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Established 1857

Bryn Sych Farm, Morfa Lane, Llantwit Major, Vale Of Glamorgan, CF61 2YT

Guide Price £675,000



A detached farmhouse and 2 traditional stone-built barns both of which have the benefit of planning consent for conversion into residential holiday let accommodation, plus land extending to approximately 2.776 acres (1.123 hectare). Wide ranging views over the Vale of Glamorgan countryside and Bristol channel. Hall, living room, sitting/dining room, kitchen/breakfast room, utility room, cloakroom/WC, 3 double bedrooms and a bathroom. Integral garage



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BRIEF DESCRIPTION

The proposed sale of Bryn-Sych presents a rare opportunity to acquire a detached farmhouse and 2 traditional stone-built barns both of which have the benefit of planning consent for conversion into residential holiday let accommodation, plus land extending in total to approximately 2.776 acres (1.123 hectare). The property enjoys some spectacular wide ranging views over the Vale of Glamorgan countryside and Bristol channel to the hills of "the West Country" beyond.

The house offers accommodation briefly comprising of; a hall, living room, sitting/dining room, kitchen / breakfast room, utility room, cloakroom/WC, 3 double bedrooms and a bathroom. There is also an integral garage which offers potential for conversion into additional living accommodation, subject to obtaining any necessary consents. The house includes double glazed windows.

Planning Consent was granted on 14th January 2010 under reference 2008/01494/FUL, for the **conversion of stone barns to holiday let units and extension of existing stone wall: hedgerow and tree planting and creation of a wildlife pond".....**

The plans accompanying the planning application indicate the following accommodation:-

Barn A : hall, lounge, kitchen, utility, 2 bedrooms and a bathroom.

Barn B: hall, lounge, kitchen, dining room, wet room (with WC and shower), 3 bedrooms and a bathroom.

Copies of the plans and consent are available from our Cowbridge Office.

SITUATION

Bryn Sych Farm is situated in the midst of countryside approximately one mile to the north of the historic town of Llantwit Major which offers a good range of shopping, educational, sporting and social facilities with regular bus services to Barry, Cardiff and Bridgend. The property also has proximity to the market town of Cowbridge which offers a range of quality shops and restaurants plus primary and secondary schools including a Welsh medium primary school. The M4 Motorway is approximately 9 miles distance and Cardiff Wales Airport approximately 7 miles to the East. The Railway Station has now reopened for passenger traffic serving to Cardiff and Bridgend with onward journeys to



London. The Glamorgan Heritage Coast with its excellent 17 mile run of coastal footpaths and high quality cliff scenery is approximately 2 miles to the south.

ACCOMMODATION

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

Entrance Porch

A hardwood effect uPVC double glazed door with matching sidescreen, opens to an enclosed porch. Tiled floor. Electric metre. Multi-paned door to:-

Hall

An open-tread staircase to first floor. Parquet wood block floor. Coving. Telephone point. Opening to a rear hall and multi-paned doors opening to the reception rooms.

Living Room 5.89m x 4.24m (19'4" x 13'11")

The focal point of this room is a multi-fuel stove which stands upon a flagged stoned hearth with a stone-built fire surround extending to the full width of the room and incorporating hardwood display plinths and mantle. 2 south-facing windows with views across the front garden to countryside beyond. Wall light points. Coving.

Sitting / Dining Room 4.99m x 3.18m (16'4" x 10'5")

A well proportioned room with window to the front aspect. Parquet wood block floor. Coving. Ceiling light point.

Rear Hall

Tiled floor. Doors lead off to the kitchen, utility room and the:-

Cloakroom/WC

A generously sized cloakroom which offers potential for the installation of a shower enclosure. A white suite with chrome fittings comprising of w.c. and pedestal washbasin. Tiled floor. Decorative tiling to splashback areas. Window with obscured double glazing.

Kitchen / Breakfast Room 4.84m x 2.14m (15'11" x 7'0")

Fitted with a range of wall and base cupboard units with panel style doors and drawer fronts finished in a light wood grain. Inset 1½ bowl sink. Roll edge food preparation surfaces with ceramic tiled splashbacks. Display cupboard with leaded effect doors. "Oil-fired Rayburn Royal". Window to the rear aspect with view across the garden to adjoining fields. Space for a breakfast table and chairs. Tiled floor. Fitted pine dresser with display shelves, cupboards and drawers.



Utility Room 2.32m x 2.38m to 4.59m (7'7" x 7'10" to 15'1")

This features a counter top with inset single drainer stainless steel sink and cupboards below. Plumbing and space for a washing machine. Sufficient space for other white goods. Window to rear with rural view. Tiled floor. Double glazed external door. Door to walk-in pantry with fitted shelving, tiled floor, double glazed window and tiled sill.

FIRST FLOOR

Landing Area with windows to the rear aspect. Doors leading off. A spacious, airing cupboard with insulated copper hot water cylinder and electric immersion plus 2 doors to the front. Windows to the rear aspect.

Bedroom (1) 7.08m x 3.27m to 4.27m (23'3" x 10'9" to 14'0")

A spacious double bedroom with 2 south facing windows from which there are some spectacular views across the Vale of Glamorgan and the Bristol Channel. Door to built-in cupboard. Ample space for free standing or fitted wardrobes.

Bathroom

A modern suite with chrome fittings. Panelled bath with mixer tap and an over-bath shower with mixer control tap and spray attachment plus a folding shower screen. W.C. with concealed cistern and fitted cupboards to either side. Pedestal wash basin. Electric shaver point. Decorative ceramic tiling to walls. Window with obscured double glazing.

Bedroom (2) 5.49m x 3.56m (18'0" x 11'8")

Another spacious double bedroom with south-facing window and distant rural and coastal view. Built-in recess suitable for use as a cupboard or wardrobe. Loft access hatch.

Bedroom (3) 4.21m x 4.06m (13'10" x 13'4")

This double bedroom again features a south-facing window and similar rural/coastal views to the other bedrooms.

SERVICES TO THE HOUSE

Mains electricity, mains water (metered supply - further details available from the solicitor). Oil-fired "Myson" boiler which serves the central heating system. Oil-fired rayburn heats the domestic hot water supply.

OUTSIDE

The property is approached from the country lane over a private driveway with fencing to either side and along a length of which there is a bed planted with a wide selection of flowers and shrubs.

Integral Garage 5.45m x 4.25m (17'11" x 13'11")

A metal up and over door opens to a useful sized garage and, being integral, it offers potential for conversion into additional living accommodation subject to obtaining any necessary planning or building regulation approval. Power points and electric lighting. "Myson" oil-fired central heating boiler. Pedestrian door to the rear garden. The driveway leads to a large concrete yard which provides ample parking and turning area for cars. The front garden is enclosed by a combination of stone walls and hedging and is predominantly laid to lawn. Immediately adjoining the house there is a paved sun terrace. Beds planted with a selection of flowers and shrubs. Cultivated area of garden. Aluminium framed greenhouse. Water tap. External light.

To the rear there is an enclosed courtyard style area with direct access from the rear entrance door. The garden is again predominantly lawned and features hedging along 2 borders. Flower beds. Access from the front garden and gate to the paddocks.

The pasture land is enclosed by a combination of hedging and fencing and it includes an area used as a ménage. Mature trees include horse chestnut and sycamore. Water tank.

THE BARN AND OUTBUILDINGS - GENERAL NOTES

Barn A which has planning consent for a 2 bedroom dwelling has an area of lawned garden to the rear and a yarded area to the front. Further to the south of the barn there is a large lawned area which includes several established coniferous trees including fruit trees. The original pig sty with a combination of stone and brick walling and slate roof.

Former Cowshed (approximate internal measurements 12.82m x 5.52m). A single storey building constructed variously of brick walling and block walling under a metal profile sheet roof. The building provides useful storage and includes a combination of single glazed and double glazed



windows. Stable style doors. Electric lighting and power points.

An adjoining storage building of approximately (3.09m x 5.70m). This again provides useful storage and has potential perhaps for use as a tack room. Water tap. Electric lighting. External door.

COUNCIL TAX BAND

House – Band to be advised.

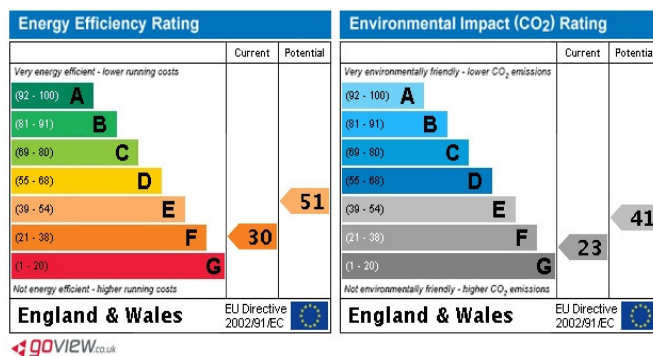
TENURE

Freehold.

DIRECTIONS

Travelling from Llantwit Major, at the roundabout on the bypass take the turning for Cowbridge (B4270) and continue for approximately a mile and take the first left hand turning. Proceed for several hundred yards further and take the left hand turning into a country road off which the driveway for Bryn Sych will be found to the right hand side.

Ref: WCP02309 / TGD. 07.10



Floor Plans

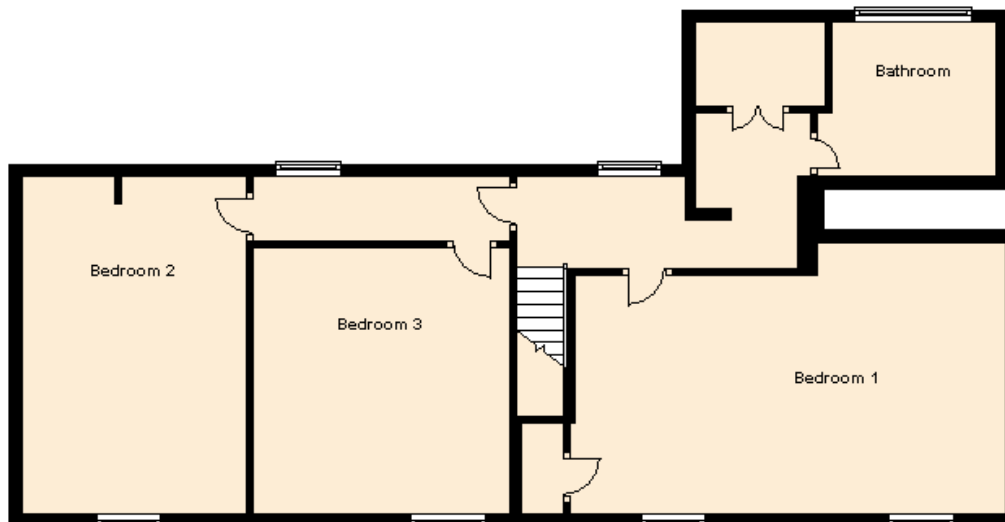
Ground Floor

Approx. 107.8 sq. metres (1160.4 sq. feet)



First Floor

Approx. 89.2 sq. metres (960.3 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

