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Newlands Fawr Farm

Llangan, CF35 5DN

Price £1,895,000

HARRIS & BIRT



An excellent opportunity to purchase this unique smallholding, situated between Llangan and Treoes in an idyllic, peaceful and secluded spot. The property comprises traditional Welsh longhouse, currently divided into two units namely The Farmhouse and The Cottage. There are a further range of outbuildings set with a total of 12.34 acres of good pasture land. The current vendors have carried out extensive modernisation works, whilst retaining its traditional charm and key features. The house itself offers spacious, well laid out accommodation, briefly comprising; impressive porch, leading to entrance hall, this provides access to both Farmhouse and Cottage. The Farmhouse offers living room, sitting room, dining room, kitchen, utility and WC to ground floor, with stairs up to four good sized double bedrooms, master en suite, space for a second en suite and family bathroom to first floor. The cottage offers two double bedrooms, master en suite and dressing room, utility and family bathrooms to ground floor. Open tread stairway leads up to open plan living/dining room/kitchen that offers plenty of natural light.

To the external of the property, there is a single storey cowshed that has been part improved and offers plenty of potential for further conversion, attractive two storey coach house which has been already converted to offer kitchen/living space at ground floor level, and bedroom/study and shower room to first floor. This is currently in use as home office but could easily be guest accommodation/air BNB letting.

The more modern farm building have been well adapted and provide American Barn style equestrian facility that has been subdivided into separate stables and a very secure tack room. In addition, the former indoor silage pit is in use as a workshop and storage building. The land itself is level and mainly laid to long term pasture.

Location

The property is within close proximity of Treoes and within excellent school catchment for Cowbridge Comprehensive School and Llangan Primary School. Treoes offers all the benefits of village life on your doorstep. within short walking distance of village facilities including small village hall, village green/playing field, the well regarded Star Inn and the recently renovated Saron Chapel (1831) funded by local residents. Easy access to the A48 and M4 (Junction 35) bring major centres within easy commuting distance including the capital city of Cardiff, Bridgend, Llantrisant, Swansea etc. The fashionable market town of Cowbridge with its range of local shopping and facilities is less than 5 miles away.

Accommodation

The Farmhouse

Ground Floor

Living Room 19" x 14'9" (5.79m x 4.50m)

Excellent principal reception room with powder coated aluminium fully double glazed sliding patio doors with floor to ceiling with powder coated aluminium fully double glazed windows adjacent. Skimmed walls and ceilings with inset beam work. Chrome LED spotlighting. Open fireplace with multi-fuel Clearview log burning stove set on a slate hearth with oak lintel. Straight staircase leads up to first floor landing. Powder coated aluminium fully double glazed door opens through into;

Dining Room 11'2" x 9'6" (3.40m x 2.90m)

Good sized dining room with flagstone laid flooring. Powder coated aluminium fully double glazed window offering scenic views. Skimmed walls and ceilings. LED spotlighting. Ledged and brace door opens through into utility room. Open plan through to;

Kitchen 13'11" x 11'10" (4.24m x 3.61m)

Modern shaker style kitchen offering range of wall and base units set under and over a mottle effect work surface with matching upstands. Features include; black freestanding Rayburn (electric) with two hot plates, double oven and warming trays set into a pretty alcove with

contrasting metro tiled splashbacks, extractor hood, pointed stonework and oak fitted lintel. Further features in the kitchen include; integrated fridge/freezer behind matching décor panel, fully fitted island with inset China Belfast sink and grooved drainer, chrome swan neck mixer tap, integrated dishwasher behind matching décor panel and overhanging breakfast bar. Powder coated aluminium fully double glazed sliding patio doors to rear elevation. Skimmed walls and ceiling. LED spotlighting. Matching flagstone flooring. Underfloor heating controls throughout.

Utility 7'6" x 5'11" (2.29m x 1.80m)

Further range of fitted base units with space for washing machine and tumble dryer, set under and over a Correx work surface with matching upstand, inset China Belfast sink with chrome swan neck mixer tap. Oak stable door opens out onto front. Skimmed walls and ceiling. LED spotlighting. Matching flagstone flooring. Ledged and brace door opens through into;

WC

Modern fitted two piece suite in white comprising; dual flush hidden cistern WC and inset wash hand basin to an attractive shaker style vanity unit. Half tiled walls in a marble finish. Matching flagstone flooring. Chrome LED spotlighting. Powder coated aluminium fully double glazed window to side elevation.

Snug 12'10" x 13'5" (3.91m x 4.09m)

Good secondary reception space with a further powder coated aluminium fully double glazed window to rear elevation. Skimmed walls and ceiling. Chrome LED spotlighting and exposed beam work. Open fireplace ready should some purchase look to add log burning stove etc. Matching flagstone flooring.

First Floor

Landing

Accessed via straight staircase from living room to open double height landing with exposed beam work. Fitted carpet. Fully skimmed walls and ceilings. Aluminium double glazed window to side elevation. Built in airing cupboard housing underfloor heating thermostat as well as high level storage. Communicating doorways to all first floor rooms.

Master Suite Bedroom One 14'1" x 12'8" (4.29m x 3.86m)

Excellent sized double bedroom set into double height with exposed beam work. Fitted double glazed Velux windows into eaves. Powder coated aluminium fully double glazed window to rear elevation. Skimmed walls and ceiling. Fitted carpet. Built in inset fitted storage. Doorway through to;

Master Suite Bathroom One 5'7" x 7'8" (1.70m x 2.34m)

Three piece suite in white including; corner quadrant shower cubicle with fitted shower and rainfall shower head attachment and separate shower head fitment, low level dual flush hidden cistern WC and pedestal wash hand basin with waterfall mixer tap and underset vanity unit in a dove grey. Attractive violet pastel metro tiles. Exposed beam work. Double glazed Velux window set into eaves allowing natural light.

Suite Bedroom Two 6'7" x 11'10" (2.01m x 3.61m)

Situated to the opposite wing of the house again with good sized double height ceiling and exposed beam work. UPVC double glazed Velux windows. Further powder coated aluminium fully double glazed window. Skimmed walls and ceiling. Fitted carpet. Built in stable door offers access into the front. Door opens through to space for en suite bathroom two.

Bedroom Three 7'10" x 14'6" (2.39m x 4.42m)

Another good sized double bedroom with UPVC double glazed Velux window set into eaves. Powder coated aluminium fully double glazed window to side elevation. Skimmed walls and ceiling. Fitted carpet. Underfloor heating control.

Bedroom Four 7'10" x 14'6" (2.39m x 4.42m)

A fourth double bedroom with further exposed beam work and UPVC double glazed Velux window. Powder coated aluminium fully double glazed window to front elevation. Fitted carpet.

Bathroom Two 10'4" x 11'1" (3.15m x 3.38m)

Four piece suite in white comprising; roll top bath with inset wall mounted mixer tap, oversized walk in shower cubicle with rainfall shower head attachment and separate shower head fitment behind a chrome and glazed shower screen, pedestal wash hand basin with chrome mixer tap and low level dual flush WC. Range of travertine wall and floor tiles. Chrome LED spotlighting. Chrome wall mounted heated towel rail.

The Cottage

Ground Floor

Entrance Porch

Open entrance porch that was originally the front of the property offering two adjacent powder coated aluminium fully double glazed windows to an open entrance porch. Flagstone laid flooring. Wooden clad pitched ceiling opens through into main front door.

Entrance Hall

Good sized entrance hall with internally pedestrian door access to The Farmhouse as well as The Cottage. Skimmed walls and pointed stonework feature wall. Flagstone laid flooring. Fitted chrome wall lights.

Entrance Lobby

Excellent sized entrance lobby with full open tread open turn staircase with glazed and chrome balustrade offering plenty of natural light via double height ceiling and offering access to upstairs living space. Skimmed walls and ceilings throughout. Ceramic floor tiles. Powder coated aluminium fully double glazed window offer views out to front. Pedestrian access via powder coated aluminium door opening out onto rear. Further communicating doors to all first floor rooms.

Master Suite Bedroom One 14'5" x 9'6" (4.39m x 2.90m)

An excellent double bedroom set into a mono-pitched finish with powder coated aluminium fully double glazed sliding patio doors with further Powder coated aluminium fully double glazed fixed pane windows allowing plenty of natural light into this great space. UPVC double glazed window set into eaves. As well as further powder coated aluminium fully double glazed window to side elevation. Skimmed walls and ceiling. Fitted carpet. Underfloor heating thermostat opens through into;

Master Suite Dressing Room 5'7" x 9'6" (1.70m x 2.90m)

Fully fitted range of bedroom furniture with skimmed walls and ceilings. UPVC double glazed Velux window set into eaves. Fitted carpet.

Master Suite Bathroom One 5'11" x 10'5" (1.80m x 3.18m)

Fully fitted wet room comprising; oversized walk in shower cubicle with integrated chrome shower and rainfall shower head attachment with separate shower head fitment, low level dual flush hidden cistern WC by Rak Ceramics and wall mounted oversized wash hand basin with chrome mixer tap and underset white high gloss vanity unit. Fully tiled walls and floors with attractive mosaic floor tiles to shower that match to windowsills. Powder coated aluminium fully double glazed window to front elevation. Chrome heated towel rail. Range of LED spotlighting and inset speaking system.

Bedroom Two 9'4" x 12'9" (2.84m x 3.89m)

Another good sized double bedroom with skimmed walls and ceilings. Range of chrome LED spotlighting. Fitted carpet. Powder coated aluminium fully double glazed to front elevation and further powder coated aluminium fully double glazed patio door leading out to rear.

Bathroom Two 6'7" x 6'7" (2.01m x 2.01m)

Three piece suite in white by Rak's Ceramics comprising; tiled panelled bath with overhead chrome shower and shower head attachment and glazed shower screen, wall mounted wash hand basin with chrome mixer tap and underset high gloss vanity unit and low level hidden cistern WC. Powder coated aluminium fully double glazed window to rear. Skimmed ceiling with LED spotlighting. Chrome heated towel rail. Oversized fitted mirror.

Utility Room 6'7" x 7'3" (2.01m x 2.21m)

Further range of fitted base units in a walnut finish with a grey Correx worksurface and inset composite sink with chrome mixer tap. Space for stacked washing machine/tumble dryer. Access to front via oak fitted stable door with adjacent fixed pane window and inset vision panel. Floor to ceiling fitted shoe storage. Skimmed walls and ceilings. LED spotlighting. Matching tiled flooring to entrance hall.

First Floor

Landing

Kitchen/Living/Dining Room 19'10" x 19' (6.05m x 5.79m)

Accessed via open quarter turn staircase to excellent sized open plan living space. Range of UPVC double glazed windows to rear as well as UPVC double glazed Velux windows set into eaves allowing plenty of natural light. Exposed beam work. UPVC double glazed patio doors offering access onto glazed Juliet balcony. Fully fitted kitchen with a range of modern fitted wall and base units in a white matt finish in a handleless style set under and over a grey mottle effect Correx worksurface. Features including; integrated up and over fridge/freezer behind matching décor panel, inset eyeline double oven with combi microwave, inset Franke stainless steel 1.5 sink and drainer with chrome swan neck mixer tap and 4 ring hot point induction hob with overhead chrome barrel extractor hood. Peninsular breakfast bar with space for stools. Contura floor mounted log burning stove in a graphite finish with underset log store and overhead chimney.

Boiler Room

Situated attached to the side of The Farmhouse. Good sized boiler room offering access to the wood pellet biomass boiler system and separate pressurised hot water systems. Further storage space accessed via oak pedestrian door.

Detached Annex 19'1" x 12'6" (5.82m x 3.81m)

A hugely adaptable space currently in use as office but offering plenty of potential as holiday let/Airbnb unit. Accessed via a powder coated aluminium fully double glazed door into open plan living accommodation with range of fitted base units with mottle effect worksurface and matching upstand and fitted 1.5 bowl sink and drainer. Powder coated aluminium fully double glazed windows to rear and side elevation. Skimmed walls and ceilings. LED spotlighting. Marble effect large form floor tiles. Graphite log burning stove set on a slate hearth with underset log store. Oak stairway with inset glazed balustrade leads up to;

Office/Bedroom 15'4" x 12'6" (4.67m x 3.81m)

An excellent sized office space that could easily double as a double bedroom with UPVC double glazed patio doors offering those pretty views over the valley beyond. UPVC double glazed Velux windows set into eaves. With further skimmed walls and ceiling. LED spotlighting. Doorway leads through to;

Bathroom

Three piece suite in white comprising; walk in shower cubicle with inset shower and shower head attachment, low level dual flush hidden cistern WC and wall hung wash hand basin with underset vanity unit. Tiled splashbacks in a white marble finish. Further skimmed walls and ceiling. Two UPVC double glazed Velux windows. Chrome LED spotlighting. Dove grey ceramic tiles flooring.

Land & Outbuildings

Externally, there is a single storey cowshed which has been part improved and now offers potential to be converted into tourist accommodation, a home office or similar ancillary space subject to any planning consents which may be required. There is an attractive two storey coach house building which you have already converted to offer kitchen/living space at ground floor and a bedroom and shower room at first floor. This coach house is currently in use as your own home office but could also easily be guest accommodation or an Airbnb letting.

The more modern farm buildings have been very well adapted to provide an American Barn style equestrian facility that has been subdivided into separate stables and a very secure tack room. In addition, the former indoor silage pit is in use as a workshop and storage building. Both of these buildings add significantly to the appeal of the holding, particularly the equestrian aspect.

The land itself is level/gently north facing and is mainly laid to long term pasture. The condition of the land varies with the paddocks that have been grazed by sheep appearing in best condition at the moment.

Services

The property is serviced by a biomass wood pellet boiler system that sits in the boiler room

of the property and services both The Farmhouse and The Cottage. Both units have underfloor throughout both ground and first floor. As well as pressurised hot water systems. Biomass works on three systems for the underfloor heating system, hot water and chrome heated towel rails so in the summer you can switch off the heating but still use the towel rails. Drainage is via water treatment plant to both units with mains gas and electric. There is a range of both powder coated aluminium and UPVC double glazing throughout.

Directions

From our offices at 67 High Street, Cowbridge come out on the A48 travelling towards Llangan and Colwinston, travel through the Sycamore Crossroads taking the next turning right as if you were travelling to Treoes. As you come down hill and before you turn around the bend there is a right hand turning that will take you into Newlands Fawr Farm.





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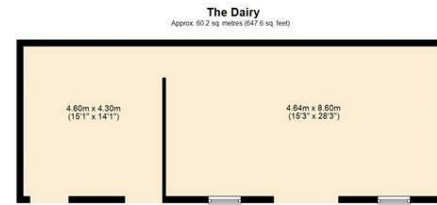
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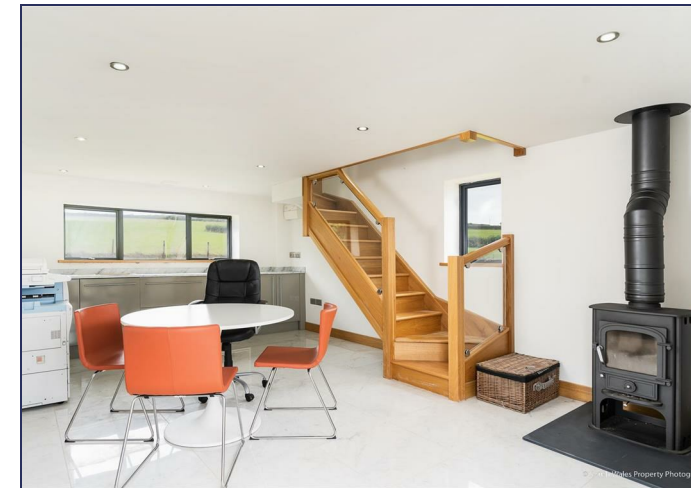






Total area: approx. 398.3 sq. metres (4287.4 sq. feet)

Plan produced by Wim & Margen LLP
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