



# Broad Close Farm

Moulton, CF62 3AB

Price £825,000

HARRIS & BIRT



An impressive country house set in circa 1.1 acres of flat and mature gardens and grounds, providing a three bedroom detached, stone built, farmhouse and detached stone outbuilding. The accommodation in the main dwelling briefly comprises; utility room, kitchen/dining room, 'Amdega' conservatory, living room and entrance porch, inner hall, WC to ground floor. Stairs lead up to three good sized double bedrooms and family bathroom to the first floor. There is a concrete yard for off road parking and plenty of further space. The gardens have been used for The National Garden Scheme. The detached stone barn has full planning consent and architect's plans in place. A unique craftsman built summerhouse formerly the centre piece of a show garden at the Cardiff RHS Show, is a special addition to the productive orchard. The idyllic orchard includes mature apples, pears, cherries, damson, figs, plums, chestnuts, mulberries, medlars, hazelnuts and walnuts. The property enjoys an elevated position in a semi-rural setting with wonderful views all the way around the property. The vendors own a parcel of land, circa 1 acre, close to the property & would potentially sell this by separate negotiation. An ideal pony paddock. No onward chain.

Situated on the outskirts of Moulton, this property provides easy access to local amenities, schools, and scenic parks, offering you the best of both convenience and nature. Local village facilities include The Three Horse Shoes village pub, that is within easy walking distance of Broad Close Farm, and is in catchment for Cowbridge Comprehensive. Moulton is situated in the heart of the Vale of Glamorgan and is surrounded by some delightful countryside with countryside pursuits such as golf, riding, etc. all within easy reach. The heritage coastline is just a few miles to the South. Access to the main road network brings major centres including the Capital City of Cardiff, Newport, Swansea, Bridgend, Llantrisant, etc. within commuting distance.

- Attractive Former Farmhouse Situated in Circa 1 Acre
- Situated in an Idyllic Semi-Rural Locality
- Open Plan Living Space
- No Onward Chain
- Gardens Were Formerly Show Gardens for The National Garden
- Three Large Bedrooms
- Detached Stone Built Barn with Holiday Let Planning Permission
- EPC: F

## Accommodation

### Ground Floor

#### Entrance Porch

The property is entered via pine front door with inset glazed vision panel. Plenty of space for shoes and cloaks. Skimmed walls and ceiling. Terracotta tiled flooring. Pine half glazed stained glass doorway opens through into entrance hallway.

#### Entrance Hallway 8'6" x 15'7" (2.59m x 4.75m)

Quarter turn carpeted staircase leads up to first floor landing. Fully skimmed walls and ceiling. Tiled flooring. Fitted radiator. Wooden double glazed sash windows to side elevation overlooking pretty gardens. Communicating door through to living room.

#### Living Room 14'9" x 15'1" (4.50m x 4.60m)

Attractive oversized wooden double glazed sash window to front elevation with deep recess. Inset pointed stone fireplace with flagstone laid hearth and inset log burning stove. Pine lintel. Skimmed walls. Coved ceiling. Fitted carpet. Two fitted radiators.

#### Kitchen/Dining Room 20'7" (max) x 17'2" (max) (6.27m (max) x 5.23m (max))

An attractive 'heart of the home' hub of the house semi-open plan. Range of fitted wall and base units with bespoke Welsh dresser. Inset ceramic Belfast sink with chrome mixer tap. Free standing electric cooker and four ring electric hob. Electric fan oven and grill facility. Integrated dishwasher behind matching decor panel. Granite worksurfaces with grooved drainer. Inset UPVC double glazed window

to rear and side elevations allowing plenty of natural light. Skimmed walls and ceiling. Amtico flooring. Through into dining area with an attractive fireplace with pointed stone hearth and inset inglenook. Flagstone laid hearth inset double set Clearview log burning stove. Fully skimmed walls and wooden clad ceiling. Amtico flooring. Fitted double radiator. Internal wooden glazed window. Fully glazed double patio doors open through into conservatory.

#### Conservatory 13'11" x 17' (max) (4.24m x 5.18m (max))

Built by Amdega and finished to an impeccable standard. Comprising a range of fitted wooden double glazed windows to all aspects and inset pitched glass ceiling. Wooden 3/4 double glazed patio doors lead out onto rear decked terrace with natural shade. Amtico tiled flooring. Power and light.

#### Utility/Boot Room 10'7" x 6'5" (3.23m x 1.96m)

Accessed from the rear via a pine stable door with inset glazed vision panel. UPVC double glazed window to rear elevation. Fitted mottle effect worksurface with space under for washing machine and tumble dryer. Floor mounted Worcester oil fired central heating boiler. Fully skimmed walls and ceiling. Ceramic tiled flooring. Doorway access through to WC.

#### WC

UPVC double glazed window to rear elevation. Fitted low level WC. Skimmed walls and ceiling. Tiled flooring.

### First Floor

### Landing

Accessed via fully carpet quarter turn staircase to open landing. Wooden double glazed sash window to side elevation. Fully skimmed walls and ceiling. Loft access hatch. Communicating doors to all first floor rooms.

#### Master Bedroom 14'6" x 16'11" (4.42m x 5.16m)

Excellent sized master bedroom with fully glazed opening patio doors that lead out onto balcony enjoying fantastic views across the rural Vale and beyond. Further natural light via a double glazed sash window to rear overlooking the wonderful rear gardens. Fully skimmed walls and ceiling. Fitted carpet. Two fitted radiators.

#### Bedroom Two 13'7" x 15'5" (4.14m x 4.70m)

Another excellent sized double bedroom. Wooden sash window into a deep recess to rear elevation enjoying wonderful views. Fully skimmed walls and ceiling. Fitted carpet. Fitted radiator.

#### Bedroom Three 10'2" x 12'3" (3.10m x 3.73m)

Third double bedroom with two wooden double glazed sash window to front and side elevation. Skimmed walls and ceiling. Fitted carpet.

### Bathroom

Four piece suite in white with an attractive ceramic bath with chrome mixer tap. Low level WC. Pedestal wash hand basin. Oversized walk in shower cubicle with inset chrome shower rainfall shower head attachment and separate shower head fitment. Open shelving. Half tiled walls. Fully tiled splashbacks. Wooden double glazed window to side elevation. Amtico laid flooring.

## Outside

The plot spans to circa 1.1 acres of extensive gardens and grounds.

## Detached Barn & Former Pig House

Stone built pitched roof detached barn with open front section. Further access via ledged and braced door to open vaulted ceiling. Concrete based space that is excellent for storage. Power and light. The barn has planning permission for ancillary holiday let accommodation. Could be extended should a buyer deem it necessary.

Separate former pig shed/outhouse that is stone built with a mono-pitched roof. Currently in use as log store.

## Gardens & Grounds

The gardens have been wonderfully landscaped, and were used for many years by the National Garden Scheme and kept immaculately by the current owners. The gardens are designed by one of the highest awarded garden designers in the country. The property is entered via a double driveway with double five bar gate entrance and parking for plenty of vehicles. Concrete laid farmyard. Two wooden built greenhouses. Fenced vegetable garden. Formal gardens wrap around the property and are accessed via steps down to rear door. Mainly laid to lawn with beds and borders. High hedgerow allowing privacy from front and side elevations. Enjoying fantastic views across rural Vale beyond. The gardens to the rear are extensive and accessed via a wide lawned path leading through an avenue of grape vines to the

orchard beyond with beds and borders and mature shrubbery. Timber built summerhouse and sizeable orchard. Pizza oven to yard. This really is a gardeners dream!

## Extra Land

The vendors own a parcel of land, circa 1 acre, close to the property and would potentially sell this by separate negotiation. Leading to use as an ideal pony paddock. Please contact our offices to discuss further.

## Services

Oil fired central heating. Septic tank. Mains electric and water.

## Directions

From our offices at 65 High Street, travel along the A48 towards Sycamore Cross. Take a right onto the new five mile lane and follow the road until you reach the turning right for Moulton. The Three Horse Shoes will be on your right, go past this and follow the road bearing right. As you travel down and back up the hill with the farm on your right hand side the property sits on your right with parking to the rear.

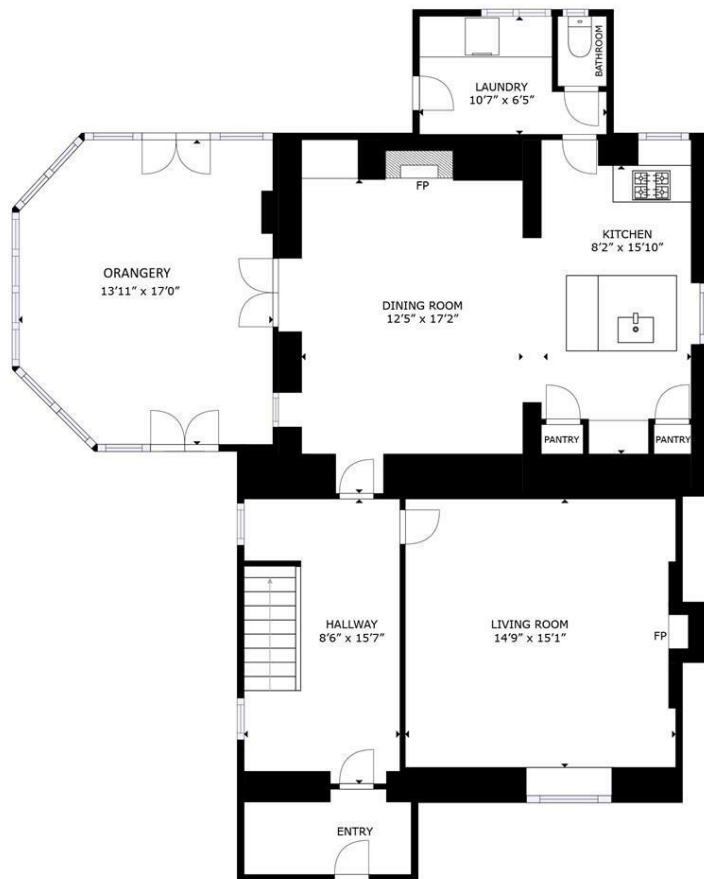




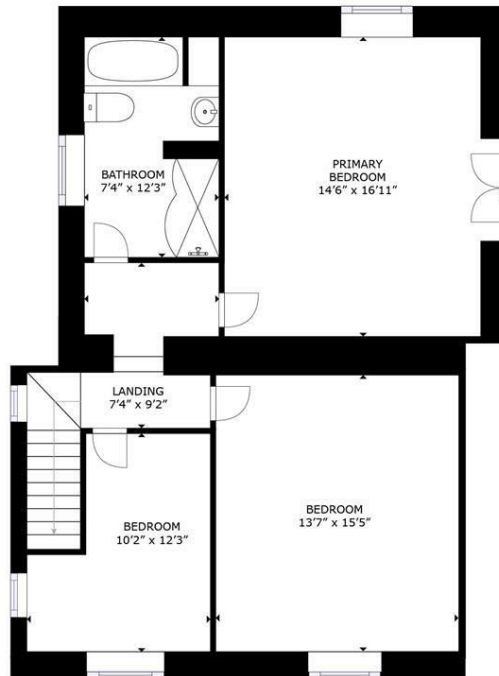








GROSS INTERNAL AREA  
FLOOR 1: 1,177 sq. ft. FLOOR 2: 865 sq. ft.  
TOTAL: 2,042 sq. ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# HARRIS & BIRT

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