



Duffryn Lloff,
Tredodridge, Near Pendoylan, Vale of Glamorgan, CF71 7UL





Duffryn Lloff, Tredodridge, Near Pendoylan, Vale of Glamorgan, CF71 7UL

Guide Price £899,950 Freehold

4 Bedrooms : 1 Bathrooms : 3 Reception Rooms

A delightful farmhouse located in the hamlet of Tredodridge to the northern edges of the Vale of Glamorgan. Traditional farmhouse accommodation including living room with wood burner, large dining room, kitchen/breakfast room, conservatory, utility room and bathroom. To the first floor are four double bedrooms (bedroom three connecting into the fourth bedroom). The property offers considerable scope to further modernise or extend and is set within a wonderful garden plot and with additional adjoining land, in total about 8.3 acres. Detached, sizeable outbuildings/barns.

Directions

Approaching from M4 junction 34, follow the road in a southerly direction signposted towards Pendoylan. Travel past the initial turning to The Vale Hotel and also past the turning to the equine/golf centre on your left. Continue for about a mile turning right at the 'Clawdd Coch' cross roads. Follow the road into the hamlet of Tredodridge and take the first right after entering the village, passing Rose Cottage and follow the driveway immediately to the side of Rose Cottage. This driveway leads to Duffryn Lloff Farmhouse.

Your local office: Cowbridge

T 01446 773500

E cowbridge@wattsandmorgan.co.uk





Summary of Accommodation

ABOUT THE PROPERTY

- * A delightful, farmhouse property set within a generous garden plot and with a djoin land, about 8.4 acres in total.
- * It offers spacious family accommodation yet with considerable scope to further improve / re-model / extend (subject to any appropriate consents).
- * Central entrance hallway with quarry tiled floor off which is located, to one side, a lounge and, to the other, a large dining room with kitchen and conservatory beyond.
- * Lounge with two windows to the front elevation and a wood burning stove recessed within chimney breast and resting on a slate hearth.
- * Large family dining room with steps leading down to a bathroom to the rear of the property.
- * Both the lounge and the dining room have timber beamed ceilings
- * Farmhouse kitchen fitted with a good range of units and with ample space remaining for a dining table.
- * Conservatory located off the kitchen and enjoying a view looking out over the forecourt area and onto the garden.
- * Bathroom to the ground floor with bath and separate shower
- * Large utility room accessed from the kitchen with much additional storage and space / plumbing for a washing machine.
- * To the first floor are four double bedrooms; bedroom three links into bedroom four.

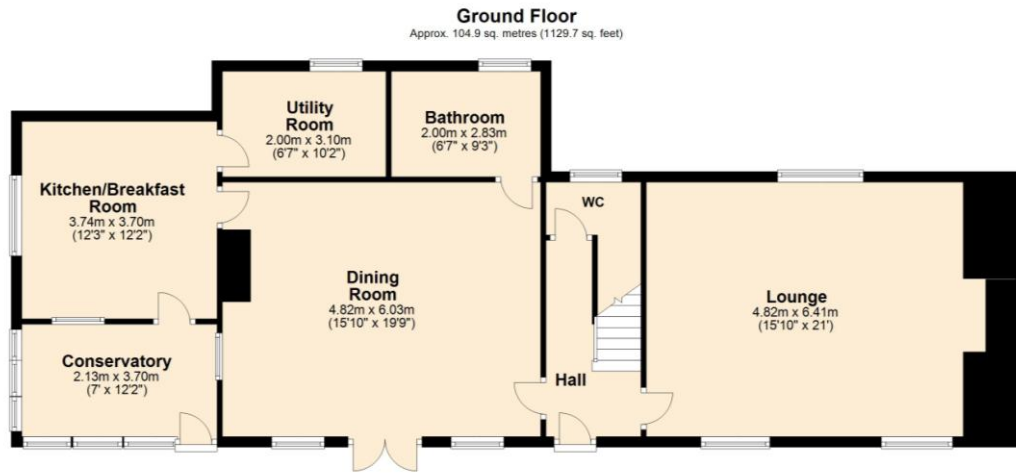
GARDENS AND GROUNDS

- * Duffryn Lloff is approached via a long driveway from the hamlet, the drive being shared, in part, with 'Duffryn Lloff Bams'.
- * A public footpath runs over an initial 50 yard section of this driveway.
- * Fronting the property is a large, well tended lawn and beyond this is land belonging to the property.
- * Additional land, also belonging to the property, is to the eastern side of the driveway.
- * The rear boundary of the property backs onto the 9th hole of the Welsh National Golf Course at the Vale Resort.
- * Very sizeable timber outbuildings of approx. max.m xm (about.....sq.ft is also included in the sale.

TENURE AND SERVICES

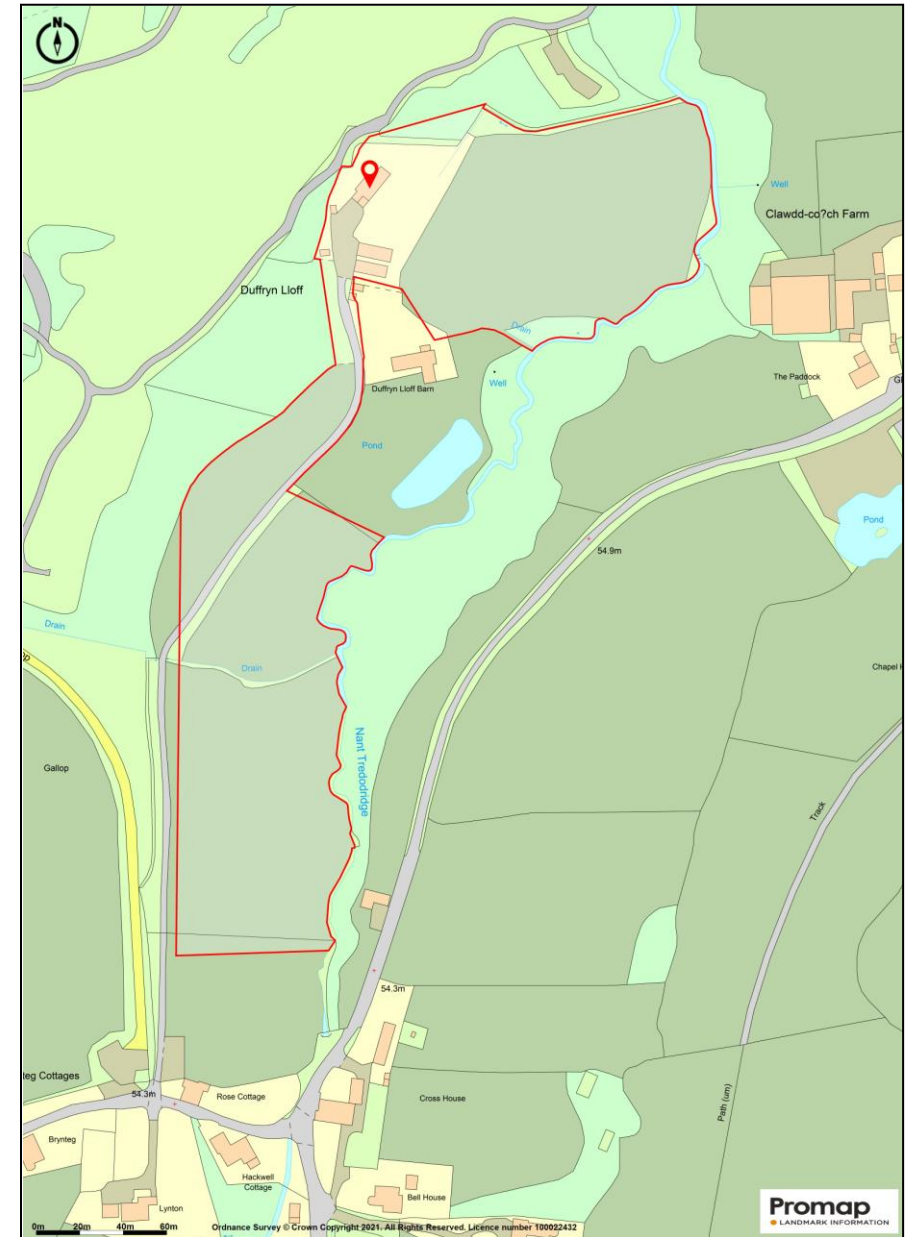
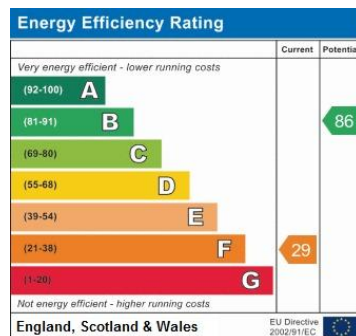
Freehold. Mains electric and water connect to the property. Oil fired central heating. Cesspit drainage.





Total area: approx. 173.1 sq. metres (1863.1 sq. feet)

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



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.



Bridgend

T 01656 644 288

E bridgend@wattsandmorgan.wales

Cowbridge

T 01446 773 500

E cowbridge@wattsandmorgan.wales

Penarth

T 029 2071 2266

E penarth@wattsandmorgan.wales

London

T 020 7467 5330

E london@wattsandmorgan.wales



@WattsandMorgan



wattsandmorgan



wattsandmorgan.wales

