



Pwll Sarn Farm, St Nicholas, CF5 6SG

**£795,000**

BRINSONS & BIRT

67 High Street, Cowbridge, Vale of Glamorgan, CF71 7AF  
T: 01446 771 777 E: [cowbridge@brinsons.co.uk](mailto:cowbridge@brinsons.co.uk)

A traditional stone built detached farm house which has been the subject of comprehensive refurbishment and modernisation by the present owner to provide high quality well appointed accommodation including three living rooms, three bedrooms (could easily be four), and three bathrooms. The property enjoys the advantage of about an acre of ground with stabling. The property stands in the well regarded village of St Nicholas just a short walk from the Church in Wales Junior School from where the children go to Cowbridge Comprehensive. There are further good local facilities in the adjoining village of Bonvilston including village shop/post office, The Red Lion, and Village Hall. Cottrell Park Golf Club with its two 18 hole courses is literally within walking distance and Dyffryn Gardens, owned by the National Trust, lies just to the south. The location couldn't be a more convenient one with the Capital City of Cardiff just a couple of miles down the road and then with easy access via the major road network including the A48 and M4 to other major centres including Newport, Swansea, Bridgend, Llantrisant, etc. St Nicholas is surrounded by Vale of Glamorgan countryside with the heritage coastline just a few miles to the south.



## Ground Floor

### Entrance Porch

Entered via wooden farmhouse front door with inset vision panels to stone fronted outer porch. Tiled flooring. Wooden front door leading to;

### Inner Porch 8'76" x 3'52" (4.37m x 2.24m)

Skimmed walls and ceiling with exposed beams. Fitted carpet. Radiator. Inset opaque single glazed window allowing light from living room. Glass panelled door leads into;

### Living Room 40'01" x 20'76" (12.22m x 8.03m)

Stunning feature fireplace measuring 5'0" x 4'0" with stone fronted chimney breast and inset stepped grate as well as inset bread oven with sleeper lintel mantle piece. Two UPVC double glazed windows to front with skimmed walls and a range of pointed stone faced feature walls exposed beamed ceilings with gold five-arm light fittings x 2. Fitted carpet and a range of radiators. Partially glazed double doors either side of the fireplace give access through into;

### Kitchen/Diner 33'26" x 12'37" (10.72m x 4.60m)

Open plan kitchen/living space currently comprising range of wood-effect wall and base units, sleek chrome handles and mottle-effect granite worktop as well as further island unit to match. Range Master Professional X cooker of which includes gas six ring hob and double oven underset with warming unit below as well as glass fronted chimney extractor above, inset graphite composite 1.5 sink and drainer with mixer tap and space for all other utilities. Fully skimmed walls with some exposed brick work, corrugated UPVC panelled ceiling and UPVC fully double glazed door leading out to side garden. Ceramic tiled flooring and range of radiators.

### Inner Hall

Accessed via step up from living room giving access through hallway to foot of both staircases. Range of UPVC double glazed windows to rear. Skimmed walls, exposed beamed ceiling. Fitted carpet and radiator. Wooden door leads into;

### Sitting Room 12'65" x 8'65" (5.31m x 4.09m)

Free standing cast iron Provence coal-effect gas burner. Inset and sat on tile hearth with a pointed stone built surround with UPVC double glazed window and wooden stable door leading out to rear. Skimmed and pointed stone faced walls, ceramic tiles and exposed beamed ceiling.

### Dining Room 25'07" x 13'5" (7.80m x 4.09m)

Another stunning principle reception room currently in use as a dining room with two feature fireplaces either side offering fully working coal fire to one and wine store to other (both in a pointed stone-effect finish). Three UPVC double glazed windows to front with skimmed walls and varnished picture rail as well as three quaint window seats. Exposed beamed ceiling, fitted cream carpet and radiator.

### Utility Room

Useful storage space currently offering a range of base units with black mottle-effect work top and sink and drainer. Space for washing machine and tumble dryer. Wooden door leads out to rear as well as three UPVC double glazed units.

## First Floor

### Landing One

Accessed via 180 degree turn staircase from inner hall to open landing with UPVC double glazed window x 2 to rear and side. Skimmed walls and ceiling, fitted carpet and radiator. Communicating door into;

### Bedroom Two 14'46" x 21'82" (5.44m x 8.48m)

Three UPVC double glazed units with skimmed walls and ceiling with exposed beam. Fitted carpet and radiator. Communicating door into;

### En-Suite Bathroom Two

Three piece suite currently comprising panelled jacuzzi bath, low-level WC and pedestal wash-hand basin in white. Skimmed and tiled walls, textured finished ceiling and vinyl laid flooring. UPVC double glazed obscure window to rear and radiator.

### Bedroom Three 10'45" x 11'78" (4.19m x 5.33m)

UPVC double glazed window to front. Skimmed walls and ceiling with exposed beam work. Fitted carpet to match landing and bedroom and radiator.

### Shower Room

Three piece suite, currently comprising; quadrant corner shower cubicle, low level WC and pedestal wash hand basin. UPVC obscure double glazed window. Tiled splashbacks.

### Landing Two

Accessed via staircase to opposite end of inner hall with UPVC double glazed window to rear. Skimmed walls and ceiling with exposed beam work and fitted carpet. Radiator and electric fuse board housed here. Communicating door into;

### Master Bedroom 28'48" max. x 21'17" (9.75m max. x 6.83m)

Fantastically spacious master bedroom which further doubles as open plan secondary sitting room with three UPVC double glazed picture

windows to front and rear, framed jewel aspect light. Skimmed walls with feature headboard and ceiling with exposed brick work. Electric log-effect fire set around a tiled hearth and surround with wooden mantle. Fitted carpet. Communicating doors into both;

### Walk-in Wardrobe 11'62" x 7'97" (4.93m x 4.60m)

UPVC double glazed picture window with range of hanging rails a shoe storage. Skimmed walls and ceiling, fitted carpet and radiator.

### En-Suite Bathroom

Built-in opulent feel four-piece suite including free standing over-sized 6 ft. Jacuzzi bath with surround wooden panelling, oversized quadrant power shower unit with secondary chrome shower head attachment. Dual wash-hand basin set into a full length underset and wall mounted vanity unit with lit mirrors as well as a further hidden cistern WC set into a wooden unit with mantle and Roman columns. UPVC double glazed window to front with skimmed walls and ceiling and inset chrome spotlighting. Graphite vinyl flooring and radiator.

### Outside

The property is accessed from the A48 into a cotswold stone laid driveway with off road parking. A walled entrance surrounds with the detached former farmhouse sitting comfortably in it's own parcel. There is a further roller shutter offering vehicular access to the right hand side of the plot, giving access to a stone laid side garden and flat, private and mainly laid to lawn rear. There is access to all sides of the property with further access adjacent via a wrought iron gate, as well as gated access into the land behind.

### Land

There is a further 1.3 acres to the rear of the rear garden of which offers TWO STABLE BLOCKS sitting opposite one another, offering power and light with 3 loose boxes either side. This is set into a post and rail parcel of circa 1/3 acre. The remaining acreage is mainly laid to lawn, flat and of good pasture with hedged boundaries to north and east boundaries, with a further post and rail boundary to the west. There is vehicular access to this parcel via a five bar gate from the front of the property.

### Services

The property is serviced by mains water, gas, electric and sewerage.

### Directions

Coming in from Cowbridge on the A48 into St. Nicholas, travel through Bonvilston and Cottrell Park Golf Course on your left, as you come into St. Nicholas and drop down there will be a fork in the road left to the Primary School. On the corner of where the A48 meets the left hand fork there is an entrance on the left hand side with a Brinsons & Birt V Board attached, here you will find Pwll Sarn Farm.

67 High Street, Cowbridge, Vale of Glamorgan, CF71 7AF

T: 01446 771 777

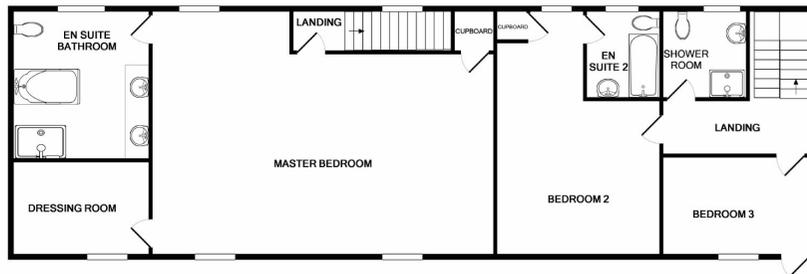
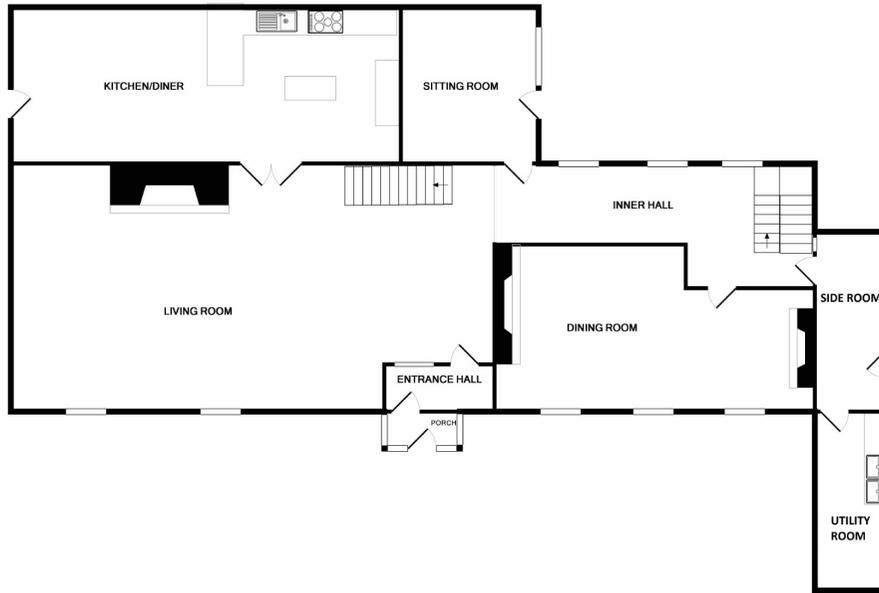
E: [cowbridge@brinsons.co.uk](mailto:cowbridge@brinsons.co.uk)

BRINSONS & BIRT





BRINSONS & BIRT



TOTAL APPROX. FLOOR AREA 3514 SQ.FT. (326.4 SQ.M.)  
Whilst every attempt 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-statement. 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.  
Made with Metropix ©2017



**BRINSONS & BIRT**

67 High Street, Cowbridge, Vale of Glamorgan, CF71 7AF  
T: 01446 771 777  
E: cowbridge@brinsons.co.uk



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

