



**The Granary, Bonvilston**  
Vale of Glamorgan, CF5 6TR





The Granary

POST

# The Granary, Bonvilston, Vale of Glamorgan, CF5 6TR

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**Guide Price: £850,000** Freehold

**5 Bedrooms : 4 Bathrooms : 4 Reception Rooms**

- An impressively modern barn conversion, immaculately presented with exceptional style throughout.
- To the ground floor; Entrance hallway, master bedroom benefitting from an en suite & dressing room, four further double bedrooms; two of which are en-suite, a further family bathroom & utility room.
- To the first floor; is an superb open-plan living space; with a stunning integrated kitchen, living room, dining room & family room.
- Gated driveway with ample forecourt parking, substantial terrace with patio, artificial lawn & pergola. To the rear there is further lawned garden.

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## Directions

From our Cowbridge Office, travel along the A48 in an easterly direction towards Cardiff. Pass both 'The Aubrey Arms' and 'The Old Post' public houses and enter the village of Bonvilston. Pass the Village Shop and Church - both to your left, continue past the turning to Maes Y Ffynnon, beyond this on your left you will arrive at a set of electric gates which lead to The Granary.

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**Your local office: Cowbridge**

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## Summary of Accommodation

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### ABOUT THE PROPERTY

- \* An impressive modern barn conversion, immaculately presented with exceptional style
- \* Entrance hall with floor to ceiling glazed windows, tiled flooring, solid oak staircase leading to the first floor & a handy storage cupboard
- \* To the first floor is a spectacular open-plan principal living space;
- \* The living room is spacious with double doors leading on to the terrace
- \* Opening into the high specification kitchen with solid quartz worktops
- \* Fitted appliances to remain including: double oven/grill, induction hob, fridge/freezer & dish washer
- \* Opening into a versatile family room with bi-fold doors leading to the terraced garden
- \* A further reception room is currently utilized as a formal dining room
- \* To the ground floor are five generous bedrooms, with four impressively finished bathrooms;
- \* Master bedroom with en-suite bathroom and fitted dressing room
- \* Second double bedroom with double fitted cupboards and double doors to the rear garden
- \* Third double bedroom with en-suite shower room
- \* Fourth double bedroom with en-suite shower room & storage cupboard
- \* A study utility room compliments the ground floor accommodation
- \* Garage with electric door, providing ample space for parking, storage & an at home gym

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### GARDENS AND GROUNDS

- \* Electric gates lead to this exclusive development of four properties
- \* Fronting the property is a very generous parking area with ample space for a number of cars.
- \* From this area there is access to a large double garage with power connected.
- \* The primary terrace can be accessed from either the primary living room or the family room
- \* The substantial terrace is landscaped with a patio & artificial lawn
- \* A further decked area & pergola provides ample space for entertaining
- \* To the rear of the property is a further external space with principal patio and lawned area

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### TENURE AND FREEHOLD

Freehold. All mains services connect to the property. Gas fired central heating. Underfloor heating throughout.

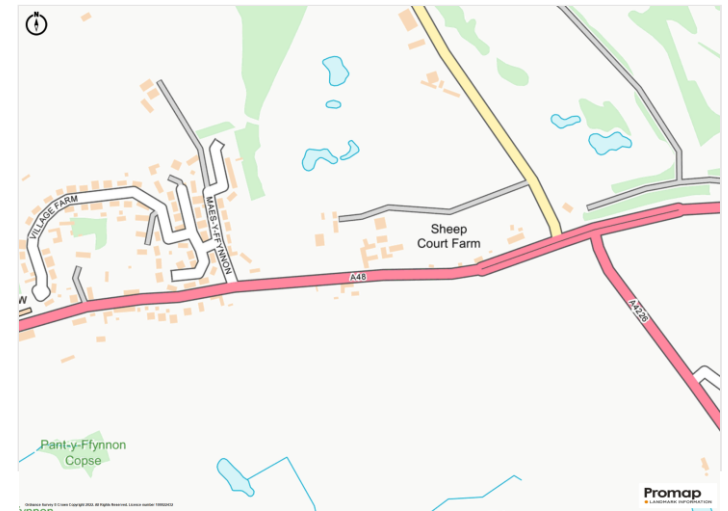
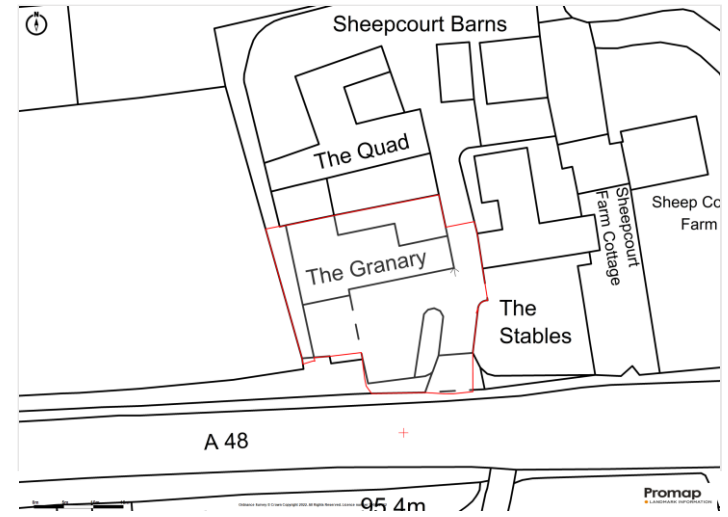
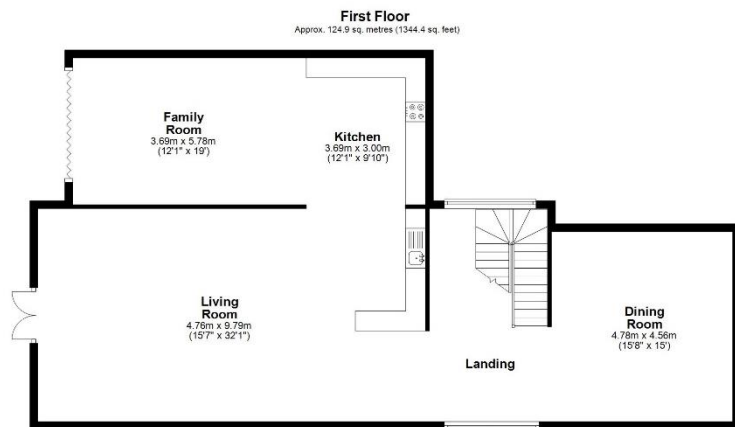
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Total area: approx. 361.6 sq. metres (3892.3 sq. feet)

Plan produced by Vinta & Morgan LLP  
Plan produced using Planific.



EPC graph to be inserted

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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