



The Lodge,
Castle Upon Alun, Vale of Glamorgan, CF32 0TN





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£349,950 Freehold

3 Bedrooms : 1 Bathrooms : 2 Reception Rooms

A beautiful property and adjoining paddock located to the rural western Vale of Glamorgan. Originally being The Lodge to the Grade II Listed Castle Upon Alun House, the flexible, adaptable accommodation is in need of some modernisation and includes: living room with wood burner, dining room and kitchen with far reaching views over paddock. Two / three bedrooms, bathroom. The adjoining paddock of 1.3 acres is included.

EPC rating: G20

Directions

Travel south from the village of Ewenny along the B4265 into St Brides Major. Continue through the village and, immediately before the Farmers Arms public house ("The Pub on the Pond"), turn left onto the road signposted towards Castle Upon Alun. Turn right at the cross roads and, after about half a mile, bear left at the next fork in the road. The Lodge will be to your left after about 200 yards, accessed via a gated entrance to the side.

- Bridgend Station 4.7 miles
 - Cowbridge 8.1 miles
 - Cardiff City Centre 25.3 miles
 - M4 (J35, Pencoed) 7.1 miles
-

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Summary of Accommodation

ABOUT THE PROPERTY

- * Delightful property, originally being 'The Lodge' to the Grade II Listed Castle Upon Alun House.
- * Located to the rural, western vale yet within easy reach of St Brides Major Village and the coast beyond.
- * Accommodation in need of modernisation but with considerable potential for any buyers to put their own stamp on it (subject to any appropriate consents)
- * Lounge with wood burning stove.
- * Dining Room.
- * Kitchen breakfast room with far reaching views over adjoining farmland.
- * Two / three bedrooms. One of the bedrooms links in to a third bedroom / dressing room / study space.
- * Bathroom.

GARDENS AND GROUNDS

- * The Lodge is entered via a broad, gated driveway being the original, historic entrance to Castle Upon Alun House.
- * There is off road parking fronting the property.
- * To the south of the property is a garden space shielded from the roadway beyond by a high stone wall.
- * With garden space to the rear of the property.
- * Boundaries to be confirmed
- * Adjoining the property (to its western side) is a paddock of 1.3 acres to be sold with The Lodge.

TENURE AND SERVICES

Freehold. Mains electric and water connect to the property. LPG-fired central heating. Cess pit drainage.

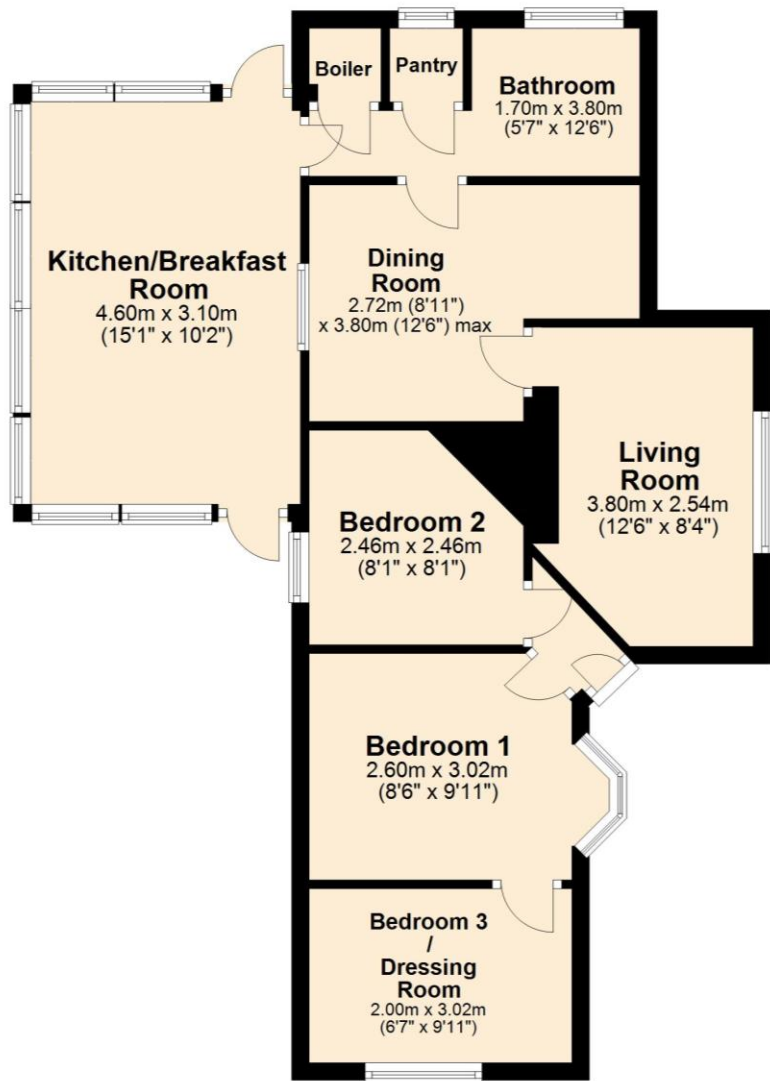
PROCEEDS OF CRIME ACT 2002

Watts & Morgan LLP are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.



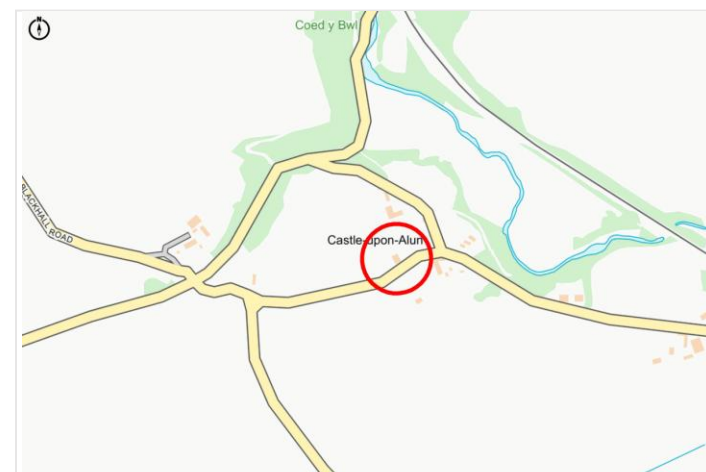
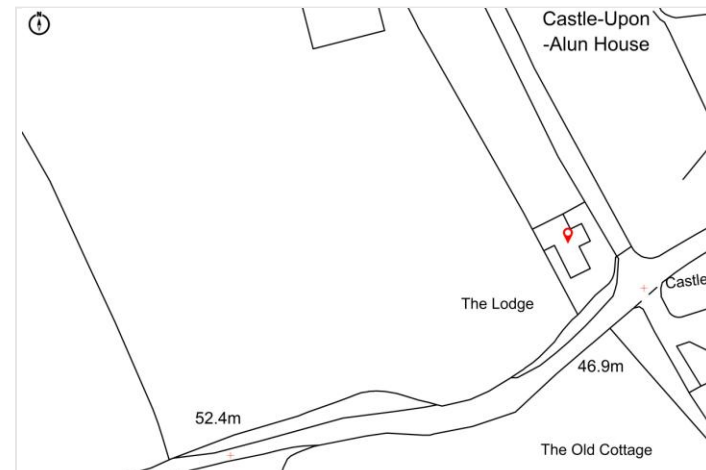
Ground Floor

Approx. 60.8 sq. metres (654.9 sq. feet)



Total area: approx. 60.8 sq. metres (654.9 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	20	
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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