



1 Manor Farm Cottage, Tyn-Y-Caeau Lane,  
Newton, Porthcawl, CF36 5SP

**WATTS & MORGAN** 160 YEARS



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**1,300,000** Freehold

**6 Bedrooms : 7 Bathrooms : 3 Reception Rooms**

A rare opportunity to purchase this impressive 3.43 acre self-build property situated on the outskirts of Porthcawl. An ideal investment opportunity, this property is approximately 7,500sqft and is in need of completion. The property composition comfortably accommodates six double bedrooms & four reception rooms. It benefits from a large stone barn (approx. 3,800sqft) with a self contained one bedroom studio and food preparation/storage unit. It further offers beautiful grounds to include; pond, large chicken/duck coop, vegetable garden, orchard and woodland area.

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## SITUATION

Accessed off Tyn Y Caeau Lane, 1 Manor Farm Cottage is an impressive detached property located adjacent to the village of Newton on the outskirts of Porthcawl. The town of Porthcawl offers numerous beaches including the Blue Flag Awarded 'Rest Bay'. Porthcawl Promenade with it's many cafes, bars, & restaurants, harbour, and golf courses are all within easy reach. The town also has four well regarded public & private schools; St Johns, St Clares, & Porthcawl Comprehensive and Primary School are among them.

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## Summary of Accommodation

### GROUND FLOOR CONFIGURATION

Entrance lobby with galleried landing  
 Cloaks cupboard, w/c & services room  
 Sizeable kitchen/breakfast room leading into a garden room with a roof lantern and patio doors  
 Spacious Lounge/family room with limestone open fireplace and patio doors  
 Orangery which could be utilised as a formal Dining room with patio doors  
 Ground floor bedroom with en-suite shower room and patio doors  
 Study & Library room with vaulted ceiling, minster open fireplace and patio doors

### FIRST FLOOR PROPOSAL

Master bedroom suite featuring en-suite bathroom, en-suite wet room, a separate w/c and a spacious dressing room  
 Second bedroom with an en-suite shower room  
 Third bedroom with an en-suite shower room

### SECOND FLOOR PROPOSAL

Landing with airing cupboard and loft storage  
 Two further double bedrooms with en-suite shower rooms

### THE STUDIO / WORKSHOP CONFIGURATION

One bedroom studio with mezzanine floor, kitchenette, w/c and dark room  
 Workshop with staircase leading to first floor storage and a w/c  
 Preparation/storage room with w/c.

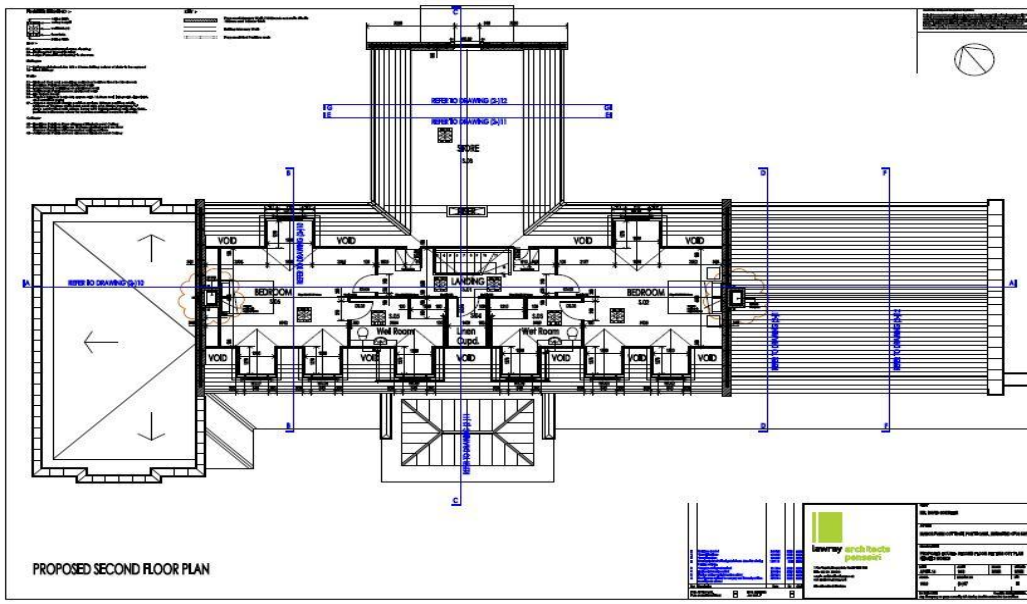
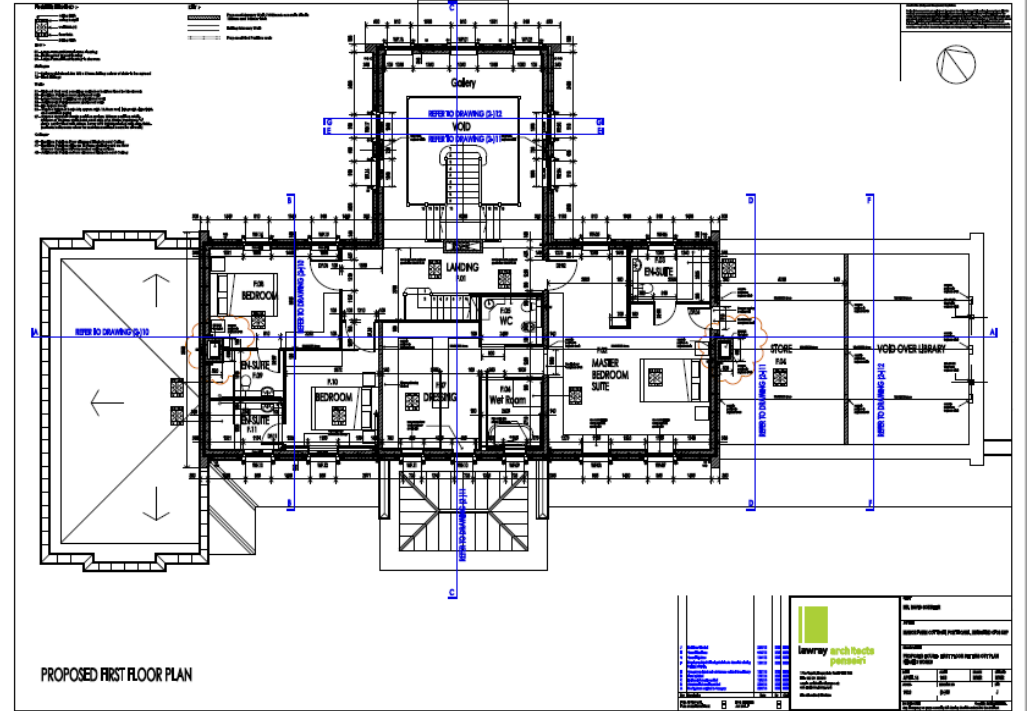
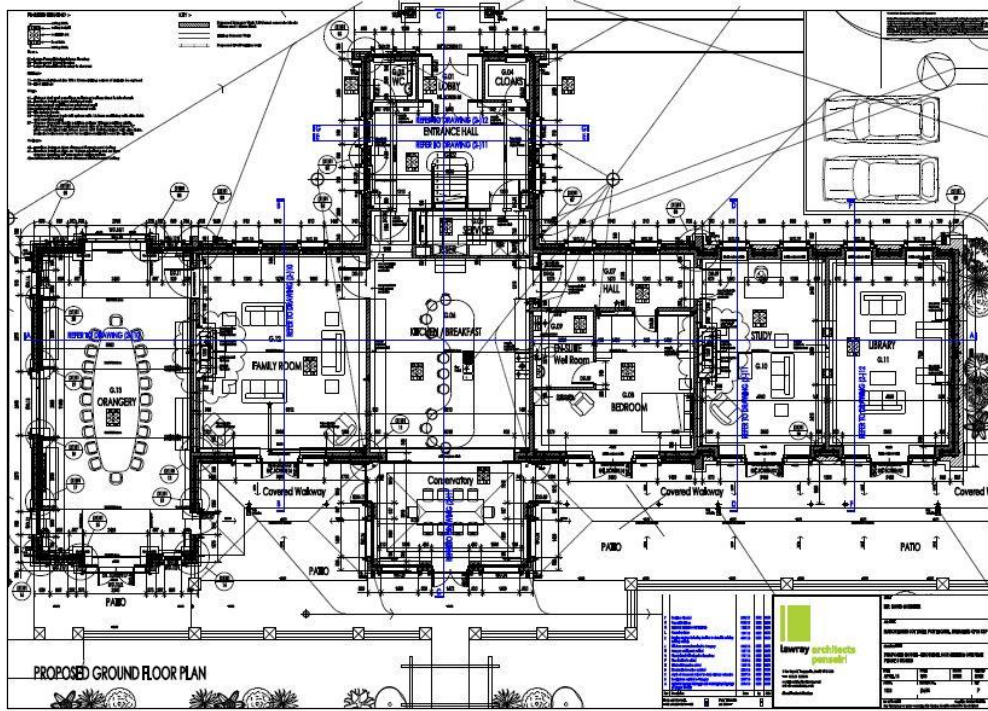
### GARDENS & GROUNDS

The property benefits from a private outlook with open countryside views  
 Sweeping private driveway with electric gates lead to the property  
 To the front of the property is a sizeable lawned garden with woodland area.  
 The Barn offers a further established garden with patio area  
 To the rear of the property is an enclosed paddock, vegetable garden and orchard. Beyond which is a chicken/duck coop.

### TENURE, SERVICES & NOTES

Freehold. Oil central heating, mains water and electric. Bio-sewage system and rainwater/harvesting digester.  
 The barn/studio accommodation is subject to a residential development covenant which expires in 2037.  
 The property has been fitted with a three phase electrical supply suitable for underfloor heating.





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