



Broadway Farmhouse, 24 Rogers Lane
Laleston, Bridgend County Borough, CF32 0LA





Broadway Farmhouse, 24 Rogers Lane

Laleston, Bridgend

CF32 0LA

£875,000 Freehold

5 Bedrooms : 6 Bathrooms : 6 Reception Rooms

Watts & Morgan are proud to present Broadway Farmhouse, an impressive, beautifully presented property set within approximately 1.85 acres of mature gardens and being sold with no-on-going chain. This semi-rural property is well appointed within the historic village of Laleston which has easy access to road & rail links. Reputedly built in the eighteenth century, Broadway Farmhouse has been significantly extended and sympathetically modernised to provide an aspiring family home. It offers a taste of country living with all the modern conveniences. The property showcases five sizeable reception rooms, an open plan kitchen/dining/living room, an impressive hall, utility, cloakroom & five double bedrooms with three en-suite's and a family bathroom. The property also benefits from a heated indoors swimming pool, changing facilities, generous parking and a double garage.

EPC Rating; 'E'.

Situation

Broadway Farm is a spectacular property located on the desirable Rogers Lane on the outskirts of the Village of Laleston. The village is served by a number of well-regarded restaurants, a local primary school, and post office. A short distance away is the market town of Bridgend which offers a number of retail opportunities and its railway station providing main line railway services to Cardiff, Swansea, and beyond. Also within a short distance is the seaside town of Porthcawl, as well as the picturesque Glamorgan Heritage Coast.

- Bridgend Town Centre 2.9 miles
- Cardiff City Centre 23.1 miles
- M4 (J36) 5.2 miles

Your local office: Bridgend

T 01656 644288

E bridgend@wattsandmorgan.wales





Summary of Accommodation

GROUND FLOOR

- The entrance porch, hall & cloakroom feature solid oak flooring & sweeping staircase.
- The study benefits from a bay fronted window, oak flooring & central fire place with decorative arches.
- The drawing room offers dual aspect bay windows, wood-burning stove & oak flooring.
- The kitchen/dining/sitting room open plan configuration is the focal point of the house, offering an ideal entertaining space.
- The hardwood glazed garden room enjoys open views across the attractive garden.
- The snug is a cosy, versatile reception room with a bay window to the side elevation.
- A sizeable games room leads into a heated indoor swimming pool with changing rooms.

FIRST FLOOR

- The first floor landing is generously sized with French doors opening out to a decorative balcony.
- Featuring 5 large double bedrooms.
- The spacious master bedroom enjoys both en-suite bathroom and dressing area.
- Bedrooms 2 & 3 also have en-suite facilities.
- A large family bathroom servicing bedrooms 4 & 5.
- Bedroom 5 provides access via a pull down ladder to a fully boarded loft with a dormer window.

GARDEN & GROUNDS

- Enjoys a setting of approximately 1.85 acres of gardens
- The mature gardens are beautifully maintained including an attractive natural pond, terraces and lawns.
- A large double garage with a tarmac driveway provides ample parking for several vehicles.

SERVICES & COMMENT

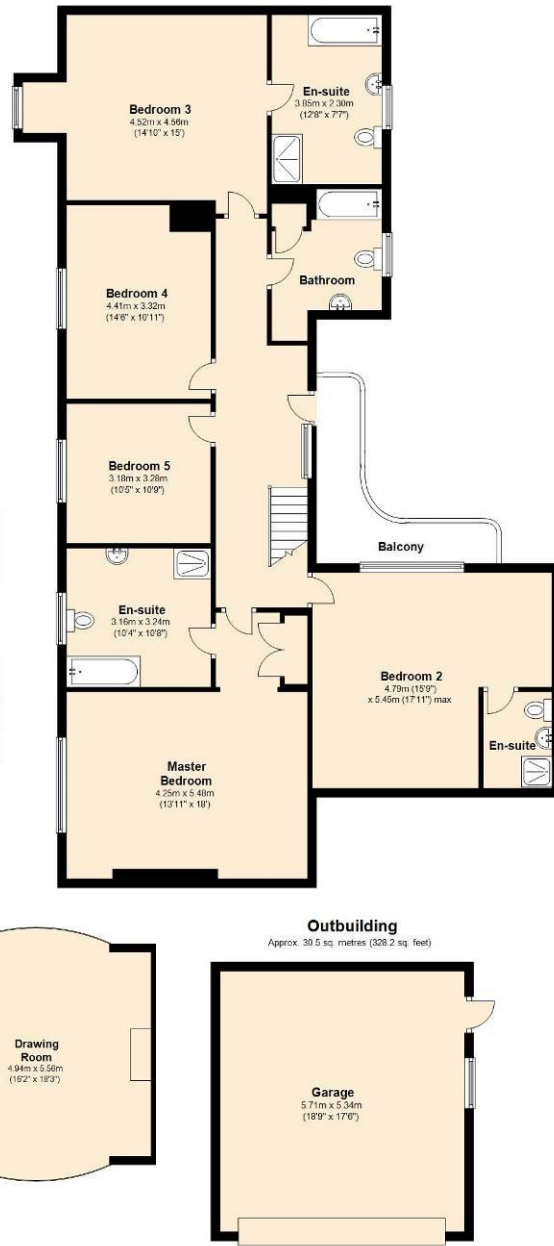
- Oil central heating and mains electric and water supply.
- The property benefits from a gas connection which is not currently utilised.
- Council Tax Band - (I)
- Approx. 11 acres of pasture land, 10 stables, Manège, hay store, tack room and an office are available via separate negotiation.



Ground Floor
Approx. 396.5 sq. metres (4267.4 sq. feet)

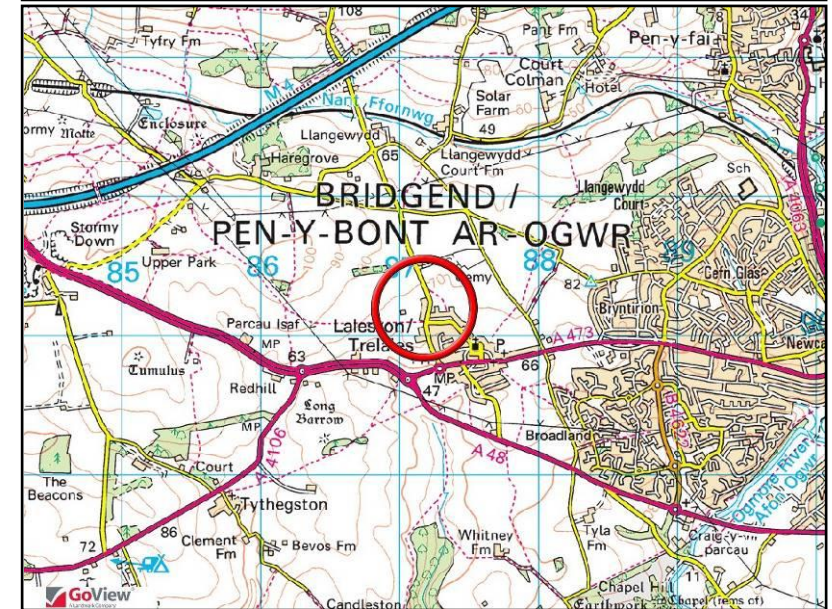
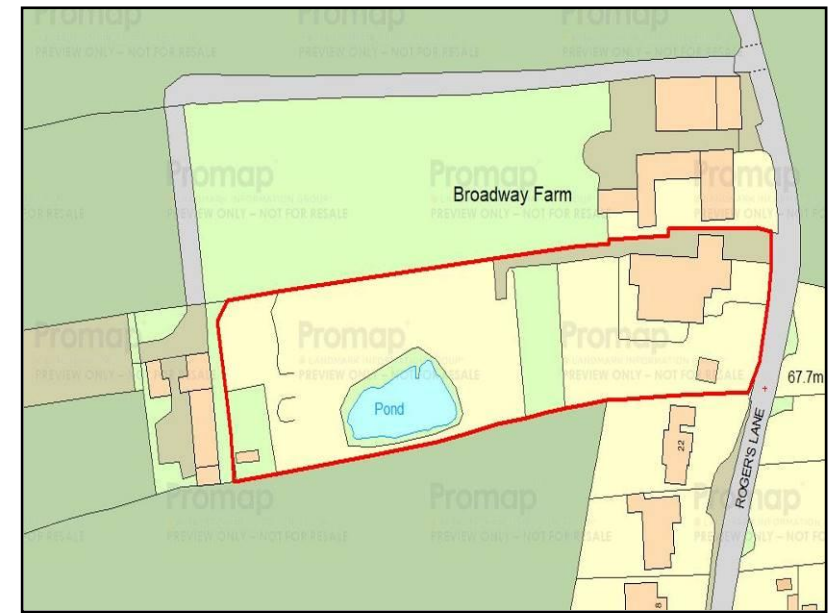


First Floor
Approx. 147.3 sq. metres (1585.2 sq. feet)



Total area: approx. 1451.5 sq. metres (15623.9 sq. feet)

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



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		71	63
	50		42
England, Scotland & Wales	EU Directive 2002/91/EC		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.



Bridgend

T 01656 644 288

E bridgend@wattsandmorgan.wales

Cowbridge

T 01446 773 500

E cowbridge@wattsandmorgan.wales

Penarth

T 029 2071 2266

E penarth@wattsandmorgan.wales

London

T 020 7467 5330

E london@wattsandmorgan.wales



@WattsandMorgan



wattsandmorgan



wattsandmorgan.wales

