



New Mill Farm, Nr Bryncethin
Bridgend, CF35 6DN





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£725,000 Freehold

5 Bedrooms : 2 Bathrooms : 4 Reception Rooms

Dating back as far as the early 1500's, Watts & Morgan are delighted to present to the market this detached farm house located in a semi-rural hamlet on the outskirts of Bryncethin offering exceptional style throughout. Occupying a peaceful plot, sitting within a third of an acre with land adjoining of just over 1 acre with a paddock, lean-to stables and storage. Accommodation comprises; entrance porch, a superb kitchen opening to orangery dining space with wonderful views over rear garden, a laundry room, ground floor shower room, spacious lounge and a study. First floor landing, three double bedrooms, master bedroom with en suite bathroom and a family bathroom. Second floor offering a versatile reception room or further double bedroom (subject to necessary planning consents). Externally enjoying ample private parking via an electric gate with a garage/barn and two stables. Further enjoying a wrap around garden offering two expansive lawns, a patio area with built in pizza oven and BBQ and a garden room. EPC rating D.

- Bridgend Town Centre 4.1 miles
- Cardiff City Centre 22.0 miles
- M4 (J36) 2.7 miles

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Summary of Accommodation

GROUND FLOOR

Entrance via a split bam style door into the entrance porch offering flags tone flooring with a handcrafted boots storage bench and storage cupboard.

A door leads through to the open-plan bespoke, handcrafted kitchen/dining room which has been fitted with a range of shaker style wall and base units with granite work surfaces and a co-ordinating island. Appliances to remain include; frees standing gas fired Aga, 'Smeg' dishwasher to remain and space for a fridge/freezer (available by separate negotiation). Further features include French style 'Iroko' oak windows and vintage oak flooring. The dining area offers space for dining table and chairs, continuation of vintage oak flooring and exposed beams. The most recent addition to the property is a hardwood orangery open to the kitchen/dining room which enjoys tiled flooring, power supply and French doors leading to the rear garden.

The laundry room offers base units for storage, space for white goods, a stainless-steel sink unit, flags tone flooring and houses the wall mounted boiler.

The ground floor shower room offers a walk-in shower cubicle, wash hand basin set within a vanity unit and WC.

The lounge is a fantastic sized reception room which sits within the original part of the property and enjoys two original fireplaces one with dual fuel wood burner, an original bread oven, original stone surround and a flags tone hearth. Further offering vintage oak flooring, an original front door leading to the courtyard and French style 'Iroko' oak windows to the front elevation.

The spacious home office/additional versatile reception room offers vintage oak flooring, windows to the rear elevation and a sizeable cupboard for storage.

FIRST FLOOR

The first floor landing offers carpeted flooring, French style 'Iroko' oak windows, recessed spotlights, a carpeted staircase to the second floor and access to the floored attic space benefitting from a Velux window.

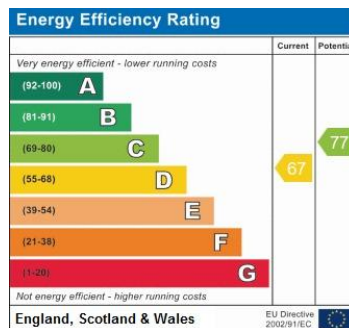
The master bedroom is a superb sized double bedroom offering vintage oak flooring with French style 'Iroko' oak windows and exposed beams. Leads into a 3-piece en-suite bathroom comprising; oval bath with telephone mixer shower tap, wash-hand basin set within a vanity unit and WC. Further features include continuation of vintage oak flooring, a cupboard for storage and wardrobes to remain.

Bedroom two, originally two bedrooms which could easily revert back, is located to the front of the property and enjoys carpeted flooring, windows to the front elevation enjoying views over the land and ample space for freestanding furniture.



New Mill Farm
 Total Area: 303.1 m² / 3262 ft² (Excluding Floored Attic, Eaves & Outbuilding)
 All measurements are approximate and for display purposes only.

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.



Bedroom three is a spacious double bedroom offering carpeted flooring, ample space for freestanding furniture and two windows overlooking the rear garden.

Bedroom four is a further good sized double bedroom offering carpeted flooring, a window to the front elevation and a cupboard for storage. The family bathroom has been fitted with a 4-piece suite comprising double walk-in shower cubicle with rainfall shower over, freestanding roll top bath with mixer shower tap over, wash-hand basin set within a vanity and WC. Further features include hardwood vintage oak flooring, an obscured window to the rear elevation, Victorian radiator and a built-in storage cupboard housing the hot water cylinder.

SECOND FLOOR

The second floor offers space for a versatile reception room or a further bedroom (subject to necessary planning) and enjoys laminate flooring, Velux windows, eaves storage and a built-in wardrobe.

GARDENS AND GROUNDS

New Mill Farm is accessed off the A4061 onto a shared access lane which leads to a private electric-gated driveway providing off road parking for several vehicles, a garage/barn and two stables.

The property enjoys beautifully landscaped gardens and grounds which wrap around the property, a sizeable flagstone patio with built-in pizza oven and barbecue, two ponds, a greenhouse (offered by separate negotiation) and a garden room ideal for garden furniture.

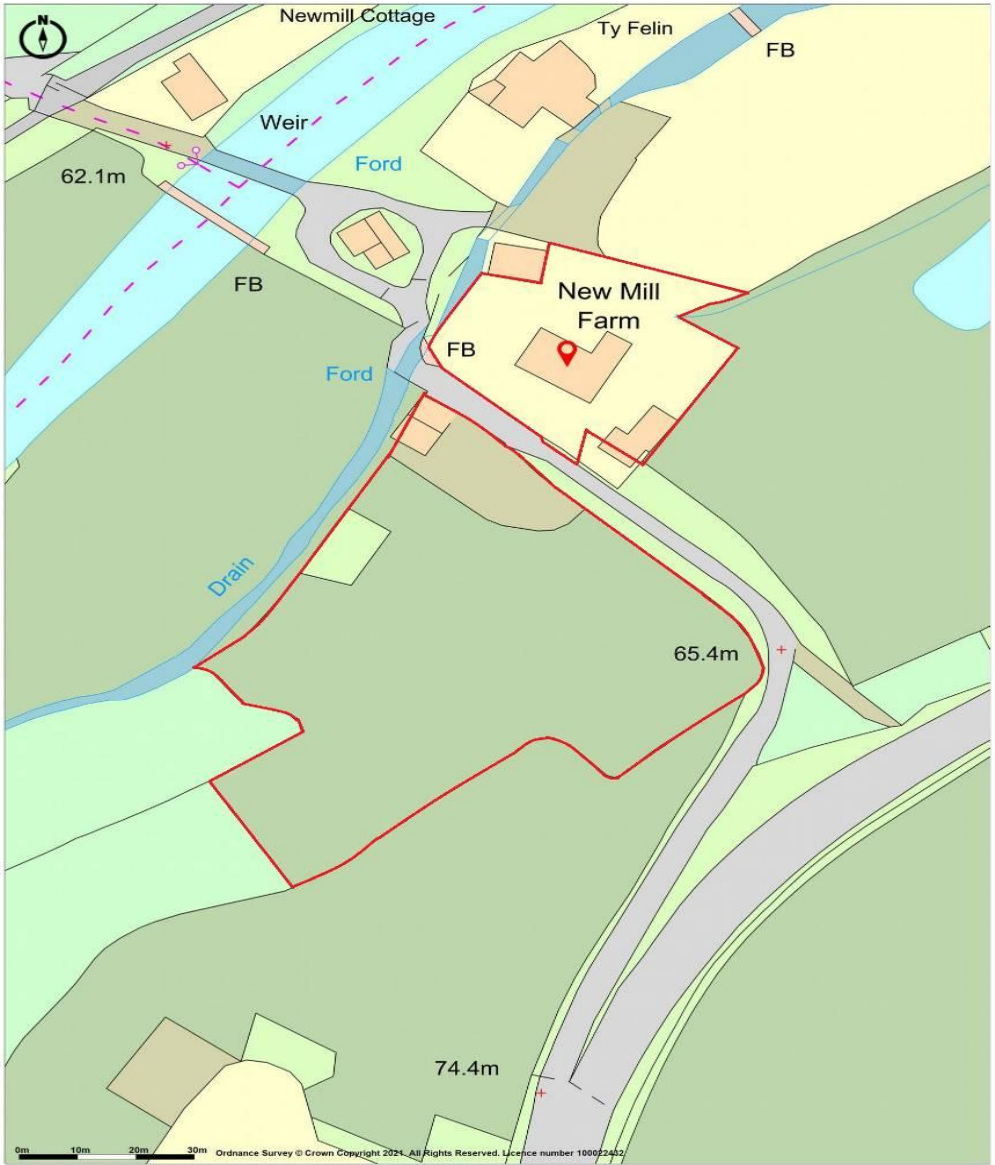
Adjacent to the property and included within the property is 1.1 acres of field/paddock with yard, two lean-to stables and a storage container.

SERVICES AND TENURE

All mains services connected. Cesspit Drainage. Free hold.

NOTE

There is an existing drawback provision within contract whereby if you sell the property for development, you will pay the seller 50% of the difference between the development value and its current value. The development period is 80 years. Please note this applies where the barn and stables lie.



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