



Old Village Farmhouse,
Village Farm, Bonvilston, Vale of Glamorgan, CF5 6TY





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£850,000 Freehold

4 Bedrooms : 1 Bathrooms : 3 Reception Rooms

A landmark, grade II listed thatched cottage to the centre of Bonvilston. Offering a wealth of character features, the family accommodation comprises: living-dining room, sitting room / playroom, kitchen-breakfast room, bathroom and laundry room. Master bedroom with dressing room / nursery and staircase to a mezzanine attic room; two further bedrooms to the first floor and an additional second floor bedroom. Garden to front, larger garden to rear including lawn, gated parking area and garage.

Directions

From our High Street Office proceed in an easterly direction towards Cardiff, along the A48. On reaching the Village of Bonvilston pass the Red Lion Public House and take the next left into Maes Y Ffynnon; and the next left again into Village Farm. Bear left once in this cul de sac, to find Old Village Farmhouse to your left.

- Cowbridge 4.7 miles
- Cardiff City Centre 7.9 miles
- M4 (J34, Miskin) 4.4 miles

Your local office: Cowbridge

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Summary of Accommodation



ABOUT THE PROPERTY

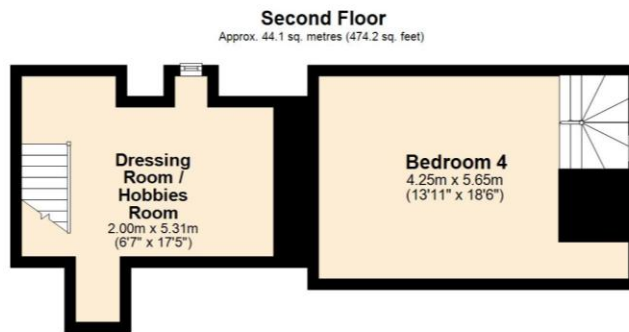
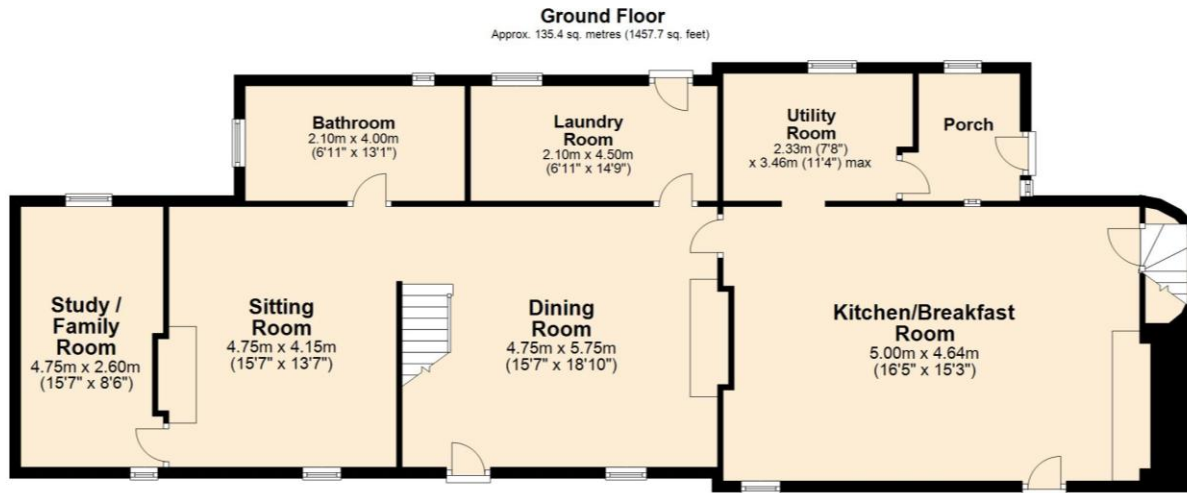
- * A landmark, grade II listed thatched cottage to the centre of Bonvilston
- * Most conveniently located between Cowbridge and Cardiff
- * Offering an absolute wealth of character features including beamed ceilings, inglenook fireplaces and a stone spiral staircase
- * Adaptable, family accommodation
- * Living room with ample space for sitting and for dining, divided by a staircase to the first floor
- * Second sitting room / study / playroom accessed from living room
- * A lovely, generous kitchen-breakfast room with range of country-style bespoke units and range cooker, all to remain.
- * To one end of the kitchen is an immense Inglenook fireplace with bread ovens visible and woodburning stove raised within
- * Accessed from the kitchen is a scullery area - with additional storage and space for fridge and freezer - beyond which is a rear entrance porch.
- * Also ground floor bathroom with bath and shower and large laundry room again with further storage
- * Master bedroom to first floor with dressing room / nursery beyond
- * A timber staircase leads from the master bedroom to a sizeable multi-purpose room with exposed timbers to the roof
- * Two additional bedrooms and a WC are to the first floor.
- * The largest of these two includes a great range of oak wardrobes and is accessed via a stone spiral staircase from the kitchen
- * Stone spiral staircase continues to a second floor double bedroom again with exposed timbers

GARDENS AND GROUNDS

- * Fronting the property is a garden area, screened from the roadway by picket fencing and, in part, by mature hedging
- * Principle access to the property is from the 'Village Farm' cul de sac, from which a timber, gated entrance opens to a paved parking area from which steps lead to a back entrance way
- * Rear garden area is a sheltered space mainly laid to lawn tucked away from the cul de sac behind walling
- * Modern garage with up and over door leading in to Village Farm. This up and over door not currently in use: garage space has been used as a home gym
- * Timber garden store shed and adjacent wood store are both to remain

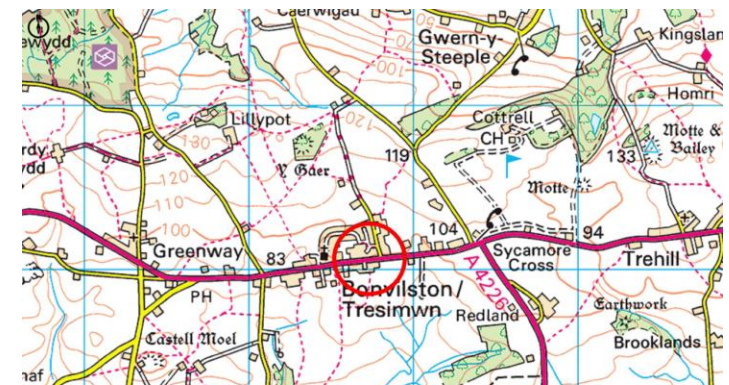
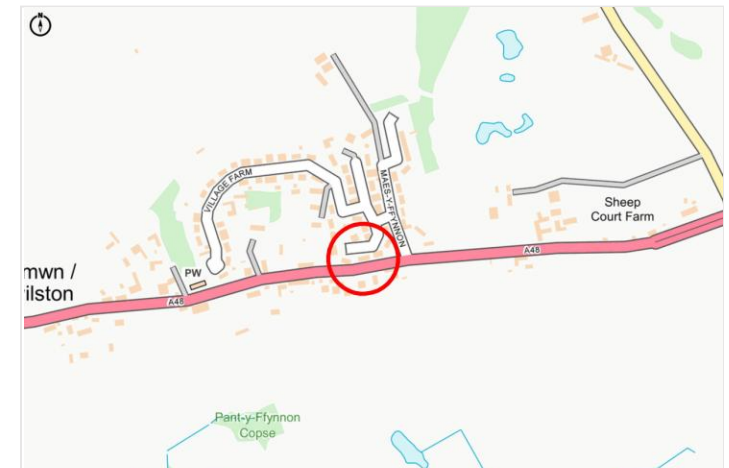
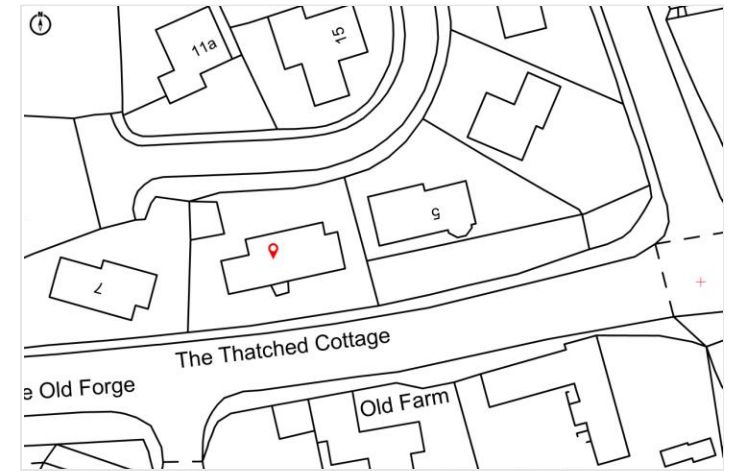
TENURE AND SERVICES

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



Total area: approx. 274.5 sq. metres (2954.6 sq. feet)

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



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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