



Moulton

£2,000

Priory Lettings are pleased to offer a detached thatched property dating back to the 15th century with an abundance of character and charm. The property has been attentively and sumptuously refurbished whilst retaining and restoring the period character and now offers an excellent opportunity to acquire a large, well-appointed family house with a country feel yet benefitting from a village community. The accommodation is set out in a linear fashion, reminiscent of a Welsh longhouse, so that each of its principal rooms overlook the wonderful large garden and the countryside beyond. The property briefly comprises; kitchen/dining room, cloakroom and three reception rooms with five bedrooms, two en suites and a family bathroom on the first floor. Outside boasts beautiful gardens with triple thatched roof garages. Professional people need only apply. Available immediately. £200.00 Admin Fee for Sole Tenancy & £250.00 Admin Fee for Joint Tenancy.



Moulton

Kitchen / Dining room 20'0 x 25'2 (6.10m x 7.67m)

Beautifully presented room giving the property a country feel with Barn style entrance doors and exposed beams to ceiling. The kitchen and Dining room has been extensively fitted with a bespoke units and integrated appliances. The kitchen features handmade solid oak units and work tops, double Belfast sink, Integrated dishwasher, integrated Fridge, integrated freezer, integrated washing machine. Electric oven, 4 ring gas hob and extractor fan. Also to remain is 4 oven Aga. There is ample space for a dining table and chairs, Original Flag stone Tile flooring, door leading to Patio and garden area, door leading to East side of the property, Windows to rear and both sides of the property.

Cloak room

Low level w.c and hand basin.

Reception one 21'7 x 16'6 (6.58m x 5.03m)

Exposed beams to ceiling, Patio doors to rear courtyard, 2 windows to front, Window to the rear. Carpet flooring with stripped floorboard border. A large 2 sided "Woodwarm" Log burner in chimney breast along side the original Bread oven believed to be from the 15th Century.

Reception Two 16'3 x 12'5 (4.95m x 3.78m)

Exposed beams to ceiling. Original flag stone tile flooring, Window to front elevation, Access to double sided log burner. Door leading to the front garden.

Reception Three 35'3 x 16'2 (10.74m x 4.93m)

Exposed beams to ceiling, another "woodwarm" double sided log burner. Patio doors leading to side court yard, windows over looking front and side gardens. Carpet flooring, Radiators and Staircase leading to Bedroom Three.

First floor

Original 15th Century medieval winding staircase leading to first floor landing.

First floor landing

Landing with office area, Window to Front elevation, Carpet flooring, Radiator and doors leading to all Bedrooms.

Bedroom One 21'8 x 17'3 max (6.60m x 5.26m max)

Carpet flooring, window to front elevation, Window to rear elevation. Radiator, power points. Door leading to;

En suite

Walk in shower cubicle, low level w.c, hand basin. Opaque window to rear elevation.

Bedroom Two 14'8 x 10'6 max (4.47m x 3.20m max)

Carpet flooring, 2 windows to front elevation, power points, radiators.

En suite

Walk in shower cubicle, low level w.c, hand basin

Bedroom Three 21'3 x 16'6 (6.48m x 5.03m)

Carpet flooring, window to front, window to side and window to rear elevations. Walk in wardrobe. Power points, radiator and Staircase leading to reception room 3.

Family Bathroom

Opaque window to side elevation. Roll top Antique free standing Jacuzzi bath. Walk in shower cubicle, Low level w.c and hand basin.

Bedroom Four 19'3 x 10'11 (5.87m x 3.33m)

Windows to both side elevations and window to rear elevation with countryside views. Carpet flooring, radiators and power points.

Bedroom Five 8'0 x 10'11 (2.44m x 3.33m)

Carpet flooring, Window to side elevation, power points and radiator.

Outside

The property is entered via Electric Iron gates with Cobblestone drive way. Triple garage with solid oak doors, with first floor storage facility, thatched roof and great potential to convert into a 2 storey dwelling or a Coach house above the garage. Subject to planning consent.

To the south of the property is laid to lawn with stone wall.

To the west of the property is half laid to lawn, half patio/bbq area with hot tub.

To the north of the property laid to lawn with mature trees and shrubbery, Stone built outbuilding and summerhouse.

To the east of the property is the driveway with remainder laid to lawn with mature trees.

Additionally, there is an option to purchase 11 acres.

History

The property was originally built in the 15th Century and was owned by a local landlord known as the "sympathiser". During the English civil war It is written in Moulton Village Folk law that Oliver Cromwell was fighting a campaign in the vale of glamorgan and was known to have stayed in the Longhouse of Ty Uchaf.

The property was then converted in 1989 to the structural standard you see today.

The cottage roof was re-thatched in 2015.

Location

Ty Uchaf cottage is located in the beautiful village of Moulton, vale of glamorgan. All though being located in the countryside, the property is close to Cardiff Airport, The M4 and only 10 Miles from Cardiff Town centre. The local Primary school is Llancafren and High school Cowbridge.

Agents notes.

The owner of this property has a direct link with Priory Estates.

