



Pen Onn Farm Pen Onn, Llancarfan Barry

**£1,700,000** Freehold

**pa** black



## Pen Onn Farm Pen Onn, Llancafbar Barry

Pablaek Cowbridge are delighted to offer to market this exceptionally well presented 4 bedroom detached character property with 5 acres of land. The property is extended and modernised to an incredibly high standard and commanding an elevated position with views over Llancafbar Village. Originally constructed in the late 1800's Pen Onn Farm has been recorded as a property of historic interest on Royal Commission on the Ancient and Historical Monuments of Wales and a home of interest within the Vale of Glamorgan.

Enjoying a wonderful location with truly stunning panoramic views across the valley of Llancafbar with outlooks that extend across surrounding countryside, nestled within the small hamlet village of Pen Onn where children are collected by bus to both the local Llancafbar primary school and the Cowbridge high school.

This exceptional and unique detached property is enhanced with many attractive natural period features provides extensive living space to the ground floor throughout multiple spacious reception rooms. The heart of the home being the breathtaking open plan family living, dining and kitchen area featuring vaulted ceiling and exposed beams. The lounge and snug featuring log burning stoves. The first floor, accessed via the staircase from the inner hall offers 4 bedrooms and a contemporary family bathroom. The master and second bedrooms also boasting their on private en suite facilities.



### The Property

The current owners have spared no expense in creating a unique high specification contemporary family home. Beautifully combining open plan living with modern comforts of underfloor heating, whilst retaining original character features. The property is entered to a private sweeping drive, passing lawned garden with surrounding plants and shrubs and leading to a detached triple garage with remote operated doors. To the rear of the garage are attached twin stables with

There is a significant feeling of exclusivity on approach, steps lead to the entrance and patio terrace.

### Entrance

Enter to the light and spacious welcoming entrance hall, attractively decorated and offering a useful sitting area and ample storage cupboards. Access to open plan family area, sitting room and ground floor w.c. Door to rear patio terrace.

### Kitchen / Family Room

Most families would consider the kitchen as the true heart of the home, and this breathtaking open plan family living space is no exception. A magnificent bespoke fully fitted open plan kitchen with high vaulted ceiling with exposed solid wood beams. The high quality kitchen includes an extensive range of storage units complete with high specification integrated appliances. A central island provides additional work space as well as a fantastic area for social gathering, complete with a built in wine cooler.







The dining and family sitting area boasts dual aspect with two sets of double french doors to each side, all opening to a generous terrace which surrounds the property, and also features a sunken hot tub with panoramic views over the Llanrcarfan valley and open countryside.

## Inner Hall

Part of the original property giving access to the reception rooms and stairs to first floor. To the rear of the stairs a door leads to the basement, previously arranged as a Gymnasium, there is also external access.

## Sitting Room

14' 9" max x 14' 6" max ( 4.50m max x 4.42m max )

## Lounge

16' 5" max x 14' 9" max ( 5.00m max x 4.50m max )

## Snug

16' 3" max x 15' max ( 4.95m max x 4.57m max )

## Dining / Family Room

14' 10" max x 14' 9" max ( 4.52m max x 4.50m max )

## First Floor

Accessed via the staircase from the inner hall offers 4 bedrooms and a contemporary family bathroom. The master and second bedrooms also boasting their on private en suite facilities.

## Bedroom One

16' 5" max x 12' 6" plus wardrobes ( 5.00m max x 3.81m plus wardrobes )

## En Suite

Three piece suite comprising of step in shower enclosure, low level w/c and wash basin.

## Bedroom Two

14' 9" max x 14' 5" max ( 4.50m max x 4.39m max )

## En Suite

Three piece suite comprising of step in shower enclosure, low level w/c and wash basin.

## Bedroom Three

14' 9" max x 13' max ( 4.50m max x 3.96m max )



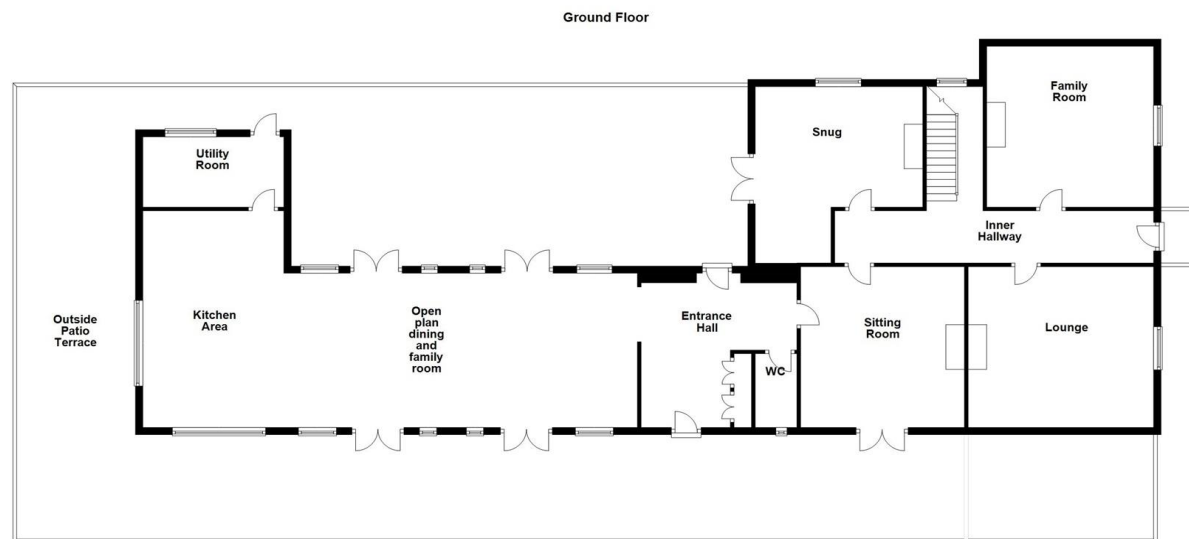
## Bedroom Four

11' 1" max x 7' 11" max ( 3.38m max x 2.41m max )

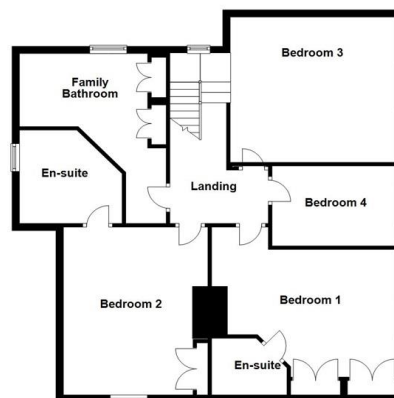
## Family Bathroom

Modern suite comprising a central free standing bath, walk in shower enclosure, twin sink units and low level w.c





First Floor



52 High Street, COWBRIDGE, South Glamorgan, CF71 7AH

EPC Rating: C

Property Ref:SDV300922 - 0006



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