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Established 1857

5 New Barn Holdings, Flemingston, Vale Of Glamorgan CF62 4QL
Guide Price £375,000



A rare opportunity to purchase a property with stables and a paddock measuring approximately 2.71 acres plus 0.32 acres of gardens and yards, for under £400,000. The property comprises a well proportioned three bedroom family home, with entrance hall, living room with wood burning stove, conservatory, kitchen with opening to large breakfast room, utility room, bathroom and three bedrooms. Stable block with 4 boxes. Splendid rural views to the rear.



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BRIEF DESCRIPTION

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SITUATION

Flemingston is a small village overlooking the valley of the Nant Llancarfan. It is an attractive mix of properties but with a preponderance of older character properties grouped around the ancient parish church. Although there is good road access Flemingston is not a through route to anywhere so traffic tends to be local. Local village facilities are available in St Athan and the more extensive facilities are available in the market town of Cowbridge and the coastal town of Llantwit Major. The good local road network brings major centres including the capital city of Cardiff, Bridgend, Llantrisant, Barry etc all within comfortable commuting distance.

ACCOMMODATION

Fitted carpets, as seen, are included in the guide price. The accommodation, with approximate room sizes, briefly comprises:-

Entrance

Access to the property is gained via a uPVC door with obscured double glazed insert set under a canopied porch which leads through into:-

Entrance Hall

The hall has parquet wood block flooring, dado rail, quarter turn flight of stairs with fitted carpet and handrail leading to the first floor landing. Central ceiling light. Door to:-

Living Room 3.66m x 4.59m (12'0" x 15'1")

The main feature of this well proportioned living room is a Villager wood burning stove set upon a quarry tiled hearth within a feature wooden surround. Again there is parquet wood block flooring. Useful recess positioned under the stairs which could be used for storage or, as is currently used, a desk area as it is of a sufficient size to house a desk, computer and shelving. Exposed beams to ceiling. Wood

effect uPVC double glazed window to the side. The room is of an open-plan nature with an opening though to a conservatory/ garden room.

Conservatory 2.35m x 2.84m (7'9" x 9'4")

This useful extra reception room is of part brick, part uPVC construction with uPVC double glazed windows to the front and side aspect. Mono-pitched ceiling. Side light. Fitted radiator.

A door leads from the living room to the open-plan family area of the property.

Kitchen 2.14m x 3.83m (7'0" x 12'7")

Matching range of base cupboard and wall units finished in a light wood effect grain with roll edged food preparation surfaces over. Inset Franke stainless steel, 1 ½ bowl sink and draining board with chrome mixer tap over. Creda, four-ring electric hob and oven with contemporary stainless steel extractor canopy and lighting unit over. Plumbing in place for a dishwasher. Country style coloured tiled splashback. Ceramic tiled floor. Rear facing timber effect uPVC double glazed window. Large opening and breakfast bar through to the rear conservatory/breakfast room.

Breakfast Room 2.72m x 4.68m (8'11" x 15'4")

This room is a part brick cavity wall, part timber effect uPVC construction and benefits from full height uPVC double glazed windows and a uPVC door with double glazed inset which provide fantastic and uninterrupted rural views over the undulating Vale countryside found to the rear of the property. The room itself is well proportioned and can comfortably accommodate a family table and chairs with additional large furniture, for example a Welsh dresser. Due to the open-plan nature of the room, the splendid views to the rear can also be enjoyed from the kitchen and food preparation areas. Door leads off to:-

Utility Room 0.88m x 1.79m (2'11" x 5'10")

This again has a ceramic tiled floor. Windows to the rear and side aspects. Plumbing in place for a washing machine. Recessed ceiling spot light. Telephone extension point. Door leading through to:-

Family Bathroom

The bathroom is fitted with a white suite with chrome fittings comprising of low level W.C. with concealed cistern, wash basin set into vanity style unit with low level storage cupboard



under. Panelled bath with wall mounted shower over. Walls are tiled to full height. Ceramic tiled floor. Recessed ceiling spotlights.

Bedroom 1 2.76m x 3.81m (9'1" x 12'6")

A well proportioned double bedroom which can comfortably accommodate both a fitted double bed and addition storage furniture including several full-height wardrobes. The room further benefits from an integral cupboard set over the stairs which is fitted with hanging rail and slatted shelf. Folding doors provide access to the airing cupboard which houses the insulated hot water tank with slatted shelving over. Large timber effect, uPVC double glazed window overlooking the front garden and the rural landscape beyond.

Bedroom 2 3.22m x 2.72m (10'7" x 8'11")

A good sized bedroom with a rear facing oak effect uPVC double glazed window which provides elevated views over the undulating rural landscape beyond. The room itself could comfortably accommodate storage furniture and has a picture rail.

Bedroom 3 2.76m x 2.74m (9'1" x 9'0")

This bedroom again enjoys the wonderful rural views provided by the property. Picture rail. Central ceiling light.

OUTSIDE

The property extends to approximately 3.03 acres in total. To the western side of the property a metal gate opens to a good parking/turning area adjacent to which is the front garden. This is laid to a combination of lawn together with established shrubs and hedging to the border. A pathway leads to the front entrance door. To the side of the house, a timber field style gate secures access to the rear garden. This is laid to a combination of lawn together with a paved area and a further amenity area of land. Immediately adjoining the rear conservatory, there is a timber decked area from which there are fine views across the Vale of Glamorgan countryside.

OUTBUILDINGS

A useful building with brick built walls under a pitched roof covered with slates. The building is versatile and lends itself to use as stables, workshops, general storage but it also has potential for garaging or ancillary accommodation, subject to obtaining any necessary consents.

WORKSHOP (4.37m x 2.77m internally)

Double doors to the front, window to the side, power points and electric lighting.

TACK ROOM/STABLE (4.33m x 2.45m internally)

Metal door to the front, window, power points and electric lighting.

STABLE/STORE ROOM (4.33m x 2.43m)

This features a stable door to the front, window to the side and electric lighting. To the front of this building is an enclosed "dog run" with concrete hard standing. Additional, timber built dog kennels divided down the centre with doors to the front.

STABLE BLOCK

A useful stable block manufactured by Ashdown with timber walls and corrugated roofs. Double doors lead to a central passageway with pairs of stables to either side.

Box 1 (3.52m x 3.42m)

Box 2 (3.52m x 3.42m)

Box 3 (4.14m x 3.44m)

Box 4 (4.14m x 3.44m)

Each box has stable doors with kick bars to the front. There is electric lighting, power points and outside water tap. Adjacent to the stables there is an enclosed turn out/exercise area with timber post and rail fencing to four sides and gated access. To the western side of the stables there is a useful enclosed, open storage area. To the eastern side of the property, there is an enclosed area of pastureland measuring approximately 2.71 acres, with a combination of hedging and post and wire fencing to the boundaries, this also benefiting from a mains water fed drinking trough. The pastureland has the benefit of a separate access from the main road.

SERVICES

The property is on mains drainage, mains electricity. Solid fuel fired central heating with back boiler behind the wood burning stove in the living room.

COUNCIL TAX BAND

Band 'E'.

TENURE

Freehold.



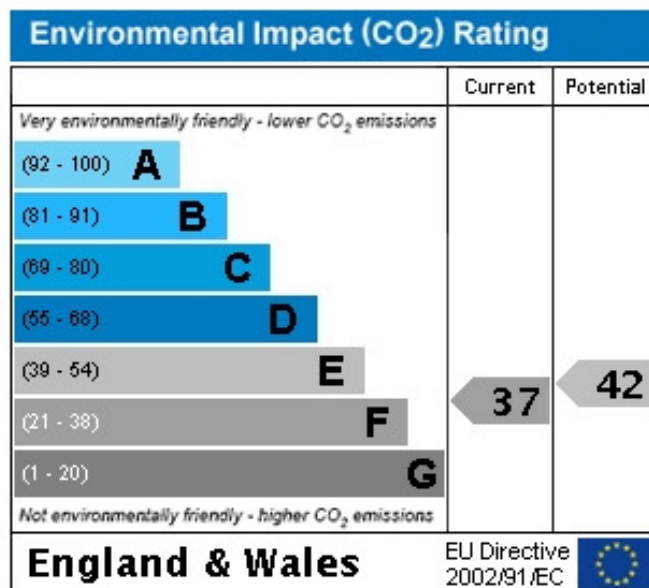
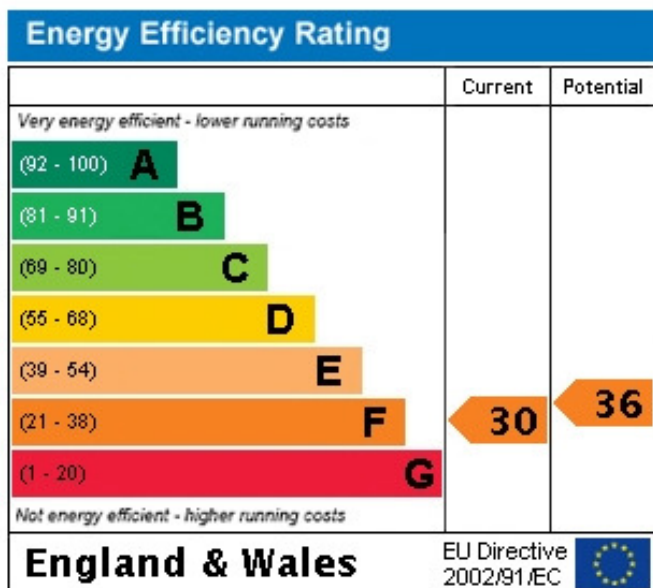
DIRECTIONS

From our Cowbridge office head up the High Street to the traffic lights and turn right onto the St Athan Road. Continue on this road for approximately 4 miles, passing straight over a cross roads, and after passing the sign for New Barn, the property will be located on the left hand side of the road.

VIEWINGS

Strictly by appointment with the selling Agents at their Cowbridge Office. **Telephone Number (01446) 773500.**

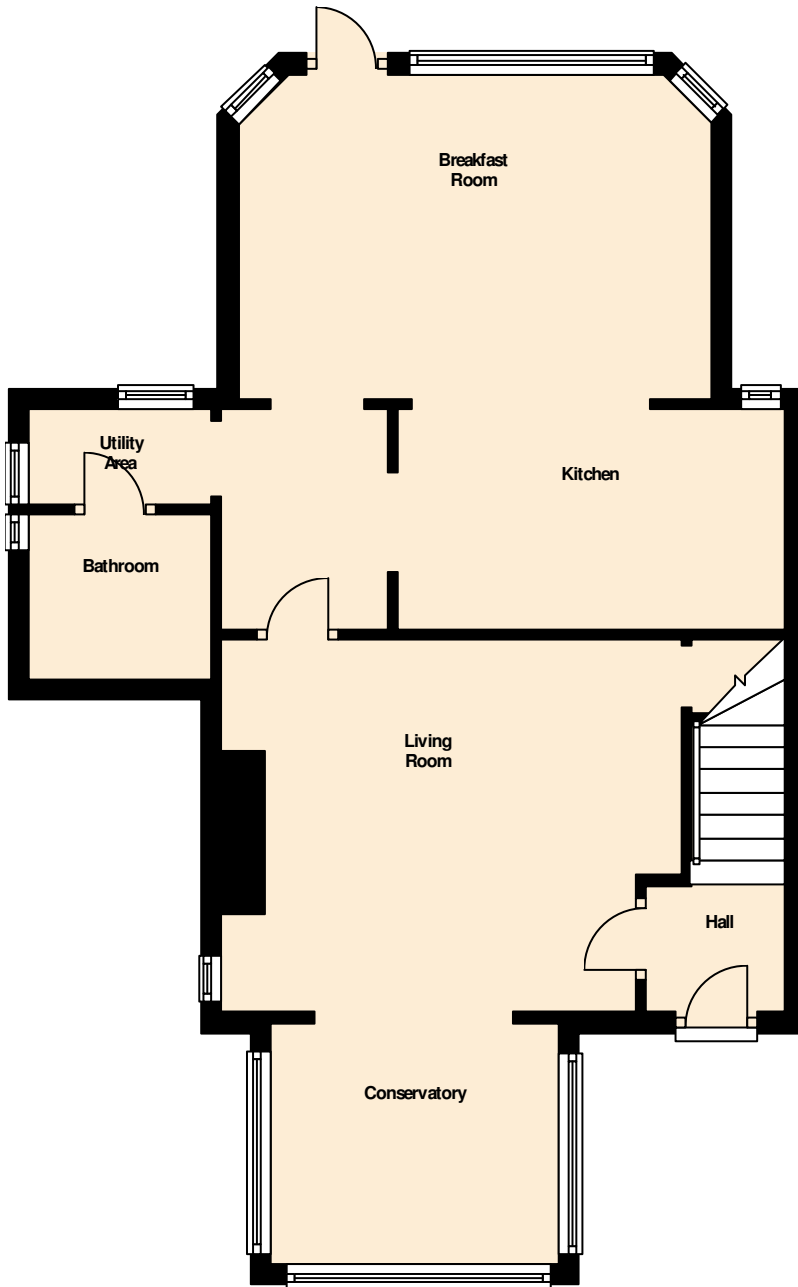
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Floor Plans

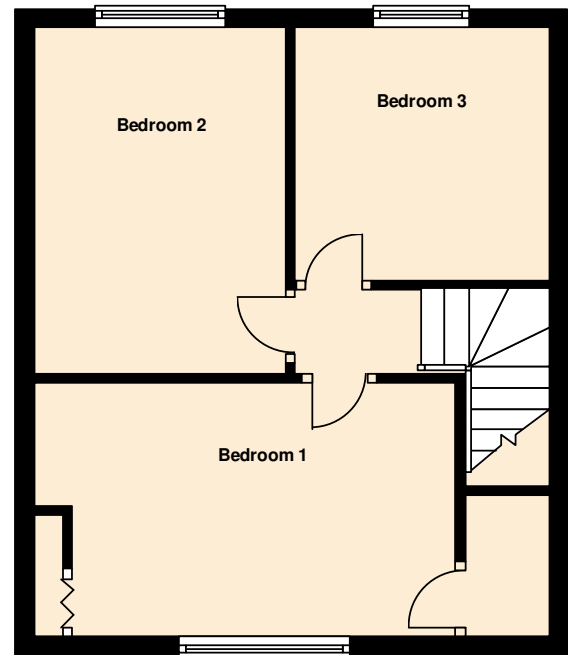
Ground Floor

Approx. 57.8 sq. metres (622.5 sq. feet)



First Floor

Approx. 34.7 sq. metres (373.6 sq. feet)



These floor plans are not drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. Due to the nature of the construction the walls will be of varying thickness. The plans do not form part of any contract.

Maps

