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The Old Bakehouse, Llancarfan Barry
£850,000

 **peter
alan**

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About the property

Steeped in local history, this charming country home originated as a woollen mill dating from around 1815 before becoming a bakehouse in 1912, supplying bread to the village's two 16th-century inns, including the Fox & Hounds, which still trades today. Converted into a residence in the 1940s, the property beautifully combines period character with rural charm.

Set within approximately 0.75 acres of gardens and grounds, the Nant Llancarfan runs through the land, creating a delightful private wooded island. Character features include exposed beams, fireplaces, flagstone and timber floors.

The accommodation comprises a welcoming living room with log burner and garden views, kitchen/dining room, separate dining room, utility room, four double bedrooms, and a family bathroom. There is also parking for several vehicles.

Despite its peaceful setting, the property is within walking distance of the thriving village of Llancarfan, with its parish church, Fox & Hounds public house, village hall, tennis club and pétanque court. The village is ideally placed in the heart of the Vale of Glamorgan, offering easy access to Cowbridge, Cardiff, Barry and surrounding centres.

A rare opportunity to acquire a distinctive period home of considerable character in one of the Vale of Glamorgan's most picturesque village

Accommodation

Porch

Entered via a solid timber door, window to front, space for boots and hanging space for coats, character solid timber door to entrance hall.

Entrance Hall

Window to front with exposed lintel, stairs with solid wood treads rising to the first floor, tiled floor, exposed ceiling beams, latched timber door to the lounge and opening to the rear hall.

Living Room

18' 6" x 17' 1" (5.64m x 5.21m)
A delightful, characterful room with three aspects affording views over the front and rear gardens, as well as the stream running alongside, exposed ceiling beams and window lintels, window seat, feature open fireplace with large exposed lintel and inset with a wood burner. Two radiators.

Rear Hall

Two windows and doorway to the rear overlooking and giving access to the garden, two radiators, tiled floor, understairs cupboard, latched doors to the kitchen, dining room and cloakroom/WC.

Cloakroom/Wc

Window to rear, tiled floor, radiator, WC and wall mounted wash hand basin.





Kitchen/Breakfast Room

15' x 10' 5" (4.57m x 3.17m)

Window to front, range of floor and wall mounted kitchen units with solid timber doors and contrasting work surfaces, tiled floor, radiator, space for breakfast table and chairs, electric cooker, dishwasher, fridge/freezer, one and a half bowl and drainer sink unit with mixer tap over.

Dining Room

18' 10" x 11' (5.74m x 3.35m)

A delightful room with two aspects from the windows overlooking the front and rear gardens, exposed ceiling beams, two radiators, latched door to utility/boot room.

Utility/Boot Room

18' 10" x 5' 1" (5.74m x 1.55m)

Window to rear, floor mounted boiler for central heating and hot water, single bowl and drainer sink unit, work surfaces and storage cupboards to one wall, tiled floor, space for washing machine and dryer, built in pantry with cold shelf, door to storage room.



Storage Room

8' 2" x 3' 7" (2.49m x 1.09m)

Window to front, door to side providing a secondary access to the front of the property, storage space.

First Floor Landing

Two windows to rear overlooking the garden, radiator, exposed ceiling beams, built out storage cupboard, latched doors to four double bedrooms and a family bathroom.

Bedroom One

16' 10" x 15' 8" (5.13m x 4.78m)

Three windows providing views over the gardens and stream, built out single and double wardrobes, two radiators, exposed ceiling beams, contemporary circular wash hand basin set onto a vanity unit.

Bedroom Two

15' 6" x 12' (4.72m x 3.66m)

Two windows providing countryside views over the gardens, built out airing cupboard with water tank, radiator, exposed ceiling beams, wash hand basin set into a vanity unit.



Bedroom Three

15' 3" x 9' 2" (4.65m x 2.79m)

Window to front, wash hand basin set into a vanity unit, radiator, exposed ceiling beams, loft access.

Bedroom Four

11' 11" x 10' 3" (3.63m x 3.12m)

Window to front, wash hand basin set into a vanity unit, radiator, exposed ceiling beams, built in single wardrobe.

Bathroom

Two windows to rear, double width shower, panelled bath with period style mixer taps over, WC and a circular wash hand basin set onto a vanity cupboard, radiator, exposed ceiling beams.



To The Exterior

The property is approached via a gravelled driveway which has a right of way across adjacent paddocks. The property sits in the centre of a plot of approximately 0.75 acre in size and the drive leads to a large parking area laid to gravel, which provides plenty of off-road parking for several vehicles, and which leads to an oversized single garage with under eave storage space. To the front of the property is an expanse of lawn with several mature trees and planted borders. The lawn is bounded by a post and rail timber fence, alongside which runs a stream which was originally used to run the mill wheel of the original mill. A timber bridge leads to a sheltered area of the garden, which is an idyllic location for a summer house. From here a further bridge leads to an island, which is currently left wild.

To the rear of the property is another large expanse of lawn with hedged and planted borders, as well as several mature trees and a block built structure previously used for stables. Seating area laid to decorative stones. The garden backs onto fields which further enhances the quiet and rural setting that this characterful and charming property offers.

Garage

19' 7" x 14' 1" (5.97m x 4.29m)

Accessed via door from rear garden and double opening doors to the front. Window to side, electrical points.

Additional Information

Bio sewerage system in place which the vendor has drained once every two years at the cost of approximately £200-300.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.



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Ground Floor



First Floor

Total floor area 211.8 m² (2,280 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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