



Old West Farm House, West Road  
Nottage, Porthcawl, CF36 3SS









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£675,000 Freehold

**4 Bedrooms : 2 Bathrooms : 2 Reception Rooms**

Watts and Morgan are delighted to present to the market this characterful detached Farmhouse located in the heart of Nottage Village, Porthcawl occupying a sizeable plot. The spacious accommodation comprises; entrance porch, kitchen/dining room, lounge, sitting room & WC/cloakroom. First floor landing, master bedroom with en-suite shower room, three further double bedrooms and a family bathroom. Externally enjoying a private driveway with ample off-road parking and lawned front and rear gardens with a patio courtyard. Further offering outside stores and a utility. Being sold with no on-going chain. EPC rating 'E.'

- Porthcawl Town Centre 1.2 miles
- Cardiff City Centre 28.9 miles
- M4 (J37) 2.6 miles

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## Summary of Accommodation

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### GROUND FLOOR

Entrance via an open slate porch with flags tone flooring through an arched oak door into;

The lounge is a spacious, characterful reception room offering an 'Ingenook' fireplace set on a flags tone hearth with exposed stonework which includes the original bread oven and freestanding wood burning stove. Further features include, original wooden beams to the ceiling, two deep silled uPVC double glazed windows to the front elevation, solid oak wood flooring and a staircase to first floor landing. Double multi-paned doors open into the kitchen/dining room.

The kitchen/dining room has been fitted with a range of beech wall and base units with granite work surfaces and a co-ordinating island. Integral appliances to remain include; oven and grill, a five ring gas hob with extractor hood over and dishwasher. Further offering a one and a quarters sink unit with mixer tap over, tiled splashback, slate tiled flooring, a window to the rear elevation overlooking Nottage Village and a uPVC window with solid oak stable door to the side elevation that opens to the side garden. Space and plumbing has been provided for a fridge/freezer. The dining area offers continuation of slate tiled flooring, exposed stone wall and ample space for freestanding furniture.

The sitting room is accessed from the lounge and offers carpeted flooring, two uPVC double glazed windows to the front and side elevations both fitted with roller blinds and an oak staircase to the first floor landing.

The ground floor WC/d oakroom has been fitted with a two piece suite comprising; WC and a wash hand basin set within a vanity unit. Further features include; fully tiled walls, tiled flooring, a heated towel radiator, exposed feature stonework and a uPVC window to the rear elevation.

The boot room/side porch offers space for doaks and boots, with two velux roof windows, slate flooring and provides access to the rear elevation.

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### FRIST FLOOR

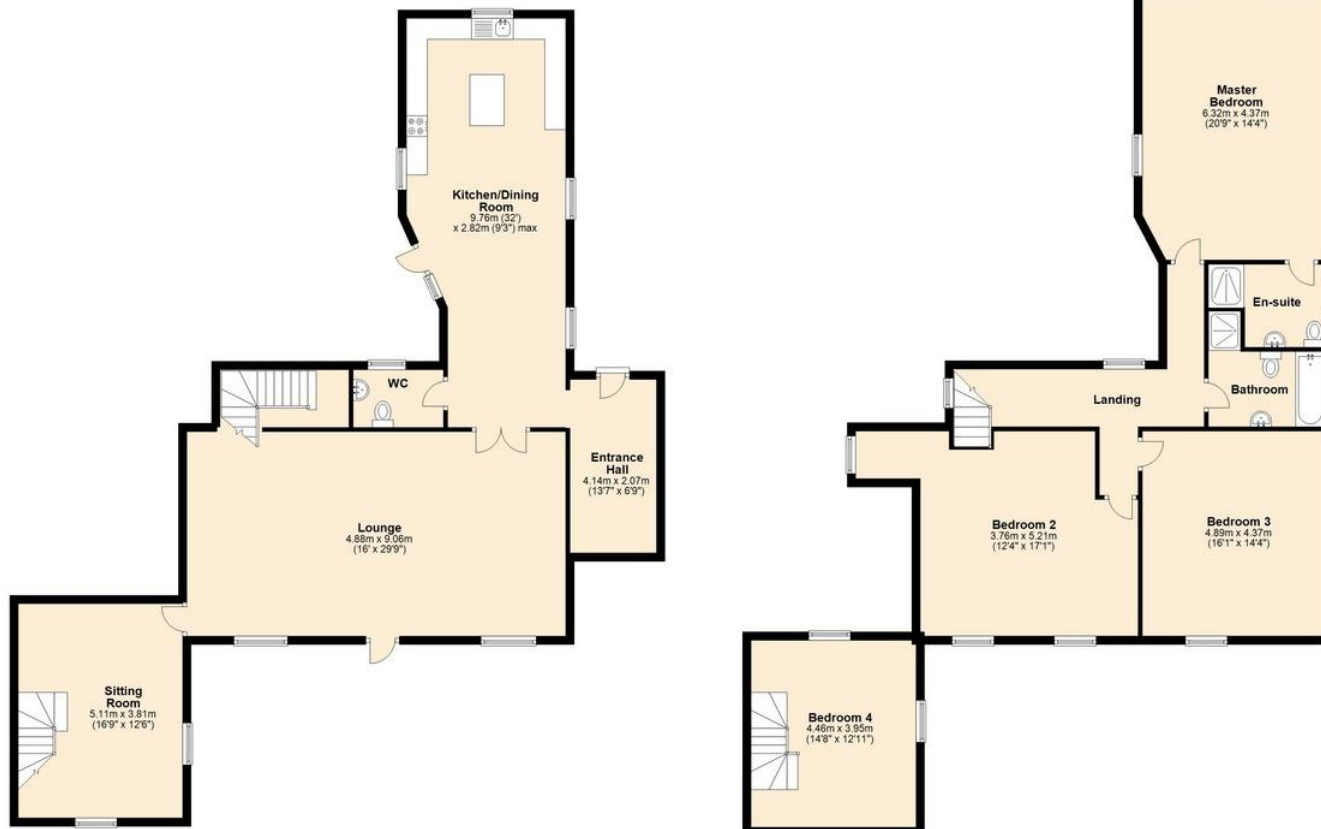
Bedroom four is accessed from the sitting room and is a spacious double bedroom enjoying carpeted flooring, pitched beamed ceiling, a Velux window and two uPVC windows with fitted roller blinds.

Separate from bedroom four, the first floor landing offers a half turn stairs from the lounge to a split level landing offering carpeted flooring, a uPVC window to the side elevation fitted with a roller blind and a pitched ceiling.



**First Floor**  
Approx. 116.9 sq. metres (1258.5 sq. feet)

**Ground Floor**  
Approx. 114.4 sq. metres (1231.0 sq. feet)



Total area: approx. 231.3 sq. metres (2489.5 sq. feet)  
Plan produced by Watts & Morgan LLP.  
Plan produced using PlanItP.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

The master bedroom is a generous sized double bedroom and enjoys a vaulted beamed ceiling with spotlights, two Velux roof windows and two uPVC windows both fitted with roman blinds and carpeted flooring.

Leading into the fully tiled 3-piece en-suite shower room comprising; walk-in shower cubide, wash hand basin set within a vanity unit and WC.

Bedroom two is a good-sized double bedroom enjoying carpeted flooring, two uPVC windows to the front elevation fitted with roller blinds and space for freestanding furniture.

Bedroom three is another double bedroom enjoying laminate flooring and a uPVC double glazed window to the front elevation.

The family bathroom has been fitted with a 4-piece suite comprising; panelled bath with shower over, walk-in shower cubide, wash hand basin set within a vanity unit and WC. Further features include; pitched beamed ceiling, a Velux window and tiled flooring.

**GARDENS AND GROUNDS**

Old West Farm House is situated on a good sized plot in the heart of Nottage Village in the popular sea-side town of Porthcawl.

The front double gates open onto a driveway and provide ample off road parking along with a double gate to the rear elevation that provides an additional parking space.

A side gate provides access into the front garden that is mainly laid to lawn with borders of mature shrubs, plants and trees. There is also an old well at the property. A gate provides access into the side garden again that is mainly laid to lawn with mature shrubs, plants and trees. The patio courtyard area laid to flagstones with an open porch over. There are several outbuildings off the courtyard, one houses the gas central heating boiler and the second is an outside WC. There is also an outside store with power and light connected and a further store at the bottom of the garden.

**LAUNDRY ROOM / STORAGE ROOM**

The laundry room/storage room is a large separate building, currently utilised as a utility room which offers base units, a sink unit, plumbing for washing machine and full power supply.

**NOTES**

We have been advised that there is a right of way through the parking area to the side of the property. This is for the tenant of the adjoining paddock.

**SERVICES AND TENURE**

All mains services connected. Freehold.





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