



Ysgubor Goch ,
Llandough, Nr Cowbridge, Vale of Glamorgan, CF71 7LR





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Price on application Freehold

6 Bedrooms : 3 Bathrooms : 4 Reception Rooms

A simply outstanding barn conversion in this much sought-after village and enjoying superb views over farmland. This characterful property has highly adaptable accommodation of close to 6,000sq.ft and is set within a plot of 0.8 of an acre. Living room, kitchen with flagstone flooring, family room and additional study. Six bedrooms including master bedroom suite. Garden room with sedum roof looking out over the rear garden. Courtyard garden to front; considerably larger garden to rear. Ample parking; garage space with parking, gym / home office and cloakroom beyond.

Directions

From our Cowbridge Office, travel along Eastgate and at the traffic lights turn right onto St Athan Road. Pass out of Cowbridge, down the steep hill and as the road begins to rise again take the right-hand turn signposted for Llandough. Travel over the river bridge, up the hill and bear left. Continue for a further 400 yards to find Ysgubor Goch to your right, set back from the village lane and accessed via a track

- Cowbridge 1.6 miles
 - Cardiff City Centre 13.5 miles
 - M4 (J35, Pencoed) 7.8 miles
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Your local office: Cowbridge

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Summary of Accommodation



ABOUT THE PROPERTY

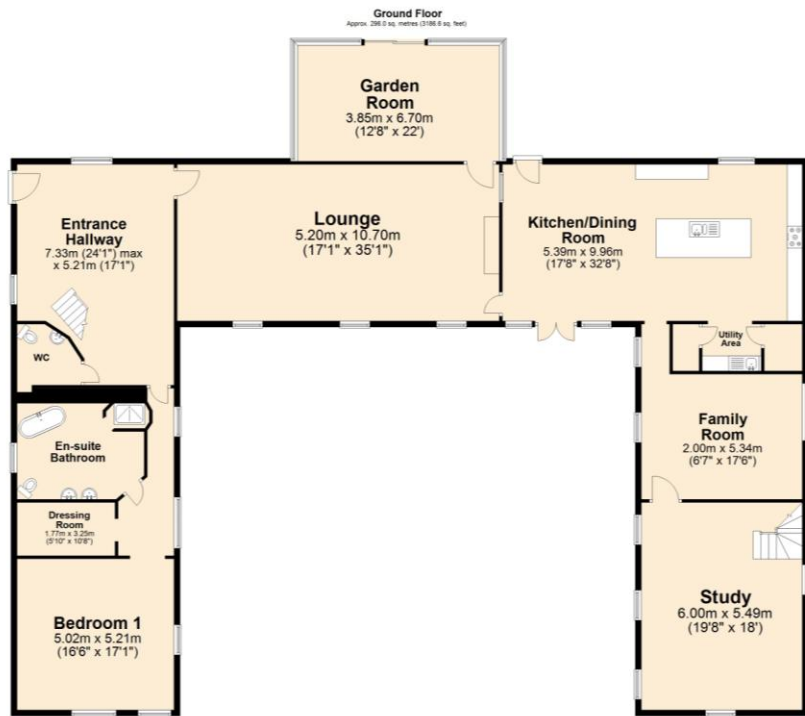
- * A simply outstanding barn conversion dating from 1880 located in this most sought after of Vale Villages close to Cowbridge.
- * With highly adaptable, extremely spacious accommodation of close to 6,000sq.ft and set on a plot of about 0.8 of an acre.
- * The property has been thoughtfully created by the current owners and effortlessly blends immense character with modern, simple design.
- * A galleried entrance hall with flagstone flooring from which a staircase leads to bedrooms and to ground floor master suite with a further door leading into the family lounge with additional accommodation beyond.
- * Family lounge with oak flooring open to the pitch of the ceiling with a most impressive, exposed stone chimney breast created from cobbles salvaged from the original farm yard.
- * From here, windows look into the courtyard garden whilst a doorway opens into the garden room and a further doorway leads into the kitchen/diner.
- * Garden room is a more modern extension to the property with sedum roof. It is glazed to three sides and enjoys views looking out over, and opens to, the rear garden.
- * Kitchen-dining room is another most impressive room, again open to the pitch of the ceiling. It has flagstone flooring and a bespoke handcrafted kitchen with Welsh slate work surfaces and a matching central island partly with slate and partly with wooden tops.
- * Electric 4-oven Aga, American-style fridge-freezer and fully integrated dishwasher are to remain with space remaining for unit fridge freezer. There is ample space remaining for a good, family size dining table.
- * French doors lead from here to the front courtyard garden; a stable door leads to the rear garden area.
- * Neat utility area is located off the kitchen.
- * A door links from the kitchen to a family sitting room beyond which is a study.
- * Study includes a staircase to the first floor 'eastern wing' of the property with two double bedrooms both sharing use of a shower room.
- * Master bedroom suite to the lower ground floor of the western wing features a sizeable master bedroom, dressing room and contemporary bathroom with freestanding bath and walk-in shower wet room area.
- * To the first floor of the western wing are three double bedrooms all of these having use of a modern bathroom suite.

GARDENS AND GROUNDS

- * Ysgubor Goch, originally known as Great House Farm Bams, is accessed from the village lane over a track shared with Great House Farm, one other neighbour and a farm beyond.
- * To the western side there is a forecourt parking area whilst, to the eastern side, there is additional parking and access into the garage block.
- * Garage is a sizeable space detached from the main property and including an initial parking area with a further room beyond currently used as a home gym/study/work space. It includes a cloakroom/WC and a store.
- * Immediately fronting the property and enjoying a great southerly aspect is a courtyard garden enclosed to three sides by Ysgubor Goch itself and, to the front, by chest high walling with centrally positioned timber 5-bar gates.
- * To the rear of the property is a substantially larger enclosed garden, mainly laid to lawn and screened by mature hedging. It includes various paved seating areas and, to one corner, a productive vegetable patch.
- * There is access to the garage block from the garden.
- * Gardens and grounds are of about 0.8 of an acre in total.

TENURE AND SERVICES

Freehold. Mains electric and water connect to the property. Electric fired Aga. Biomass/(wood pellet fired) boiler. This boiler an associated Hopper adjoins the garage block. Solar panels provide supplementary electric and a 'feed



Total area: approx. 453.4 sq. metres (4880.7 sq. feet)



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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