The Old Farmhouse Gileston

Vale of Glamorgan, CF62 4HX

Offers Over £750,000

HARRIS & BIRT

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A fully refurbished and modernised, semi-detached, farmhouse situated in the heart of the Vale of Glamorgan, renovated to a truly wonderful standard. The high quality fixtures and fittings throughout are inspired by the industrial themes of the village and its former heritage, with the use of a darker palette and graphite tones against brass fixture and fittings, create this fusion of modernity against the character features of stonework, open fireplaces and deep window recesses. The property features high quality Buster and Punch influences throughout in light fittings, switches and handles.

Found in immaculate condition, the accommodation briefly comprises; entrance hall, utility room, open plan L shaped dining room through kitchen/breakfast room with oversized inset island and walnut high level floor to ceiling cabinets, open through into living room, with inner hall and cloakroom, sitting room/study and rear porch, full turn stairs lead up to four double bedrooms on the first floor with fantastic views to either woodland to front or countryside and sea to rear, bedroom two offers fitted dressing room with a high quality bathroom to include four piece suite. Reclaimed wooden stairs lead up to the second floor to a stunning master suite set into vaulted ceiling with A frame beams, leads through into large en suite open to dressing room space.

Gileston is a small hamlet to the South of Cowbridge and St Athan. Gileston has previously won Best Kept Village, also offering a quaint community feel and is within walking distance to the Heritage Coastline and pebble beach.

- Beautifully refurbished former farmhouse
- Character features retained throughout
- Stunning Master Suite with far ranging sea views
- Off road parking, workshop and store room
- Outstanding Sea Views
- High quality renovation with industrial influences
- Five bedrooms
- Set in circa 1 acre of south facing grounds and gardens
- Potential for further development for detached garage
- EPC Rating E

Accommodation

Ground Floor

Entrance 8'3 x 5'1 (2.51m x 1.55m)

Entered via graphite coloured ledged and braced timber front door. Open entrance hall. Skimmed walls and ceiling. Access to loft via hatch. Hanging Buster and Punch pendant low level bulb. Herringbone engineered oak flooring. High level skirting. Intricate Buster and Punch matching light switch. Doorway through into;

Utility Room 3'7 x 5'1 (1.09m x 1.55m)

Wooden glazed window overlooking rear terrace. Storage room housing Worcester floor mounted oil central heating boiler. Plumbing for washing machine. Flooring to match entrance hall.

Dining Room 15'3 x 12'4 max (4.65m x 3.76m max)

Open plan nature to kitchen/breakfast room with dual aspect natural light via two pretty wooden double glazed picture windows to front and rear. Skimmed walls and ceiling with inset LED spotlighting. Buster and Punch low level pendant three bulb hanging light fitting. Engineered oak flooring. Traditional style reclaimed radiator. Open plan through to;

Kitchen/Breakfast Room 20'3 x 14'5 max (6.17m x 4.39m max)

Fitted modern kitchen in a contrasting walnut and graphite effect with sleek design with Buster and Punch pull plate handles and contrasting graphite pull plates to island. Range of features including double fitted larder unit. Integrated dishwasher with decor panel. Attractive high level walnut fitted units with built in Franke composite graphite sink and brass swan neck mixer tap. Set into a industrial style kitchen work surface with matching up-stand that spans across to free standing island with further range of inset pan drawers, under electric oven and induction hob. Inset chrome extractors. Overhanging breakfast bar with natural light via hardwood double glazed picture window to front overlooking courtyard. Skimmed walls and ceiling with pretty feature pointed stone wall. Three arm low level hanging pendant bulbs to match dining room. Matching flooring.

Inner Hall 24'3 x 3'5 (7.39m x 1.04m)

Offering internal access to living room, sitting room and cloakroom. Exposed pointed stonework wall. Feature reclaimed radiator. LED spotlighting. Full turn staircase leading to first floor landing. Matching flooring. Storage cupboard. Understair storage.

Cloakroom

Accessed via oversized oak door with shutters. Two piece suite comprising modern oval fitted basin fitted on white gloss wall mounted work surface. Wall mounted graphite mixer tap. High level WC. Attractive white metro tiled walls with contrasting grout. Hexagonal slate effect tiled flooring. Hardwood double glazed window with inset shutters to side overlooking rear terrace.

Living Room 17'5 x 17'6 (5.31m x 5.33m)

Open plan via archway through from kitchen/breakfast room. Pointed stone feature fireplace with free standing Stovax wood burning stove, sandblasted to create a wonderful feature. Recessed fireplace (5' x 5') is set on flagstone raised hearth with pointed stone surrounds and inset original oak lintels. Spanning to ceiling level with adjacent alcoves to include original oak lintels and feature stonework behind. Oversized UPVC double glazed picture window to rear gives a wonderful view across the Bristol Channel and pretty rear garden. Skimmed walls and ceiling with inset LED spotlighting. Further feature six arm hanging pendant light fitting. Herringbone engineered oak flooring. Timber ledged and braced doorway leading to;

Sitting Room/Study 17'4 x 9'2 (5.28m x 2.79m)

Adaptable as study or sitting room. Skimmed walls. LED spotlighting. Herringbone engineered oak flooring. Traditional reclaimed radiator. High level skirting board. Built in media unit with retractable work desk. Crittall style fully glazed door leads out to;

Rear Porch 5'10 x 9'8 (1.78m x 2.95m)

Formerly the original front door for the farmhouse. Now a useful rear porch with range of new double glazing . Crittall style glazed door opening out to rear garden. Matching flooring. Skimmed walls and ceiling.

First Floor

Landing

Accessed by full turn staircase from inner hall area to mezzanine stairway. Vaulted ceiling with inset composite Velux window. Attractive feature Buster and Punch six arm low level hanging industrial style light fitting. Further inset LED spotlighting. Situated on a L shape. Access to all rooms. Straight stairway made of reclaimed wood leading to second floor master suite. Fitted steel grey traditional radiator. Carpet. Doorway through to;

Suite Bedroom Two 17'9 x 14'4 (5.41m x 4.37m)

Incorporating walk in wardrobe. Oversized UPVC double glazed picture window with inset blind overlooking rear garden. Newly skimmed walls and ceiling. LED spotlighting. Low level Buster and Punch hanging industrial style bedside lights. Feature pointed stone wall with red bricked up fireplace. Fitted carpet. Matching traditional fitted radiator. Open via hardwood fixed pane glazing to;

Suite Dressing Room

An adaptable space. Low level Buster and Punch matching light fittings. Range of brushed chrome sockets. Skimmed walls and ceiling. Fitted carpet. High level skirting.

Bedroom Three

UPVC double glazed window with inset blind to rear. Range of LED spotlighting. Matching light fittings. Radiator. Fitted carpet.

Bedroom Four 8'3 x 14'6 (2.51m x 4.42m)

Hardwood double glazed window with inset blind overlooking front garden. Skimmed walls and ceiling with LED spotlighting. Matching hanging bedside lamps. Fitted carpet. Matching traditional radiator. High level skirting. Fitted wardrobe.

Bedroom Five 7'0 x 10'6 (2.13m x 3.20m)

UPVC double glazed window with inset blind overlooking

front driveway. Skimmed walls and ceiling. LED spotlighting. Newly fitted carpet. Range of chrome sockets.

Bathroom Two 9'9 x 11'4 (2.97m x 3.45m)

An excellent sized family bathroom in keeping with in industrial feel with the property. Four piece suite comprising free standing Mode bath in white with floor mounted graphite overhanging swan neck tap and separate shower head fitment. High level WC. His and hers circular freestanding wash hand basins with overhanging graphite taps inset into concrete effect work surface with vanitory unit underset. Range of matching hanging pendant light bulbs. Eyeline mirror. Oversized walk in shower cubicle with sunken floor in slate. Integrated shower and rainfall shower head. Low level lighting over bath. LED spotlighting throughout. Light grey quarry styled tiled walls with deep oak sills. Two UPVC double glazed windows to side with inset shutters. Hexagonal slate tiled flooring.

Second Floor

Master Suite Bedroom One 17'8 x 17'1 (5.38m x 5.21m)

Accessed via straight staircase from first floor landing. Built from reclaimed wood and with LED lighting at floor level. Open plan master suite with vaulted ceiling and exposed A frame beam. Inset UPVC double glazed picture window with inset blind offering high level sea views. Feature pointed stone wall with inset chimney breast. Two bespoke fitted wardrobes. Range of matching low level lighting. High level skirting boards. Reclaimed oak wooden floor boards. Traditional fitted radiator. Dark graphite down-lighting. Doorway through to;

Master Suite Bathroom One 17'0" x 11'1" (5.18m x 3.38m)

Highly appointed bathroom which doubles as dressing room. Four piece suite comprising roll top free standing contrasting copper/brushed stainless steel bath situated perfectly to enjoy the far ranging views across open countryside. Attractive floor standing stainless steel swan neck mixer tap and separate shower head attachment. High level WC with original middle flush. Modern industrial concrete wall mounted wash hand basin with wall mounted stainless steel mixer tap. Walk in oversized shower cubicle with integrated ornate thermostatic controlled shower and rainfall shower head attachment set on a flush fronted sunken slate shower tray. Metro tiled splashbacks. Oversized slate effect flooring. Exposed A frame beam with further low level lighting and LED spotlighting. Feature pointed stone wall. Perfect dressing area with various electric sockets. Fitted radiator. UPVC double glazed window with inset blind.

Workshop

Attractive lean to through room offering access to rear terrace and garden beyond. Pointed stonework and wooden clad ceiling. Door through into storage room. Useful and adaptable storage area. Timber bordered with power and light. Inset velux style window.

Store Room

Storage area. Outside toilet. Two piece suite comprising low level WC and wall mounted wash hand basin. Glazed window.

Outside

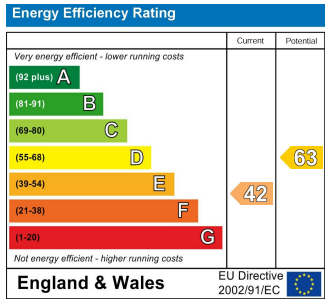
The property is accessed off the lane onto a gravel driveway offering parking for several vehicles. Small sloped path leads to the outside store, workshop and main entrance to the house. A further area of drive leads into a small wooded parcel of land with mature tree and stone wall boundary and contains the newly installed oil tank.
Through the store room leads onto a paved terrace ideal for al fresco entertaining which opens out onto lawned garden. Wonderfully spacious parcel of lawn leading all the way down to a gate offering access to the lane and beach beyond, made enclosed by dry stone wall and fence boundaries. Raised vegetable beds, greenhouse, a mature apple tree, fig tree and grapevine.

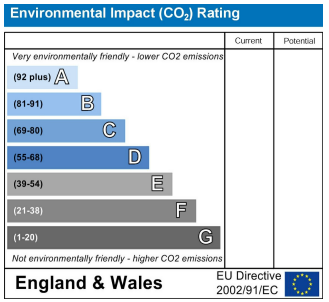
Services

Oil fired central heating via fitted floor standing Worcester boiler to boiler room. Mains electric, water and drainage.

Directions

From our offices at 65 High Street, Cowbridge turn right and at the end of Westgate turn left onto Llantwit Major Road. At the roundabout at the Llantwit Major bypass turn left and continue along this road until reach a set of crossroads by St Athan and Gileston. Turn right onto Gileston Road and continue along this road. The property is the last turning right signposted with The Old Farmhouse and onto a gravel driveway. If you reach the small village green with the red telephone box as quaint as it is, you have gone too far.





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