

ANTHONY BROWN LTD

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REF NO:611 D

FLANDERS BARN, FLANDERS ROAD

LLANTWIT MAJOR CF61 1RL, VALE OF GLAMORGAN



PRICE: £775,000

TENURE : FREEHOLD

SITUATION & DESCRIPTION A detached grade II listed stone built barn skillfully converted in 2003 by the present vendors. The property is situated on the South side of Llantwit Major alongside the Heritage coastline. Standing in around one acre of grounds with private garden and substantial outbuildings. Throughout the property stonework is prominent together with beam ceilings, window frames of western red cedar (double glazed). Internal joinery and flooring is solid oak, oak lintels - re-claimed ships timbers. The accommodation has two staircases providing adaptable living accommodation for families (the present owners offer Bed and Breakfast). Gas fired under-floor central heating by means of a combination boiler with ground floor and first floor being independent. Alarm system throughout. All light fittings, curtain poles, carpets, floor coverings as laid are to remain and are included in the purchase price.

ACCOMMODATION

Approached to the front via double opening wood doors with obscure glazed glass and side panels into the principal hallway.

RECEPTION HALL

15' 6" x 13' 0" Beamed ceiling with suspended chandelier. Cloaks rack. Power points. Flagstone floor. Access to the East and West wing. Oak steps leading into dining room. Original stone walls on all sides with oak lintels to all internal doorways.

DINING ROOM

21' 0" x 15' 6" Window overlooking rear and French doors leading to rear garden. Plain plastered ceiling with sunken lights. Oak flooring. Staircase to first floor. Central heating thermostats.

Through to:



LIVING ROOM

21' 0" x 15' 0" Windows overlooking the side and rear with opening transoms. Plain plastered ceiling with sunken lights. Oak skirtings and flooring. Plastered wall with light fittings. Power points. TV point. Stone fireplace with flagstone hearth incorporating a multi-fuel/log burner.



SITTING ROOM/DINER EAST WING.

21' 0" x 14' 3" Windows to the front and side and access doors to the front. Stone work. Fireplace incorporating a multi-fuel/log burner with oak mantel over and shelf above. Power points. Plain plastered walls with wall lights. Carpet cover. **Independent dogleg staircase leads to bedroom four and ensuite shower room.**

Sitting Room/Diner



KITCHEN/BREAKFAST ROOM

23' 0" x 15' 0" Two windows and double doors overlooking the front garden. Full height ceiling (19' to centre of ridge line) with solid oak trusses. Extensive range of oak fronted base and wall units incorporating glazed display cabinets. Fitted dishwasher, fridge and a one and half bowl ceramic sink and drainer with mixer tap. Roll top marble effect work top with solid marble worktop flanking the 'Rangemaster' five burner gas hob, grill and double oven with tiled area behind. Wine rack set into stone wall. Marble topped island with book shelves, vegetable racks and cupboards under and a breakfast bar on one side. Two suspended ceiling lights with four further spotlights illuminating the beamed ceiling. Ample power points throughout. Smooth plastered walls on three sides with full height stone wall on fourth side. Quarry tiled floor throughout with inset oak pattern in breakfast area. Reclaimed oak lintels over all internal doorways.



LAUNDRY ROOM

12' 0" x 9' 0" Fitted with base and wall units with work surfaces over. Wired for light and power points. Wine fridge, freezer, condenser dryer. Plumbing for washing machine. Quarry tiled floor. Location of the boiler and tanks which serve the hot water and central heating system. (The heating system for the ground floor can be used separately from the first floor).

REAR HALLWAY	Stable door giving access to rear garden. Plain plastered ceiling with spot lighting. Built in cloaks cupboard.
GROUND FLOOR CLOAKROOM	Fitted with a wash-hand basin and w.c. Wired for light
FIRST FLOOR	Staircase with two oak bull nosed steps and oak balustrade leading to landing. Velux windows in roof. All rooms lead off. Linen cupboard. Carpet cover.
PRINCIPAL BEDROOM WITH EN-SUITE	15'0" x 15'0" Windows over looking the side and rear. Plain plastered ceiling with spot lights. Power points. Carpet cover. En-suite 11'0" x 6'6" Luxury bathroom suite comprising of a spa bath and corner power shower. Twin wash hand basins with vanity units beneath. Extractor. Wall lights. Ceramic tiled walls and floor. Heated towel rail. Smooth plastered ceiling with recessed lights.
BEDROOM TWO	11'2" x 8'9" Windows overlooking the rear. Sunken lights. Power points. Carpet cover. Access from this room into the roof space.
BEDROOM THREE	14' 3" x 12 '0" Window overlooking the rear. . Sunken lights. power points. Carpet cover. Built in wardrobe with solid oak doors.
BEDROOM FOUR EN SUITE (with access from sitting room/diner)	14'6" x 13'6" Pitched roof with exposed beams. Window overlooking the side . Ceiling light fitting and wall light fittings. Oak flooring. En suite – Velux window in roof. Double shower cubicle. Ceramic tiled walls. Heated towel rail. Suite in white with fitted units, w.c., and wash hand basin with ceramic tiled surround.
FAMILY BATHROOM	Obscure window to the rear. Modern bathroom suite in white comprising of a bath, separate 'Mira' shower and wash hand basin. Part ceramic tiled walls. Heated towel rail. WC with window overlooking the side. Carpet laid.
EXTERNAL	<p>To the front – Approached to the front by five bar gate, stone chipping area with well laid garden, extensive parking area. Natural stone boundary on one side with hedging on the other. Large terrace laid with blue pennant slabs.</p> <p>To the side – Double five bar gate, leading to the rear garden with ground cover of chippings. Substantial circular patio area with access from dining room via double French doors. Further patio area with wooden pergola over.</p> <p>To the rear. – Spacious garden laid to lawn. with Trees and shrubs. Patio area of chippings. Pond. Outbuildings. Workshops. Kitchen garden. Stable.</p>



SERVICES

Mains -Water, Electricity, Gas and Drainage. Telephone installed subject to British Telecom Regulation.

VIEWING

At any reasonable time. Strictly by appointment with the Agent as above.

LOCAL AUTHORITY

Vale of Glamorgan Borough Council, Civic Offices, Holton Road, Barry.

COUNCIL TAX BAND: H

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: 1st August 2011

PROCEED OF CRIME ACT 2002

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