www.jeffreyross.co.uk

CARDIFF VALE CAERPHILLY BRISTOL





This is a very special property set in beautiful peaceful location in this sought village

Comments by Mr Jeff Hopkins



Property Specialist

Mr Jeff Hopkins

Valuer

jeff@jeffreyross.co.uk



My children grew up building dams, rope swings or riding their ponies in their own private valley, a place filled with adventure, freedom and unforgettable memories. Broomwell will always be our special place, the perfect home to relax, unwind and truly enjoy every aspect of family life.

Comments by the Homeowner











Broomwell

, Llancarfan, CF62 3AD

£1,750,000

6 Bedroom(s) | 5 Bathroom(s) | 4314.00 sq ft



Contact our
Penarth Branch
02920415161

Located in a peaceful location in over 7 acres of land surrounded by nature, just off the village centre of Llancarfan with its historic 12th century church and 18th century Fox & Hounds public house. This fabulous, detached house was rebuilt in 2004 and extended in 2020 to include ancillary accommodation which would be ideal for staff, guests or granny flat use.
The current accommodation comprises: Spacious hallway, enormous lounge with impressive fireplace, living room, day room open plan to dining room and superb kitchen, boot room, utility room and W.C. To the first floor there are four double bedrooms, a dressing room and four bathrooms. The annex has a separate access but can also be accessed via the utility room and comprises large living room, fitted kitchen, two bedrooms and a bathroom. There is also a large double garage and a cellar/bar area. There are a number of terraces and balconies, and the grounds include stables and a large barn. As well as the garage, there is plenty of parking. This is a rare opportunity to acquire a very special property in a glorious location.

What Three Words location: resettle.margin.mushroom





Entrance Hall	Bedroom 2 13'9 x 11'0 (4.19m x 3.35m)
Lounge 19'9 x 22'8 (6.02m x 6.91m)	En-suite
Living room 15'0" x 11'10" (4.58 x 3.61)	Bedroom 3 15'1 x 9'9 (4.60m x 2.97m)
Sitting room 10'8 x 7'10 (3.25m x 2.39m)	En-suite
Dining room 15'8" x 9'8" (4.78 x 2.95)	Bedroom 4 10'3 x 9'9 (3.12m x 2.97m)
Kitchen 15'2" x 16'11" (4.63 x 5.17)	Bathroom
Boot room	Annexe
Utility room	Living room 10'10 x 30'6 (3.30m x 9.30m)
W.C.	Kitchen 7'6 x 13'11 (2.29m x 4.24m)
First floor	Bedroom 1 18'8" x 14'7 (5.69m x 4.45m)
Bedroom 1 15'1 x 11'10 (4.60m x 3.61m)	Bedroom 2 11'2 x 8'8 (3.40m x 2.64m)
En-suite	Bathroom

Tenure

Freehold

Council tax

The main house is Band H and the annexe is Band C

For Information or viewing please contact

Jeff Hopkins at Jeffrey Ross - Penarth on 02920 251210 x 0231
jeff@jeffreyross.co.uk









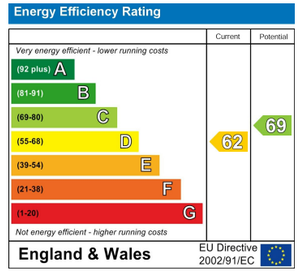











Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
62
69
England & Wales
EU Directive 2002/91/EC



