



## Castle Barn

Llandow, Cowbridge, CF71 7NT

Guide Price £900,000

HARRIS & BIRT



An excellent opportunity to purchase this circa 2 acre smallholding located in the ever popular village of Llandow. This attractive stone barn conversion has been modernised and renovated to an excellent standard with an eye for natural light throughout, exemplified by the double height glazed entrance way throughout the stairs and gallery landing providing a real focal point to the building. Accessed via its own private gateway to an excellent sized forecourt. The four bed, two bath and three reception room stone barn conversion sits comfortably in its own parcel being wrapped around by the land to all aspects and further benefit of a detached timber frame stable block. The accommodation throughout briefly comprises entrance hall, WC, utility, kitchen/dining room, inner hall, living room, stair hall/ snug and study to ground floor. Stairs lead up to a gallery sitting room, master suite bedroom with en suite and dressing room, three further double bedrooms and a family bathroom.

The market town of Cowbridge is no more than a few minutes drive away and offers an extensive range of local facilities including a wide range of shops both national and local, library, health centre, sporting and recreational facilities. Llandow is situated in the very heart of the Vale of Glamorgan and this pretty rural village has a friendly community spanning across all ages. Its village hall has an active and enthusiastic committee of members and together they organise numerous social events, including regular pub nights, film nights and the popular annual summer village fete. The property is surrounded by some delightful countryside with the Heritage Coastline just a few miles to the south. Easy access to the major road network brings major centres including the capital city of Cardiff, Bridgend, Swansea, Llantrisant etc within comfortable commuting distance. Castle Barn falls within catchment for the well regarded Colwinston Primary School and Cowbridge Comprehensive School.

- Attractive Former Stone Barn Conversion
- Four Double Bedrooms
- Set in c.2 Acres of Gardens & Grounds
- Situated on the Outskirts of Llandow
- Sizeable Accommodation Throughout
- Semi Open Plan Throughout
- Timber Stable Block
- EPC: D

## Accommodation

### Ground Floor

#### Entrance Hall 8'10 x 8'7 (2.69m x 2.62m )

Entered via oak stable front door with inset stained glass lead-lined vision panel to open entrance hallway. Skimmed walls and ceiling. Terracotta tiled flooring and skirting. Fitted radiator. Ledged and braced communicating doors to all ground floor rooms. Ledged and braced door opens through into WC.

#### WC 5'10 x 4'0 (1.78m x 1.22m)

High level Deebee WC and pedestal wash hand basin. Skimmed walls and ceiling. Matching tiled flooring and skirting. Fitted radiator. Tiled splashback.

#### Utility 13'9 x 7'9 (4.19m x 2.36m )

Further range of fitted wall and base units set under and over a mottle effect worksurface with features to include: plenty of space for dishwasher, washing machine and tumble dryer. Stainless steel sink and drainer with chrome swan neck mixer tap. Double glazed window to front elevation with deep recessed sill and slate laid window sill. Tiled splashbacks. Fully skimmed walls and ceiling. Matching tiled flooring. Fitted radiator. Floor mounted oil fired central heating boiler. Fuse board housed to wall.

#### Kitchen/Dining Room 22'11 x 13'5 (6.99m x 4.09m )

An open plan kitchen/dining room in a farmhouse country style with a range of wooden base units and matching worksurface. Inset Perring & Row Belfast sink and drainer with chrome swan neck mixer tap.

Free standing 'Esse' range cooker and hob in a pastel blue finish with underset electric oven and warming trays, as well as two fitted hot plates above. The range is set below an attractive pelmet. Extraction fan above. Two alcove pantry cupboards, great for storage. Wooden fully double glazed patio doors opening out to rear patio laid terrace. Stepped up by a deep recessed flagstone laid sill. Further natural light via wooden double glazed window to rear elevation looking out over the pretty rear garden and fields beyond. Concertina ledged and braced doors open through into entrance hall and inner hall. Exposed floor boards. Attractive exposed beam work throughout.

#### Inner Hall

An impressive space that combines both the kitchen/dining room through to living room. Adaptable space. Pointed stone work with recessed sill. Skimmed walls and ceiling. Exposed floor boards and inset slate laid door trim. Semi-open plan through to stair hall and snug.

#### Living Room 27'5 x 13'2 (8.36m x 4.01m)

An impressive principal reception space with natural light via fully double glazed double patio door that opens out onto flagstone laid patio. Further natural light via floor to ceiling wooden double glazed windows to rear elevation. Deep curved stone pointed chimney breast with inglenook shelving and a flagstone laid hearth with inset log burning stove set within. Inset fitted radiators. Exposed beam work throughout. Deep recessed shelving space. Exposed floor boards.

#### Stair Hall 23'9 x 21'3 (7.24m x 6.48m )

A hugely impressive and unique inset stair hall provides adaptable accommodation currently in use as seating area. Double height wooden glazed windows and double patio door opening out onto front. Quarter turn staircase leads up to a galleried landing. Inset wooden double glazed window to front. Further understairs storage with exposed floor board. Ledged and braced door opens through into study/snug.

#### Study/Snug 14'10 x 7'9 (4.52m x 2.36m)

An adaptable space with a wooden double glazed window to front elevation. Skimmed walls and ceiling. Exposed floor boards. Open shelving. Fitted radiator. Alarm housed here.

### First Floor

#### Galleried Landing/Living Space 11'11 x 12'7 (3.63m x 3.84m)

A hugely impressive double height vaulted ceiling galleried landing accessed via quarter turn staircase. Communicating doors to all first floor rooms. A range of fitted A-framed exposed beams provide extreme character throughout the building. Fully skimmed walls and ceiling inset. Exposed floor boards. Low rise wooden double glazed window to rear elevation enjoying fantastic views across open pretty gardens and countryside beyond. Good sized storage set at high level. Range of fitted radiators. Currently housing an attractive first floor seating area. Large airing cupboard.

### **Master Suite Bedroom One 14'10 x 13'2 (4.52m x 4.01m )**

An excellent sized double bedroom with wooden double glazed window to rear elevation. Double height vaulted ceiling with exposed beam work throughout. Further skimmed walls and ceiling with high level wooden double glazed window to the inset gable. Exposed floor boards. Two fitted radiators. Steps up to en suite bathroom.

### **Master En Suite Bathroom 6'11 x 7'9 (2.11m x 2.36m)**

Three piece suite in white comprising wood panelled bath with integrated mixer tap and high level shower with rainfall shower head. Pedestal wash hand basin and low level WC. Tiled splashbacks. Half timber clad walls. Exposed beam work. Inset double glazed Velux window set into eaves. Fitted radiator. Exposed floor boards to match.

### **Master Suite Dressing Room 7'7 x 7'9 (2.31m x 2.36m)**

Good sized walk in wardrobe with plenty of open shelving and hanging rails. Skimmed walls and ceiling. Exposed beam work. Exposed floor boards. Fitted radiator. Good sized space.

### **Bedroom Two 15'2 x 14'6 (4.62m x 4.42m)**

An attractive and unique mezzanine which is easily a good sized double. Stairway up to a mezzanine high level bed, attractive double height. Exposed beam work throughout. Deep recessed window with inset wooden double glazed finish. Skimmed walls and ceiling. Fitted radiator. Internal ledged and braced

door opens through to bedroom three. Exposed floorboards. Large fitted cupboard underneath mezzanine bed.

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

Another good sized double height bedroom with inset Velux window with inset black out blind. Fitted wardrobe. Skimmed walls and ceiling. Exposed beam work. Fitted radiator.

### **Bedroom Four 11'11 x 9'2 (3.63m x 2.79m)**

A fourth double bedroom. Attractive feature A-framed beam running throughout the width of the room. Wooden double glazed window to rear elevation enjoying those fantastic views. Further natural light via inset Velux window with black out blind. Skimmed walls and ceiling. Exposed beam work. Fitted radiator.

### **Bathroom Two 11'5 x 6'5 (3.48m x 1.96m)**

Four piece suite in white comprising roll top, claw foot free standing bath with mixer tap and hand held shower fitment. Low level WC. Pedestal wash hand basin. Inset quadrant shower cubicle with integrated shower and rainfall shower head attachment. Fully tiled. Half timber clad walls with high level shelving. Exposed beams throughout. Further skimmed walls and ceiling. Double glazed Velux window. Exposed floor boards. Fitted radiator.

### **Outside**

#### **Gardens & Grounds**

The property is accessed via a private five bar gate to an open forecourt laid to crushed gravel. Flat, private

and offering plenty of off road parking. The front and rear gardens are extensive and sit privately in its own parcel. Timber detached stable block with double doors opening to a good sized hay barn. Power and light. Sizeable lose boxes. Sat on a concrete base. Easy access out onto 2 acres of mature pasture. Well fenced and laid to grass. Good sized timber storage shed and pergola sits over seating area to front. Raised beds and borders. Pedestrian side access to either elevation to the attractive rear gardens. The rear garden is flat, private and laid to a sizeable flagstone patio. Further raised beds and borders. Well fenced and with further parcels of lawn leading out to the pasture land.

### **Services**

The property is serviced by oil fired central heating. Mains water and electricity. Cespit drainage.

### **Directions**

From our offices at 65 High Street travel south on Llantwit Major Road. At Nash cross roads proceed straight over sign posted Llandow. Proceed over the next cross road and into the village. The Barn is a bit tucked away opposite the village church.

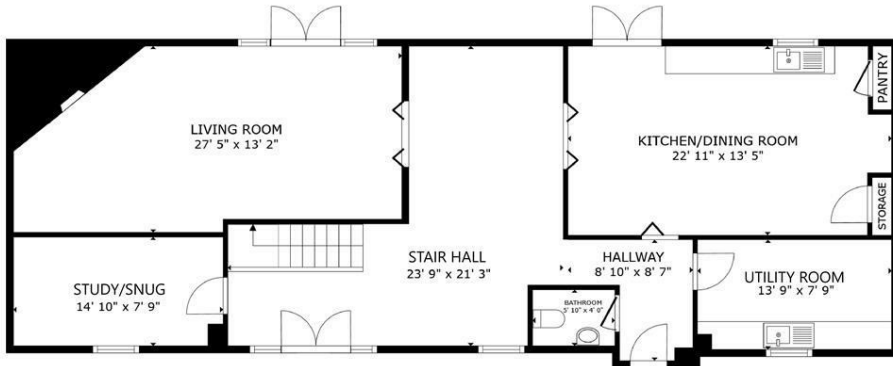












FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 1,327 sq.ft. FLOOR 2 1,204 sq.ft.  
 TOTAL: 2,531 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

**HARRIS & BIRT**  
 CHARTERED SURVEYORS &  
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# HARRIS & BIRT

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