

**ANTHONY BROWN LTD, Gwent House, East Street, Llantwit Major, CF61 1XY**  
**Telephone No: 01446 792723**

**REF NO 603D**

**BRAMBLE COTTAGE, FLANDERS ROAD  
LLANTWIT MAJOR CF61 1RL  
VALE OF GLAMORGAN**



**PRICE : £650,000**

**SITUATION & DESCRIPTION** A random stone lime rendered cottage with a slate roof Bramble Cottage circa 17<sup>th</sup> century grade II listed building formerly a stable and barn this being the family home of Mr & Mrs Hayward who have enjoyed living and made use of the spacious accommodation as a registered Bed and Breakfast with the Welsh Tourist Board. The property has many original features with independent entrance for their guests. There are two staircases within the property, inglenook fireplace, prominent stone work with beams, five bedrooms most of which have en-suite showers off and spacious ground floor accommodation. Gas fired central heating has been installed. The gardens are terraced and extensive and run down to Ogney Brook. There is a cellar/workshop. Situated on the south side of Llantwit Major adjoining the Heritage coastal path and close to all amenities in the coastal town of Llantwit Major where there are shopping, educational and recreational facilities available. Rail and bus services run to Barry, Cardiff and Bridgend whilst the M4 motorway is approximately nine miles distant and Cardiff (Wales) Airport is about seven miles away.

**TENURE: FREEHOLD**

**ACCOMMODATION**

Approach via a wooden door with double glazed patterned leaf inset and obscure glazed side panel to reception hall.

## **RECEPTION HALL**

Spacious reception area with gallery staircase leading to the first floor. Double panel radiator with individual thermostat to one wall. Stonework prominent. Wood block flooring to lower reception area. Under stairs cloaks cupboard. Wired for light and power points.

## **LIVING ROOM**

19' 0" x 14' 0" Stone dog grate with multi-fuel burning stove. Exposed beams. Polished tongue and groove flooring. Stonework prominent in this room. French doors lead out onto the terrace. Wired for wall lights and a range of power points. TV point. Two double panel radiators. Access into a further reception room currently used as a breakfast room for B & B guests.



## **BREAKFAST/ RECEPTION ROOM**

17' 10" x 11' 2" French doors overlooking the garden. Exposed beams and stonework prominent. Flagstone flooring. Dogleg staircase leads to the first floor.



## **INNER LOBBY**

Obscure glazed window overlooking the side. Fitted with a WC and wash-hand basin. Quarry tiled floor.

**FARMHOUSE  
KITCHEN**

16' 2" x 12' 10" Fully equipped and fitted throughout with wooden base and wall units with matching work surfaces over and a ceramic tiled surround. Newly installed 'Esse' gas fired Aga cooker and hob. Double hatch to the dining room. Quarry tiled floor. Exposed beams. Wired for ceiling lighting and a good range of power points. Stable door leads to the side entrance.



**UTILITY ROOM**

Window overlooking the rear garden and door to the side. Quarry tiled floor. Shelving. Plumbing for appliances.

**DINING ROOM**

18' 6" x 12' 0" Two windows overlooking the side. Pine panel sills. Beamed ceiling. Tongue and groove flooring. Double panel radiator. Wired for wall lights and power points. Prominent stonework.

Staircase from main hallway leads to

**FIRST FLOOR  
LANDING AREA**

Spacious landing area. Situation of the airing cupboard with copper cylinder tank and shelving. Second staircase leads down to guest breakfast room.

**PRINCIPLE BEDROOM**

16' 2" x 14' 0" Window overlooking the rear and velux window into the roof space. Exposed tongue and groove flooring. Wired for centre light and a range of power points. Built-in walk-in wardrobe with hanging space and lighting. Door leading off to:

**EN-SUITE**

Fitted with a shower cubicle and WC. Vanity unit. Wired for centre light. Double panel radiator. Velux window into the roof space.

**BEDROOM NO 2**

15' 0" x 12' 0" 'L' shaped. Windows to the front and side. Wired for centre light and power points. Telephone point. Double panel radiator to one wall. Exposed tongue and groove flooring. Double door and single door walk-in wardrobes with lighting.

**BEDROOM NO 3**

10' 0" x 8' 6" Pinewood ceiling. Velux window into the roof space. Wired for centre light and power points. Polished tongue and groove flooring. Double panel radiator. Door leads to

- ENSUITE BATHROOM** Fitted with a modern suite comprising panel bath with shower and screen over, wash-hand basin and WC. Wired for centre light. Pinewood panelling. Velux window into the roof. Double panel radiator. Vinyl floor cover.
- BEDROOM NO 4** 13' 0" x 10' 0" 'L' shaped. Cottage style window with sill overlooking the front. Double panel radiator to one wall. Polished tongue and groove flooring. Wired for centre light and power.
- BEDROOM NO 5** 15' 0" x 10' 6" 'L' shaped maximum. Exposed beams. Wired for centre light and power. Velux window into the roof space. Wooden flooring. Tuck stone walling with sill. Freestanding wardrobe. Door leads to:
- ENSUITE** Comprising shower cubicle, wash-hand basin and WC. Ceramic tiled walls.
- EXTERNAL** Driveway and parking alongside the property. Terrace garden. Water laid on. Wood store.



- CELLAR/BOILER ROOM/  
WORKSHOP** Measuring 15' 6" x 11' 11" Wired for light and power. Water laid on. Situation of the gas fired central heating boiler which serves the domestic hot water and the radiators.
- Large garden to the rear is terraced with stonework prominent in three tiers and sweeps down to a brook. Lawn area with centre pathway. Vegetable garden. Fruit trees. Grape vines. Greenhouse.
- SERVICES** Mains – Water, Electricity, Gas and Drainage. Telephone installed subject to British Telecom Regulations.
- VIEWING** At any reasonable time with the Agent as above.
- LOCAL AUTHORITY** Vale of Glamorgan Council, Civic Offices, Holton Road, Barry
- COUNCIL TAX BAND** G

***Important Notice – All measurements have been taken by a sonic tape and should not be relied upon for carpets or furnishings as their accuracy cannot be guaranteed and could be subject to a small margin of error. The photographs show only certain parts of the property at the time they were taken. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser. Any description or information given should not be relied upon as a statement or representation of fact or that the services are in a good condition. None of the services or equipment in the property have been tested by Anthony Brown Limited and prospective purchasers must make their own investigations. Any floor plans included in these sales particulars are not drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. The plans do not form part of any contract.***

Details prepared on 5<sup>th</sup> July 2011

#### PROCEEDS OF CRIME ACT 2002

Anthony Brown Ltd is obliged to report any knowledge or suspicion of money laundering to NCIS – National Criminal Intelligence Service – and should such a report prove necessary are precluded from conducting any further professional work without consent from NCIS.