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Wick Road, Llantwit Major, CF61 1YU

Price £1,250,000

BRINSONS & BIRT

Downs Farmhouse is listed Grade II by CADW and reputed to date from the mid 1700's although the exact date is unknown and it is thought that the property has always been a farmhouse. The property stands in about 2.4 acres of formal gardens and paddock together with a full size hard tennis court.

The location is an absolute delight backing onto open farmland with wide ranging views stretching down to the heritage coastline and across the Bristol Channel to the Somerset coastline beyond. Despite this delightfully rural location, the property is just a mile or so from the town of Llantwit Major with its extensive local facilities and there is a more comprehensive range of facilities available in the market town of Cowbridge. Easy access to the good local road network brings major centres within comfortable commuting distance including the capital city of Cardiff, Newport, Swansea, Bridgend etc. Llantwit Major has a railway station on the Bridgend to Cardiff coastal line with connections to the main South Wales to Paddington line. Cardiff Wales Airport is within comfortable commuting distance.

The present owners bought the property about 12 years and have very stylishly and comprehensively refurbished, modernised and extended and the property is now a delightful fusion of character features and high quality modern appointments.

- Beautiful farmhouse reputed to date back to 1640.
- Modern appointments with fusion of character features.
- Five bedrooms.
- Four bathrooms.
- 2.4 acres of formal gardens.
- Delightfully rural location.
- Close proximity to Llantwit Major.
- Full sized hard tennis court.

Accommodation

Ground Floor

Reception Hall 15'6" x 6'3" (4.72m x 1.91m)

Part glazed storm doorway set in arch stone entrance way. Tiled floor. Inset ceiling lighting. Galleried landing over. Two steps down to inner hall.

Inner Hall 16'3" x 9' max (4.95m x 2.74m max)

Tiled floor to match reception hall. Double turn traditional staircase with individually lit oak treads lead up to the first floor landing. Window to side. Useful understair storage cupboard. Large cupboard housing the Worcester oil fired pressurised central heating system. Part glazed doorway to rear garden.

Cloakroom

Luxury modern Duravit suite in white comprising low level WC with concealed cistern and wash hand basin set into granite surround with cupboards under. Glazed shower cubicle tiled internally and fitted with Hansgrohe shower. Tiled floor. Walls fully tiled. Inset ceiling lighting. Extractor. Window overlooking side garden. Stainless steel radiator/towel.

Drawing Room 15'9" x 15'6" (4.80m x 4.72m)

A fine principal reception room with wide sash window with deep sill enjoying views over the front garden. Boarded oak floor. Beamed ceiling. Inglenook style fireplace (5'3" x 4'6") with Hergom cast iron wood burning stove set on flagstone hearth.

Sitting Room 14' x 11' (4.27m x 3.35m)

Sash window enjoying views over rear garden. Part glazed stable doorway leading out to front terrace. Built in bookcase.

Family Room 15'9" x 15'6" (4.80m x 4.72m)

A splendid recent addition to the property with monopitched roof and wonderfully light with glazed roof panels and two walls almost entirely in glass to take full advantage of the stunning views over the rear garden and open countryside beyond which stretch down towards the Bristol Channel with the Somerset coastline beyond. A range of bi-folding doors enable both these sides to be opened up almost bringing the large paved terrace into the family room. Open plan with the kitchen

Kitchen 17' x 16'6" (5.18m x 5.03m)

Open plan with the family room creating an impressively large "hub of the house". Matching floor stretching through kitchen and family room. Sash window to front enjoying front garden views. This beautifully fitted hand built kitchen is finished in granite green with moulded corian white marble style work surfaces with matching upstands. Features include Miele Dyna Cool large fridge with decor panel, two built in Miele ovens, Miele microwave, extensive range of storage units including bullnose cupboards, clever L shaped corner drawers, spice rack, range of wall cupboards including glazed display cases. Large L shaped central peninsula unit incorporating raised breakfast bar and lower level work surfaces area with storage under and John Lewis chiller cabinet. Built under Miele dishwasher. Siemens four ring induction hob with circular stainless steel filter over, 2.5 bowl inset sink unit with insinkerator waste disposal unit and flexible spray tap and flanked by grooved drainers. Inset ceiling lighting.

Utility Room 13'9" x 11'6" max (4.19m x 3.51m max)

Almost too good a room to be using as a utility room. Tiled floor to match kitchen. Inset ceiling lighting. Window to side with stunning garden views. Range of units to match kitchen with marble effect work surfaces. Features include 1.5 bowl single drainer sink unit, range of storage drawers and cupboards, run of tall units including storage cupboard, large Miele freezer with decor panel, slide out racked larder unit. Cupboard in former fireplace. Peninsula unit with space and plumbing for washing machine and space for tumble dryer. Stainless steel wall mounted radiator. Extractor.

First Floor

Landing

Stairway from inner hall. Split level with gallery overlooking reception hall. Large oval shaped feature window enjoying views over the front garden. Shelved airing cupboard with radiator.

Master Suite Bedroom One 15'6" x 15' (4.72m x 4.57m)

Enjoying lovely views out over the front garden via sash window with deep sill. Fireplace with wood burner stove and flagstone hearth. Ensuite is:

Master Suite Bathroom One 14' x 10' (4.27m x 3.05m)

Window overlooking the front garden. Large window enjoying views to side garden. Luxuriously fitted with Duravit suite in white comprising double ended bath set in tiled surround with central taps and hand shower, low level WC with concealed cistern. Wash hand basin set into vanity unit with cupboards under. Walk in oversized glazed shower cubicle tiled internally and fitted with hansgrohe shower. Walls tiled around suite. Tiled floor. Range of storage units. Stainless steel radiator. Inset ceiling lighting. Extractor.

Bedroom Two 17' x 11'6" (5.18m x 3.51m)

Big sash window with deep sill enjoying front garden views. Period fireplace. Traditional radiator. Range of shelving.

Bedroom Three 13'9" x 11'6" (4.19m x 3.51m)

Accessed from main landing via corridor with oak timber floor, window with rear views and traditional radiator. Bedroom enjoys views over the front garden and also wide ranging side views towards the heritage coastline. Traditional radiator.

Bathroom Two

Luxuriously fitted with Duravit suite in white comprising tiled bath with corner tap, low level WC with concealed cistern and twin wash hand basins all built into vanity unit with cupboard under. Glazed doorway to shower cubicle tiled internally and fitted with Hansgrohe shower. Tiled floor. Walls fully tiled. Stainless steel radiator/towel rail. Inset ceiling lighting. Extractor. Windows on two sides enjoy garden views.

The Cwtch

A small area created off the landing with high pitched ceiling and glazed on two sides enjoying stunning countryside views. Built in raised recliner with bookcase under and just a wonderful spot to settle back and enjoy the glorious location.

Second Floor

Landing

Double turn staircase with individually lit oak treads. Pitched and beamed ceiling. Velux window to side. Useful storage cupboards including extra large deep flush cupboard ideal for suitcases etc.

Bedroom Four 16'9" x 10'9" (5.11m x 3.28m)

Pitched and beamed ceiling so reduced headroom to side. Two dormer windows enjoy simply fantastic wide ranging country views.

Bedroom Five 15'3" x 10'9" (4.65m x 3.28m)

Pitched and beamed ceiling so reduced headroom to side. Dormer window and velux window also enjoy those wonderful views. Traditional radiator.

Bathroom Three

Luxurious Duravit suite in white comprising low level WC with concealed cistern and wash hand basin with cupboard under. Walk in shower with glazed front panel and fitted with Hansgrohe shower. Shower tiled internally. Pitched ceiling with inset ceiling lighting. Tiled floor. Wide ranging views. Extractor. Stainless steel radiator/towel rail.

Outside

Five bar gate set between two stone pillars leads to a Cotswold gravel driveway which curves gently through a small coppice to a circular driveway with plenty of parking space and leads to the detached garage (26' x 19'6") with stone facings, two electric roller shutter doors, electric light and power, side door and front window, large boarded storage space in garage roof space. Useful storage area to side. Listed beehive style pig sty. Oil tank. The formal garden to the front of the property has a flagstone courtyard and box hedging and offers a variety of options for dining terraces and sitting areas to enjoy this lovely gardens. Beyond the garden there is a gateway access to the hard tennis court with public footpath alongside. Beyond the tennis court is a paddock which is ideal as a children's play area or pony paddock. The woodland area continues to the side of the garden and is interspersed with pathways. The front garden has some interesting features in particular the gazebo tower. At ground level this is a storm room with double timber doors. There is an external flight of steps leading up to the gazebo which measures approximately 9'6" x 7'9" and there is a railing around and timber floor. The gazebo tower enjoys wonderful views out over the garden and surrounding countryside. Also in the grounds is "Cherry Tree Cottage" which is designed strictly for the younger members of the family. This pretty little stone built pitched slate roof house measures about 7' x 5'6" internally and is approached via a timber door with leaded windows on two sides and an internal stairway leads to the small gallery. Even the hens can live here in some style and have their own stone built cottage with window and door. The rear garden features a huge rear terrace and is accessed directly from the kitchen/family room, inner hall and sitting room. Low stone wall to the rear with stunning views over the surrounding farmland. Rear garden laid principally to lawn. Useful stone storage shed.

The total area of garden and grounds is close to 2.4 Acres.

Services

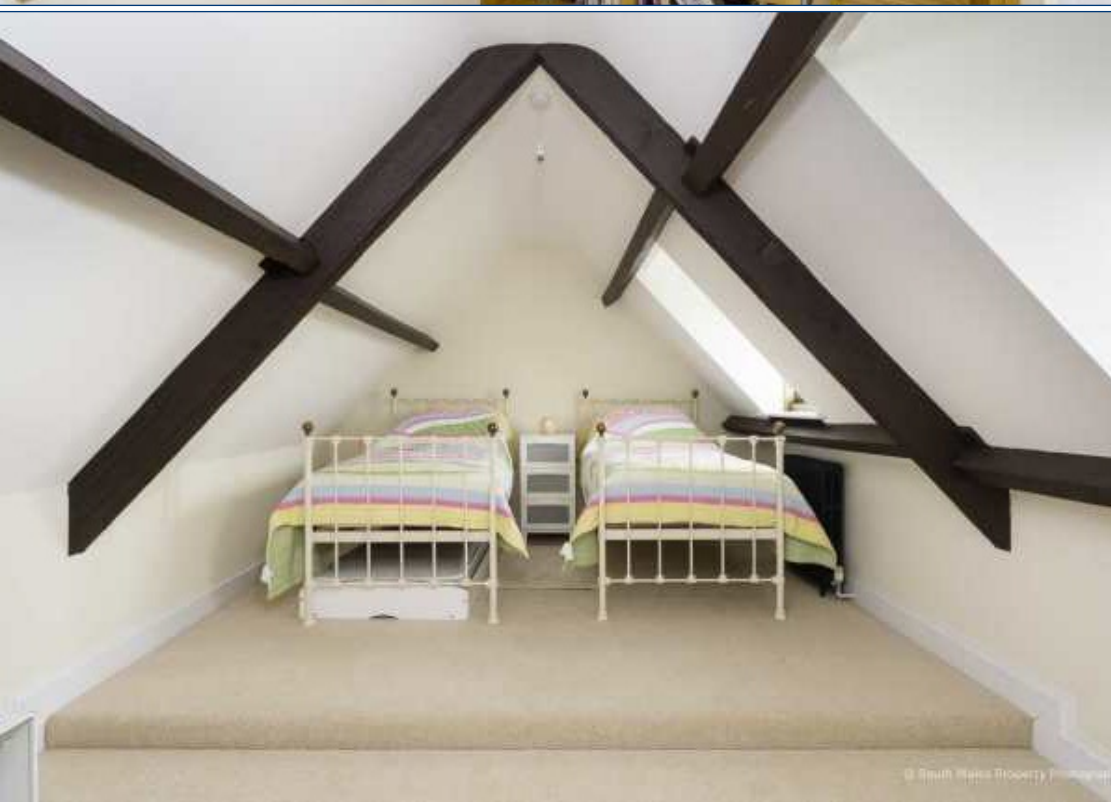
Mains water and electricity. Central heating by oil via Worcester boiler. Combination of underfloor heating and additional radiators. Windows are part double glazed and single glazed. Drainage to cesspit.

Directions

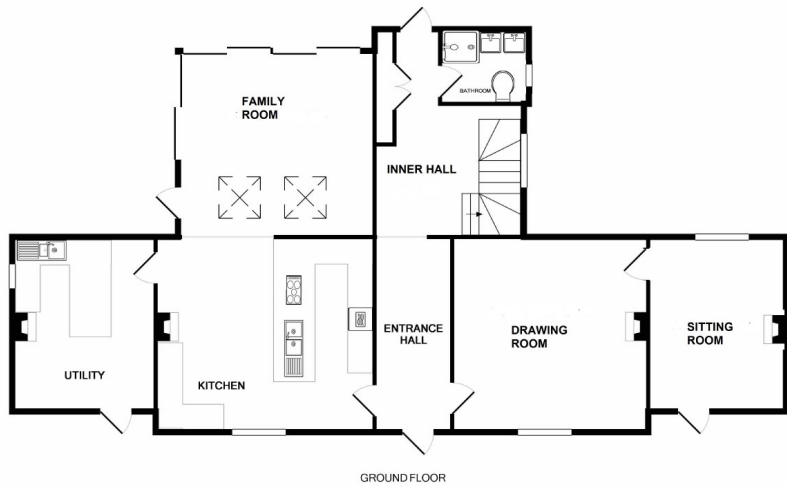
From our offices at 67 High Street, Cowbridge turn right and at the end of the high street turn left onto the Llantwit Major Road. At the roundabout at the beginning of the Llantwit Major bypass turn right signposted for Wick and after about 1.2 miles you will come to a large copse of trees on your left hand side. Take the driveway entrance in the trees and go through the gateway entrance into Downs Farmhouse. The name is on the gate.



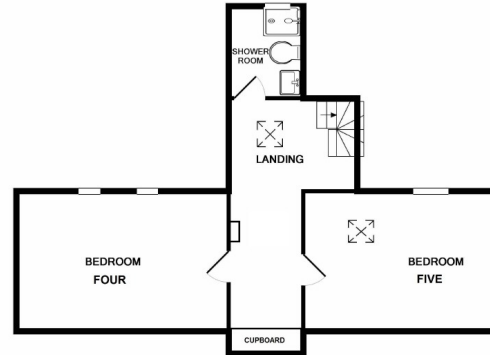




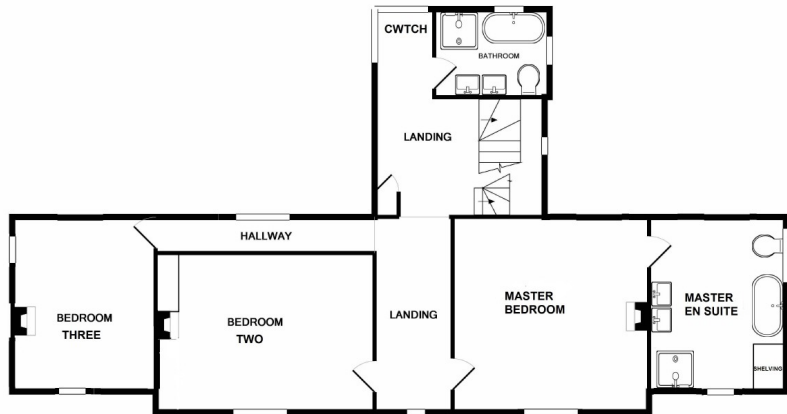




GROUND FLOOR



2ND FLOOR



1ST FLOOR

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.
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