



New Barn Holdings, Flemingston, CF62 4QL
£339,950

67 High Street, Cowbridge, Vale of Glamorgan, CF71 7AF
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BRINSONS & BIRT

A well presented extended traditional four bed, two bath, semi-detached house set in a rural location with wide ranging views and enjoying a good sized garden with useful brick-built detached stable with lapsed planning permission to incorporate into the main house. Two good quality bathrooms, just refurbished kitchen open plan to dining room, comfortable character living room with fire place. Good local facilities in St Athan Village and just a few miles to the market town of Cowbridge with extensive facilities. Easy access to major centres. Immediately available.



Description

The location is a pleasantly rural one with wide ranging rural views for some miles. To the south, towards the coast, is the village of St Athan with its good village facilities. A short drive away is the attractive town of Llantwit Major with excellent local facilities and just a mile or so from the Heritage Coast Line. To the north is the market town of Cowbridge with extensive range of facilities. The good local road network brings major centres within comfortable commuting distance including the capital city of Cardiff.

Accommodation

Ground Floor

Entrance Hall 16'0" x 6'3" max. (4.88m x 1.91m max.)

Pitched roof over timber storm doorway. Window overlooking the front garden. Stable doorway to side garden. Two wall light points. Flagstone tiled floor.

Cloakroom

Modern suite in Indian ivory comprising low level WC and wash hand basin. Flagstone tiled floor. Opaque glazed window.

Living Room 15'3" x 15'3" (4.65m x 4.65m)

A very comfortable room with window overlooking the rear garden. Boarded floor. Two wall light points. Impressive stone fireplace with chimney breast stretching to ceiling height and flagstone hearth. Beamed ceiling.

Kitchen/Dining/Family Room 19'6" x 18'6" max. (5.94m x 5.64m max.)

A large through room with four windows in the kitchen area overlooking the pretty front garden and french doors and windows overlooking and leading out onto the rear garden. The living area has a most attractive original Herringbone pattern woodblock floor and a Rayburn fire with tiled surround and slate hearth. Beamed ceiling. Wall to wall range of storage units to match kitchen including glazed illuminated cupboards. Central breakfast bar unit

with storage under between living and kitchen areas. The kitchen area offers an extensive range of matching wall and base units finished in cream with granite effect work surfaces and tiled splashbacks. Features include Carron Phoenix 1.5 bowl single drainer sink unit with mixer tap, Rangemaster Range finished in burgundy with both gas (LPG) and electric and with glass hood over. Wall mounted cooker hood. Space and plumbing for washing machine. Cupboard with venting for tumble drier. Space for American style fridge/freezer. Quarry tiled floor. Spotlighting to ceiling.

Inner Hall

Window overlooking rear garden. Coat hanging space. Stairway to first floor.

First Floor

Landing

Access to roof storage space.

Master Suite Bedroom One 15'6" x 15'6" max. (4.72m x 4.72m max.)

Window enjoying rear views.

Master Suite Bathroom One 7'0" x 6'6" (2.13m x 1.98m)

Modern suite in white comprising low level WC, pedestal wash hand basin and curved corner walk in shower cubicle with Mira shower. Inset ceiling lighting. Extractor. Opaque glazed window. Radiator/towel rail. Tiled floor and walls.

Bedroom Two 14'9" x 9'0" (4.50m x 2.74m)

Enjoying rear views. Picture rail. Large walk-in shelved cupboard with electric light.

Bedroom Three 9'6" x 7'0" (2.90m x 2.13m)

Wide ranging front countryside views. Picture rail.

Bedroom Four 7'0" x 5'9" (2.13m x 1.75m)

Wide ranging countryside views to front.

Bathroom Two 8'9" x 6'9" (2.67m x 2.06m)

Well fitted with a modern suite in white comprising low level WC, wash hand basin set into vanity unit with cupboard under and bath with tiled surround and central mixer taps. Tiled floor. Walls mostly tiled. Opaque glazed window. Cupboard housing the Baxi gas (LPG) fired combi boiler which heats the central heating system and domestic hot water supply.

Outside

Wide grass verge to country lane. Beech trees either side of gravel driveway with evergreen hedge to either side. Good size gravel parking area. Lawned front garden with colourful borders. Lawned side garden runs around to the lawned rear garden. Greenhouse. Brick built detached pitched roof stable (about 28' x 15' external) split into three separate compartments. Electric light and power. Rear garden laid principally to lawn with evergreen hedge to rear. Decked terrace (max 17' x 10') faces west and has access directly from the french doors in the family room.

Services

Mains water, electricity and drainage. No mains gas. Central heating by gas (LPG) with storage tank in the garden. Double glazed.

Planning Permission

Planning permission was granted by the Vale of Glamorgan Council on 26th January 2011 under reference 2011/0070/FUL to convert the existing stables to a habitable building and link to the existing house along with the addition of a conservatory. That planning permission has lapsed after five years. Prospective purchasers interested in renewing the consent should make enquiries direct to the Vale of Glamorgan Planning Department.

Directions

From our offices at 67 High Street turn left and go up to the traffic lights and turn right onto the St Athan Road. Proceed proceed past St Mary Church and at the cross roads just after the top of the hill turn right signposted Llanmaes. Turn first left into the country road and you will find the property a short distance down on your right hand side.

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