



Trem-Y-Fro, Bonvilston,
Vale Of Glamorgan, CF5 6TR





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Offers in excess of: **£1,100,000** Freehold

**5 Bedrooms : 4 Bathrooms : 3 Reception Rooms
1 Bedroom Self-Contained Annexe**

A substantial five bedroom property, set within approximately 10 acres of mature gardens and grounds in the highly regarded village of Bonvilston. Enjoying an elevated position surrounded by stunning countryside views; to include four paddocks, barn, six stables, pond and all-weather ménage. The accommodation comprises; entrance hallway with cloakroom, principal lounge, farmhouse kitchen with pantry leading into superb dining room with French doors to patio area, and utility/boot room. Annexe with living area, utility, shower room and en-suite bedroom. First floor with master suite, three further double bedrooms, single bedroom and bathroom with roll-top bath. No ongoing chain. EPC RATING: E.

Directions

From our High Street Office proceed in an easterly direction towards Cardiff, along the A48. Just before reaching the Aubrey Arms Public House on your right; turn left onto Greenway Road. Continue up the hill taking the third left turn onto the private lane whereby the property can be found a few yards on your left.

- Cowbridge Town Centre 4.8 miles
- Cardiff City Centre 11.4 miles
- M4 (J33) 10.8 miles

Your local office: **Cowbridge**

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Summary of Accommodation

ABOUT THE PROPERTY

- * A broad oak door opens into the entrance hallway with flagstone flooring with 2-piece doakroom serving the ground floor. An inner hallway offers exposed timber floorboards with staircase leading to the first floor with large under stairs storage cupboard.
- * The principle lounge is a light and airy south-facing room with oak doors providing access onto the patio area; a central feature to the room is the multi-fuel freestanding burner set on a slate hearth with oak mantel piece.
- * The kitchen has been fitted with a range of traditional shaker farmhouse cream wall and base units with central island and solid butchers block work surfaces. On offer and to remain is a freestanding oil-fired Aga, fridge, dishwasher plus large pantry cupboard.
- * Flagstone steps lead up to a superb dining room with vaulted ceiling, exposed floorboards and French doors open onto the south and east facing patio areas.
- * A utility/boot room with plumbing facilities, Belfast sink and barn door provides rear access.
- * First floor landing with vaulted ceiling, Velux windows and loft hatch. Bedroom One is a superb dual aspect room with elevated south facing views across the Bristol Channel and over rolling countryside with walk-through fitted dressing area and its own fully tiled en-suite shower room.
- * Three further double bedrooms are offered to this floor, each with eaves storage and a single bedroom.
- * The family bathroom is presented with a 3-piece traditional white suite with traditional panelled walls and freestanding roll up bath.

ANNEXE

- * Accessed from the hallway is a self-contained generous annexe with its own enclosed west-facing garden comprising; living room, utility, double bedroom with dressing room and en-suite plus additional bathroom.

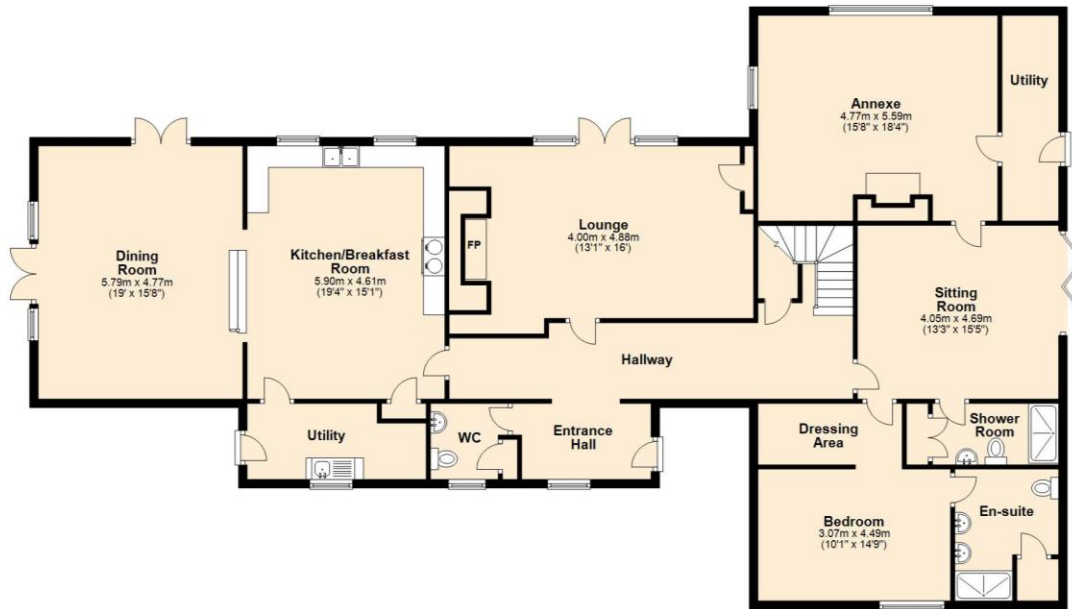
ADDITIONAL INFORMATION

Freehold. Cesspit drainage. Oil-fired central heating. Mains electricity and water. Council Tax Band; I. Vehicular right of access is provided to Trem-Y-Fro and a public footpath runs past the stables through the yard/south field. Approx four acres of the grounds are currently utilised as a successful glamping business (available via separate negotiation).

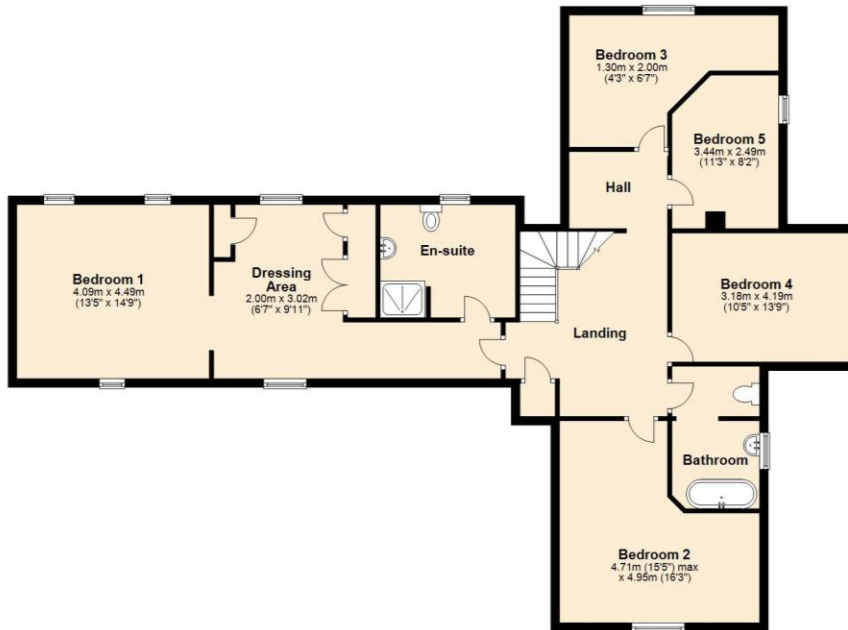
PROCEEDS OF CRIME ACT 2002

Watts & Morgan LLP are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

Ground Floor
Approx. 210.4 sq. metres (2264.7 sq. feet)



First Floor
Approx. 125.6 sq. metres (1352.2 sq. feet)



Total area: approx. 336.0 sq. metres (3617.0 sq. feet)

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

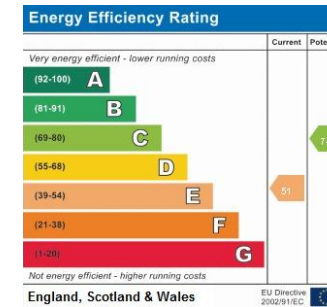
GARDENS AND GROUNDS

*Trem-Y-Fro is approached off a quiet lane through Bonvilston with chipping parking for several vehicles adjacent to the property with additional gated access to the annex.

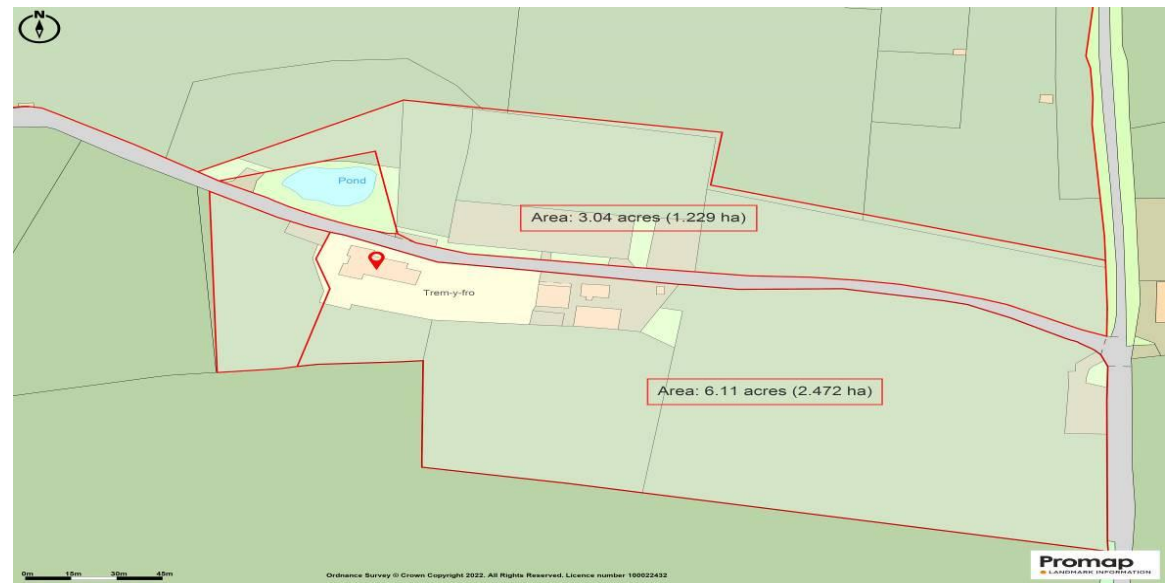
*Set in approx. 10 acres of mature grounds to include; four large paddocks, two smaller enclosed fields plus enclosed pony field, 20m x 60m all-weather surface Olympic size manège with adjoining turn-out area; six stables, tack room plus large barn.

*To the rear of the garden lies an entertaining area with patio offering an abundance of colourful rose bushes, evergreen hedge row and flower borders. This south-facing patio enjoys elevated views over countryside and further across to the Bristol Channel.

*The grounds further extend to include; a tool store and pond with approx. four acres of ground currently operating as a successful glamping business with separate parking facilities, part converted large barn with communal kitchenette/diner/living space and store (could easily be converted back into additional stabling).



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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