



Lower Farmhouse, Llysworney
Cowbridge, Vale of Glamorgan, CF71 7NQ





Lower Farmhouse

Llysworney, Near Cowbridge
Vale of Glamorgan, CF71 7NQ

£1,295,000 Freehold

5 Bedrooms : 3 Bathrooms : 4 Reception Rooms

- An exceptional family home in a beautiful village location. Extremely generous accommodation finished throughout in an elegantly understated style.
 - Stunning kitchen-dining-family room • Living room
 - Sitting room • Study • Utility room • WC
 - Five double bedrooms; two of which are en-suite & a further family bathroom.
- Gardens & Grounds;
- Ample parking • Double garage • Expansive paved terrace & lawned gardens • Further stone-built workshop & log store.
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Directions

From our High Street Offices travel in a westerly direction along the A48 towards Bridgend. After approximately one mile, take the left hand turn at Pentre Meyrick crossroads and head into Llysworney. On entering the village, turn right opposite The Carne Arms Public House and, after a further 100 yards, bear right towards the Church and the Village Pond. Pass both these and bear left after the play park. Lower Farmhouse will be the second house on your left.

Your local office: Cowbridge

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Summary of Accommodation

SITUATION

The property is situated in beautiful countryside, to the centre of the conservation village of Llys worney in the heart of the Vale of Glamorgan within 5 mins drive of the historic market town of Cowbridge with excellent schools, shops and social activities. Llys worney is a delightful village with a great sense of community, Norman church, duck pond, pub and playground, in catchment area of Cowbridge schools.

ABOUT THE PROPERTY

In an outstanding location, this unique family home has been sympathetically remodelled and comprehensively modernised in recent years with thoughtfully considered, quality materials and fittings throughout, including limestone floors to the ground floor and bespoke carpentry. Retaining much character, Lower Farmhouse offers extensive and highly adaptable accommodation including a variety of reception rooms. To the rear of the property is a kitchen-dining-family space, the new heart of the home with a central, hand-crafted kitchen with all modern conveniences. The family area provides a cosy space with a feature log burner and the dining area provides a further open-plan entertaining space with large patio sliding doors leading to the rear garden.

To the first floor are five double bedrooms, two of which are en-suite. The master bedroom features a stunning en suite bathroom and further dressing room. The first floor also benefits from a modern family bathroom.

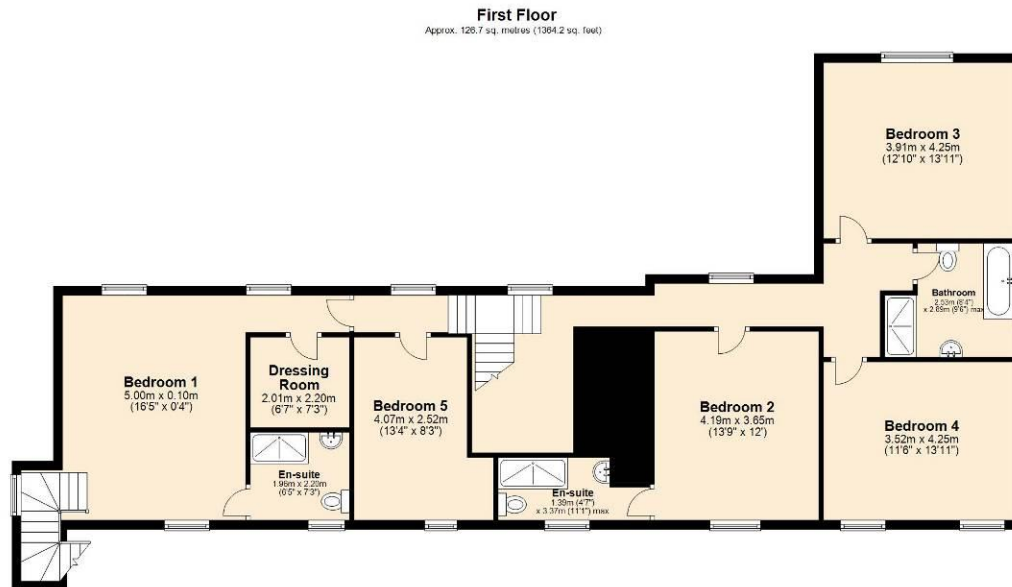
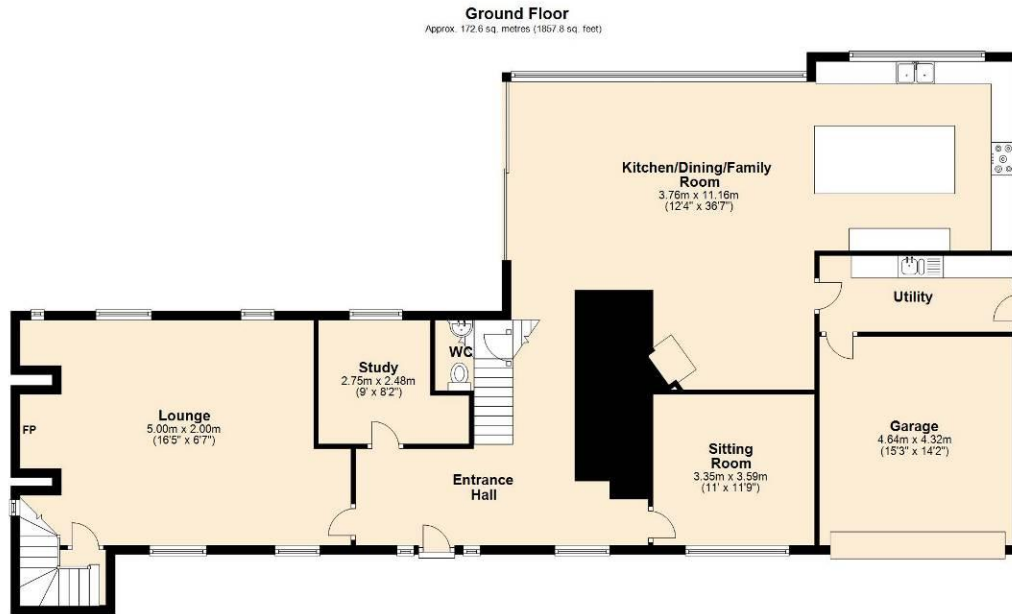
GARDENS AND GROUNDS

A stone wall borders the front of the property, there is ample parking, leading to a double garage with stable doors. The front garden also benefits from a large lawned garden.

A flagstone paved terrace is accessed primarily from the kitchen-living-dining rooms and is a lovely entertaining space. Beyond this is a lawned garden with fruit trees and a variety of mature shrubs. The garden also includes a stone built outbuilding & log store.

TENURE AND SERVICES

Freehold. Mains electric, water and sewerage connect to the property. Biomass/(wood pellet fired) boiler.



Total area: approx. 299.3 sq. metres (3222.0 sq. feet)

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		53
(21-38)	F	27	
(1-20)	G		
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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