

ANTHONY BROWN LTD

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REF NO 290D

**CARTREF RECORD NO 83478
LISTED 19/1/2005 GRADE II**

‘CARTREF’ ST DONATS

NR LLANTWIT MAJOR CF61 1ZB



**PRICE : £ 850,000
TENURE : FREEHOLD**

SITUATION & DESCRIPTION Sympathetically refurbished Grade II listed 18th century granary and converted barn retaining many original architectural features. Built of local lias limestone with dressed quoins and rendering with a slate roof standing in large grounds. The property has five double bedrooms, substantial living areas and an adjoining garage. It is situated on the west side in the centre of St Donats village which is approximately two miles from the coastal town of Llantwit Major and six miles from the market town of Cowbridge both of which boast excellent educational, recreational shopping and leisure facilities. The location provides for easy access to rail and motorway networks.

ACCOMMODATION Approach to the front via a hardwood door to reception hall.

RECEPTION HALL Flagstone floor. Centre lighting and power points. Leading to study and principal hall.

STUDY 12' 6" x 7' 0" With 4 + 4 pane double glazed windows and single panel radiator fitted beneath. Plastered ceiling. Flagstone floor. Wired for light and power points. Access into the roof space.

PRINCIPAL HALLWAY The hallway extends 29' x 5'. Access from the east and west wing and staircase leads to first floor. Wired for centre lights and wall lights. Double panel radiator. Under stairs cupboard. Box windows and niches. Doors leads off to Utility Room, Kitchen/Family room and barn conversion.

UTILITY ROOM 10' 8" x 7' 8" Window overlooking the front with a Belfast sink and mixer tap fitted beneath. Wooden work surfaces and shelving. Single panel radiator. Flagstone floor. Plain plastered ceiling. Wired for centre light. Situation of the oil fired central heating boiler servicing the granary. Plumbed for washing machine and dishwasher. Leading off is a shower room.

SHOWER ROOM Fitted with a suite comprising wash-hand basin and WC. Shower cubicle with curtain screen. Tiled walls and floor. Heated towel rail.

KITCHEN/FAMILY ROOM 28' 6" x 15' 0" **To kitchen area** Window and French doors overlooking the rear. Stone fireplace and hearth with grate. A range of wood base units with wood work surfaces incorporating a Belfast sink, electric Victorian Deluxe leisure Aga with four ring hob, ceramic hob, griddle, grill and double oven. Plate racks. Plain plastered ceiling. Flagstone floor. Double panel radiator. Range of power points. **The family area** Window to the rear. Double panel radiator. Stone fireplace incorporating a multi-fuel wood burning stove with side niche and cupboards. Carpet cover. Wired for central light and power points.



BARN CONVERSION

Completely rebuilt in traditional lias limestone and lime mortar. The two storey conversion boasts sympathetic period luxury accommodation comprising of:

From the main hallway to

GROUND FLOOR

39' 6" x 20' 0" A raised level wooden floor to **Dining area** With a high vaulted beamed ceiling containing large iron central light fitting. Staircase leading to gallery landing and central steps dropping to **Lounge area** Beamed ceiling with sunken subtle lighting. French doors to front and rear. Large feature working stone fireplace. TV point. Power and Telephone points throughout



FIRST FLOOR GALLERY LANDING AREA

Windows overlooking the rear. Wired for centre light, wall lights and power points.



MASTER BEDROOM

21' 6" x 17' reducing to 8' 6" Windows to the front and rear. Beamed ceilings. Polished tongue and groove flooring, Wired for centre light and power points. Leading off to

EN-SUITE

Window overlooking the rear. Fitted with a double shower cubicle, wash-hand basin and WC. Part tiled ceramic tiled walls. Wired for light. Extractor.

GRANARY

FIRST FLOOR LANDING AREA

Windows to the front. Plain plastered ceiling. Wired for centre light. Single panel radiator. Polished wood flooring providing a focal point leading to bedrooms two and three and bathroom.

BEDROOM NO 2

12' 6" x 10' 0" excluding the wall to wall built-in wardrobes. Cottage style double glazed window with deep sill overlooking the rear. Plain plastered ceiling. Wired for centre light and power points. Radiator. Polished wood floor.



BEDROOM NO 3

30' x 12' 6" Window with deep sill overlooking the rear. Wired for centre light and power points. Plain plastered ceiling. Polished wood floor. Radiators.

BATHROOM

13' 6" x 5' 6" Twin windows overlooking the front. Fitted with a suite in white comprising panel bath, wash-hand basin and WC. Ceramic tiled walls. Double panel radiator. Plain plastered ceiling. Wired for centre light. Polished wood floor.

SECOND FLOOR

via wood cottage staircase to

LANDING AREA

Exposed timbers and roof supports prominent. Landing sitting area with window overlooking the front. Single panel radiator. Leads to

BEDROOM NO 4

14' 6" x 11' 0" Window overlooking the rear, Wood panel and plain plastered ceiling with sunken lights. Panelled radiator. Power points. Wood floor.



BEDROOM NO 5 13' 6" x 11' 6" Window overlooking the rear. Wood panel and plain plastered ceiling with sunken lights. Polished wood floor.

WC 11' 6" x 6' 6" Window overlooking the front. Wired for centre light. Extractor. Fitted with a wash-hand basin and WC with ceramic tiled surround. Single panel radiator.

EXTERNAL Roadside walled. Driveway leads into the property.

GARAGE 19' x 10' Location of the second oil fired central heating boiler supplying the barn. Pitched roof with staircase leads up to a boarded storage area. Power and external water laid on.

To the front - Driveway to five bar gate. Generous parking area. The grounds are all laid to lawn to the front and side and pathway leads to the rear. The garden inclines down to the brook at the bottom of the western end. The outbuildings retained are old pig sties. Woodland outlook.



SERVICES Mains – Water and Electricity. Drainage to septic tank. 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

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 22nd March 2007

PROCEEDS OF CRIME ACT 2002

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