



Bedford House, Bedford Road, Cefn Cribwr, CF32 0BN

**Price £725,000**

BRINSONS & BIRT

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A Grade II Listed residence dating to circa 1772, built by Sir John Bedford, set in approximately 3.5 acres of grounds with extensive views of the surrounding countryside. With FIVE RECEPTION ROOMS, FIVE BEDROOMS, TWO DOUBLE GARAGES and TWO STABLES, Bedford House is ideal for the growing family and thoroughly adaptable.



## Description

A substantial plot with further development potential subject to planning, enjoying a semi-rural setting only a few miles outside of Aberkenfig in the popular village of Cefn Cribwr. The M4 junction 36 to the south provides excellent access to both Cardiff and Bridgend, with their associated amenities, and to the south is Porthcawl and the Wales Heritage Coast.

## Accommodation

The spacious and adaptable accommodation which benefits from gas fired central heating, as well as a secondary oil fired aga, comprises; entrance hall, lounge, sitting room, living room, breakfast room, cloaks/WC., dining room, kitchen and wine cellar to the ground floor. The first floor provides 5 bedrooms, master with en suite and family bathroom/WC. The property is further complimented by large gardens extending to circa 3.5 acres with ample parking, two double garages and two further outbuildings. There is also a summer house situated to the bottom of the grounds traversing the private lake.

## Hallway

Recessed spot lights to ceiling. Oak flooring. Double radiator. Access to first floor. Understair cupboard. UPVC double glazed window to rear. Storage cupboard.

## Sitting Room 5.40 x 3.88 (17'9" x 12'9")

Georgian style sash window to front. Georgian style bay window to side. Oak panelling to walls. Feature open fire. Carpet. Radiator.

## Living Room 4.6 x 4.25 (15'1" x 13'11")

Georgian style bay window to side. Plastered and coved ceiling. Double radiator. Oak flooring. Feature open fire.

## Lounge 3.86 x 5.2 (12'8" x 17'1")

Georgian style sash window to front. Plastered and coved ceiling with ornate ceiling rose. Gas fire with wooden mantle. Carpet. Double radiator. Open doorway to;

## Breakfast Room 5.2 x 2.79 (17'1" x 9'2")

UPVC double glazed french doors to rear. Natural stone tiled floor. Spiral staircase leading up to a study landing. Glazed door to dining room.

## Shower/WC

Suite comprising low level WC, wash hand basin and tiled shower cubicle including waterfall shower head. Natural stone tiled floor and wall.

## Boiler Room

UPVC double glazed window to rear. Floor mounted gas boiler.

## Dining Room 5.56max x 5.44 (18'3" x 17'10")

UPVC double glazed french doors with side screens to rear. UPVC double glazed window to side. Artexed ceiling with exposed beams. Carpet. Double radiator. Gas fire with ornate fire place and wooden mantle.

## Kitchen/Breakfast room 5.04 x 4.58 (16'6" x 15'0")

Georgian style sash window to front. Range of units to include 4 base units with drawer line, 1 corner unit, dresser unit with tiled work top. Integrated fridge and freezer. Stainless steel twin bowl/single drainer sink unit. Travertine tiled floor. Oil fired AGA. Two large alcove cupboards. Half glazed door to front porch.

## Porch

UPVC double glazed door to front. Tiled floor. Plumbing for automatic washing machine and tumble dryer.

## Storage

Stable door to front. Window to front. Door to;

## Boot Room

Double glazed Velux window to side. Tiled floor. Door to kitchen.

## Wine Store

Air conditioned room. Tiled flooring

## Landing

Carpet. Access to loft.

## WC

Artexed ceiling. Low level WC. Carpet.

## Bedroom One 5.45 x 4.04 (17'11" x 13'3")

Georgian style sash window to front and side. Carpet. Plastered and coved ceiling.

## Ensuite

Georgian style wooden sash window to front. Suite comprising WC, wash hand basin and tiled shower cubicle. Tiled walls. Heated towel rail. Recessed spot lights to ceiling.

## Bedroom Two 5.05 x 4.05 (16'7" x 13'3")

Georgian style wooden sash window to side. UPVC sash window to rear. Carpet. Skimmed ceiling with recessed spot lights. Corner bath and vanity wash hand basin. Double radiator.

## Study

Double glazed Velux window to rear. Carpet. Artexed ceiling and exposed beams. Radiator.

## Bedroom Three 5.54 x 3.65 (18'2" x 12'0")

UPVC double glazed french door to rear. Artexed ceiling with exposed beams. Carpet. Radiator.

## Bedroom Four 3.91 x 4.04 (12'10" x 13'3")

Georgian style wooden sash window to front. Carpet. Double radiator.

## Bedroom Five 3.66 x 2.59 (12'0" x 8'6")

Wooden sash window to side. Carpet. Radiator.

## Bathroom

Georgian style wooden sash window to front. Suite comprising low level WC, twin sinks with dresser and vanity mirror. Panelled bath with shower over. Airing cupboard. Artexed and coved ceiling with recessed spot lights. Double radiator. Wood panelling to dado level

## Outside

Entered via powered gates with an in/out driveway with two double garages and two stables with power and light. Gardens extend to approximately 3.5 acres with a mixture of lawn, pond, wooded area and patio.

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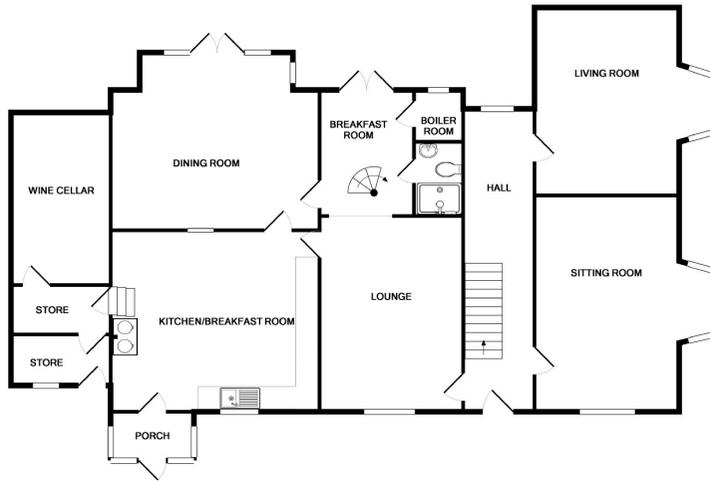
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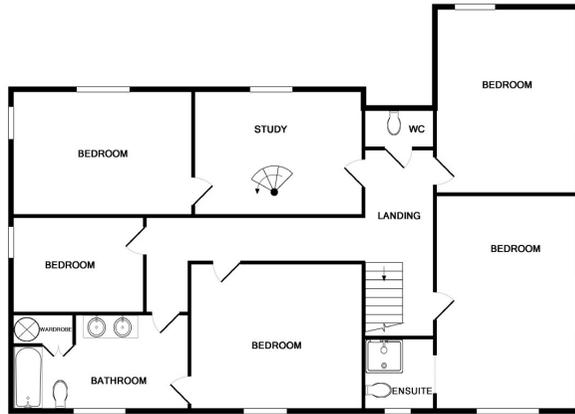
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GROUND FLOOR



1ST FLOOR

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-assertion. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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