



Ty Old Barn Church

£1,600,000

- LUXURY NEWLY CONVERTED 400 YEAR OLD STONE BUILT BARN
- SEPARATE NEWLY BUILT TWO STOREY STONE BUILT COACH HOUSE
- PRIVATE CONTEMPORARY LANDSCAPED SURROUNDING GARDENS
- FIVE BEDROOMS, SIX STUNNING NEW BATHROOMS
- 23 FT SUPERB BESPOKE KITCHEN & DINING



 5
  6
  4



About the property

A magnificent detached luxury newly converted and extended five bedroom stone built barn, reputed to be 400 years old, now fully re-furbished to a high specification, completed in 2026, externally finished in re-pointed stone work, inset with new PVC double glazed windows, all beneath a new manufactured slate pitched roof. This Fabulous family residence occupies a stunning location fronting quiet Church Road, just a short walk to the Unicorn Public House and restaurant, and a few minute's drive to an exit onto the M4, providing fast travel to Cardiff City Centre, Bristol and Swindon. This impeccable property includes stylish and contemporary landscaped gardens, with a private gated entrance drive, a large stone finished six car driveway, all afforded privacy and security by high stunning timber slatted fencing, which provide a combination of clean lines with structural strength. The truly bespoke living space includes luxury interiors with a high specification finish with generous sized rooms, designed for modern living, including an imposing entrance reception hall (14'9 X 10'3) with bespoke wall panels and a high atrium style ceiling with exposed wood beams a luxurious new fully fitted open plan kitchen and dining room (22'10 10'3), with Quartz granite work tops with multiple integrated appliances including a four ring CDA induction hob, a CDA dishwasher, two AEG fan assisted ovens, and integrated larder fridge and larder freezer.



Accommodation

The Property Cont:

A capacious lounge (22'9 x 11'4) with Atrium ceiling with exposed beams includes three windows with private aspect, whilst off the kitchen is a large utility room (10'0 x 7'6) with integrated Samsung appliances and patio doors which open onto a private sun terrace, and off the utility room is a stunning ground floor bespoke shower room. There are five large bedrooms, each with superb new ensuite bathrooms, two of these bedrooms are located off a private ground floor wing allowing the opportunity for two generation living needs, whilst the master bedroom is a generous (29'3 x 14'0 max) which includes the stylish architect designed ensuite bathroom which leads onto a private under cover first floor balcony. The property benefits mains water, mains electricity, private cesspit drainage with a soak away (circa 2006), and the heating is powered by an eco-friendly electric radiator water filled system. Floors are mainly porcelain tiles to the ground floor and bathrooms, whilst the bedrooms are newly carpeted with high-quality floor coverings. Within the grounds of Ty Old Barn is a newly built detached two storey coach house/annex, also externally finished in magnificent store, and providing a superb separate fully self contained living space, comprising a gym-games room (25'7 x 15'1) fitted with a stylish kitchen and downstairs cloak room with wash hand basin,

plus full width patio doors which open onto a private sun terrace, whilst the first floor office-lounge is a generous (25'5 x 15'1).

A truly unique period style home, providing 3500 square feet, with an additional floor area within the Coach house providing 800 square feet, with well-designed accommodation and private surrounding gardens, internally styled as a brand new family residence, with all the special benefits of a modern day newly built executive house. Must be seen!

AML Checks

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

Ground Floor

Entrance Reception Hall

14' 9" x 10' 3" (4.50m x 3.12m)

Approached via a clear glass double glazed front entrance door leading to an atrium style hall with high exposed beam ceiling inset with a large Velux double glazed window. Flooring is finished in stunning porcelain tiles whilst a wide bespoke solid oak

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Floorplan



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