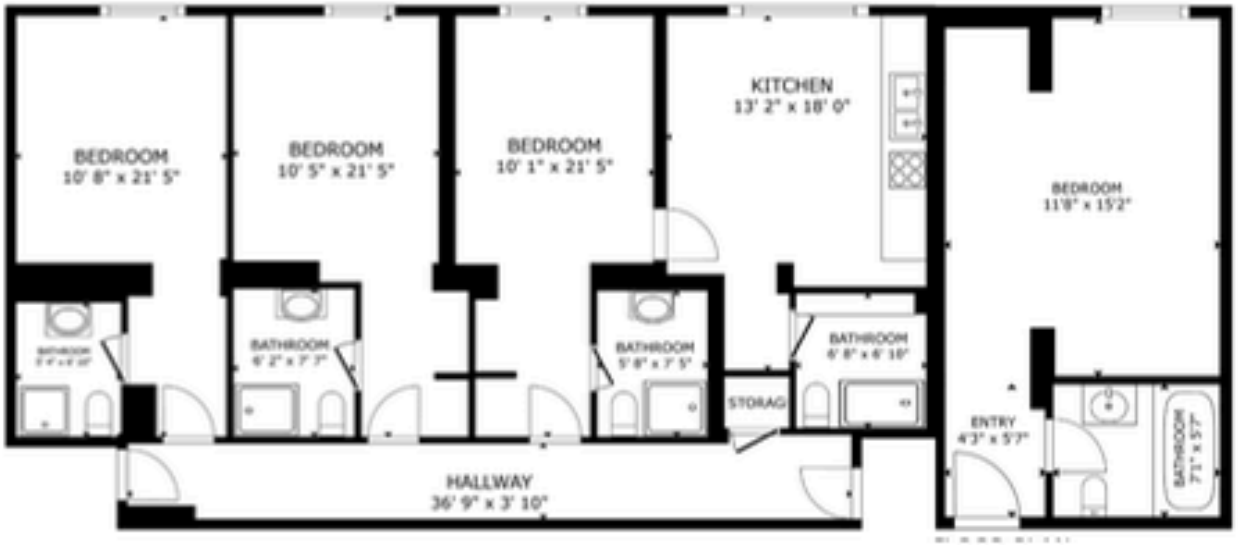
GROUND FLOOR



FIRST FLOOR



LOWER GROUND FLOOR



Living Quarters









Living Quarters

The private owners' accommodation offers spacious and versatile living, centred around an impressive open-plan kitchen, dining and living area featuring granite work surfaces, integrated appliances and a gas-fired stove. Sliding doors open onto an elevated decked terrace overlooking the grounds, creating a wonderful space for relaxing and entertaining. Additional accommodation includes, a flexible room currently utilised as a beauty studio, one double bedroom and a spacious principal suite with dressing area and en-suite shower room. A lift connects the principal suite to the main living area, adding convenience and accessibility.



Residential Cottage

The adjoining residential cottage offers spacious and versatile accommodation, providing an ideal family home alongside the guest house. The ground floor comprises a welcoming living room, kitchen, study, utility room and separate WC. The first floor offers three bedrooms, including a principal bedroom with en-suite and family bathroom. Sliding doors from the living room open onto a generous patio overlooking the rear garden, creating an inviting setting for outdoor dining and entertaining.

Further enhancing the property, the lower-ground floor provides a substantial games and entertaining room, complete with a fitted bar, underfloor heating and WC facilities. An adjoining room, currently utilised as a home office, offers additional flexibility, creating an ideal space for leisure, working from home or hosting family and friends.










GROUND FLOOR
598 sq.ft. (55.6 sq.m.) approx.
LOUNGE
17'0" x 14'1"
WC
UTILITY
9'7" x 6'4"
KITCHEN/DINER
13'11" x 11'9"
HALL
STUDY
7'9" x 7'8"
UP


1ST FLOOR
636 sq.ft. (59.1 sq.m.) approx.
EN-SUITE
BATHROOM
BEDROOM
17'8" x 7'7"
DOWN
DOWN
DRESSING
BEDROOM
11'5" x 7'7"
MASTER BEDROOM
20'1" x 14'1"
STORAGE

















Gardens and Grounds

The guest house is set in approximately 1.5 acres of land.

Services & Tenure

The property is being sold on a freehold basis. Mains gas, electric, water and drainage.

Viewing Arrangements

Viewing to be arranged for daylight hours and by appointment only through the sole agents.

All Enquiries

Harris & Birt
65 High Street
Cowbridge
Vale of Glamorgan
CF71 7AF

Contact



David Lakin BA MRICS MNAEA

HARRIS & BIRT

RICS



Directions

From our offices at 65 High Street, turn right and proceed up the High street and turn left onto the Llantwit Major Road. Turn Right after the new properties at Claire Garden village and proceed to the roundabout on the A48 Junction. Take the first left heading for Bridgened. Proceed on the A48 Until you see the turning off to your left heading for Corntown and Ewenny. Proceed through Cortown and Ewenny until you come to the T Junction next to Ewenny Garden Centre. Turn left and in about 100 yards you will see Ewenny Guest House sign posted on your right hadn side. Take the turning and someone from our office will be there to greet you.







HARRIS & BIRT

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