



The Barn, Newton,  
Near Cowbridge, Vale of Glamorgan, CF71 7RZ









# The Barn, Newton, Near Cowbridge, Vale of Glamorgan, CF71 7RZ

**£870,000** Freehold

**5 Bedrooms : 3 Bathrooms : 2 Reception Rooms**

Hallway • Living room • Kitchen-breakfast room •  
Garden room • Utility room • Cloakroom

Master bedroom with en suite shower room • Four  
further bedrooms • Bathroom • Shower room

Driveway parking • Double garage

Extensive gardens, in total about 2/3 of an acre

EPC rating: D58

## Directions

From our Cowbridge office, travel along High Street into Eastgate and at the traffic lights turn left onto Aberthin Road. Continue through the village of Aberthin, taking the first left turning after leaving the village. Travel along this road, over the hump-back bridge (former railway bridge), bearing left at the next junction, signposted 'City'. Travel along the lane for about 300 yards, past the farmyard and Newton House and follow the road as it bends to the left. The next lane - almost opposite the stone and borck built 'lodge' - leads to The Barn.

- Cowbridge 2.2 miles
- Cardiff City Centre 13.7 miles
- M4 (J35, Pencoed) 6 miles

**Your local office: Cowbridge**

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## Summary of Accommodation

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### ABOUT THE PROPERTY

- \* A most impressive barn set within an idyllic, rural location yet within easy reach of Cowbridge
- \* Adaptable accommodation which could easily lend itself to multi generational living
- \* Flagstone hallway with stairs to first floor bedrooms
- \* Large family lounge with broad, tall windows to the front and doors opening to a patio with garden beyond
- \* Contemporary woodburning stove recessed within a chimney breast
- \* Kitchen with a good range of storage units and wooden worktops; a central granite-topped island features an adjoining dining table
- \* Appliances, where fitted, are to remain and include a range cooker, American-style fridge-freezer, integrated dishwasher and microwave
- \* Next to the kitchen is a more modern garden room with bi-fold doors to two sides giving access into the garden
- \* Also generous utility room with much additional storage and an adjacent WC
- \* Large master bedroom with fitted wardrobes to one wall and a deep, square bay window from which there is a wonderful view out over open farmland
- \* En suite shower room
- \* Four further double bedrooms all look out over the rear garden
- \* Family bathroom with roll-top bath and separate shower; also a contemporary shower room
- \* Two of these double bedrooms are to one side of the property and could be used as a possible annexe

### GARDENS AND GROUNDS

- \* The Barn occupies a wonderfully private plot of about 2/3 of an acre, bordered to one side by open farmland and to another by the walls of a former quarry
- \* It is approached via a driveway over which there is a permanent right of access
- \* Forecourt parking and turning area leading in to the garage
- \* Detached double garage (approx. max XXm x XXm) entered via an electric up and over door
- \* The front of the property includes a paved courtyard area, ideal for summer dining
- \* Especially large garden to the rear mainly laid to lawn and featuring a paved patio area immediately to the rear of the property
- \* This garden mainly laid to lawn, interspersed with a number of trees.
- \* Part of the boundary is marked by a quarry wall. It is understood the boundary is at the top of this rock face.

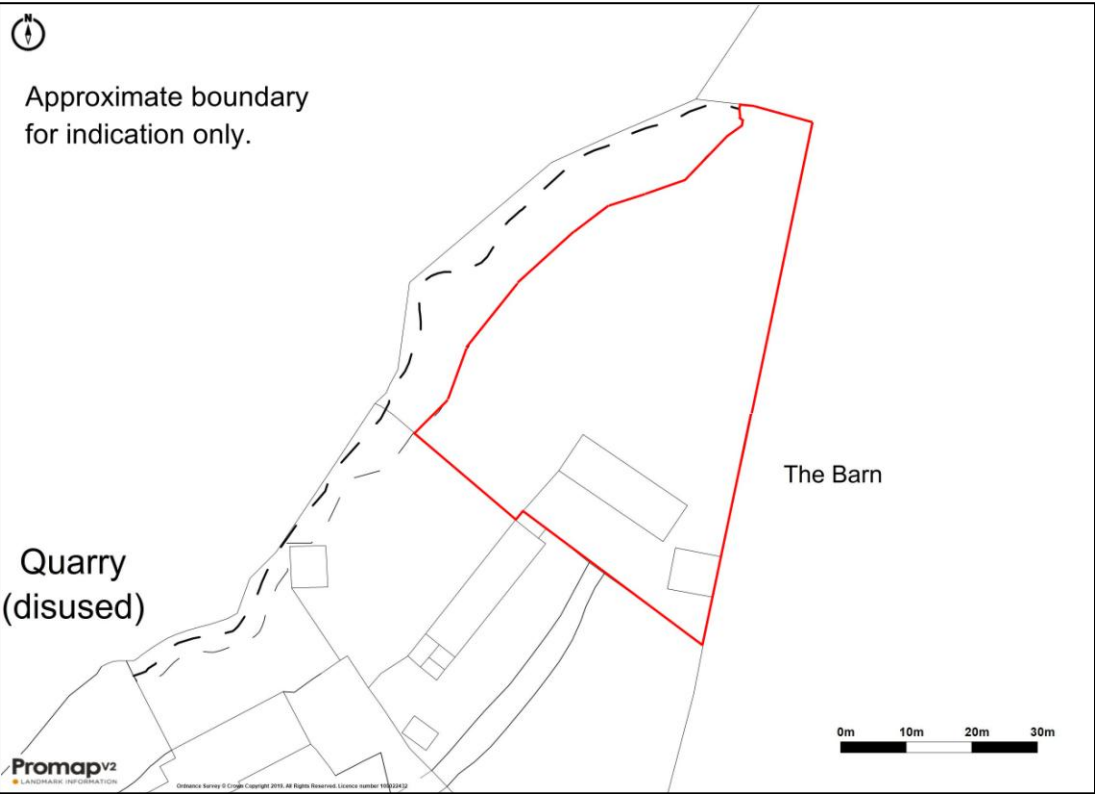
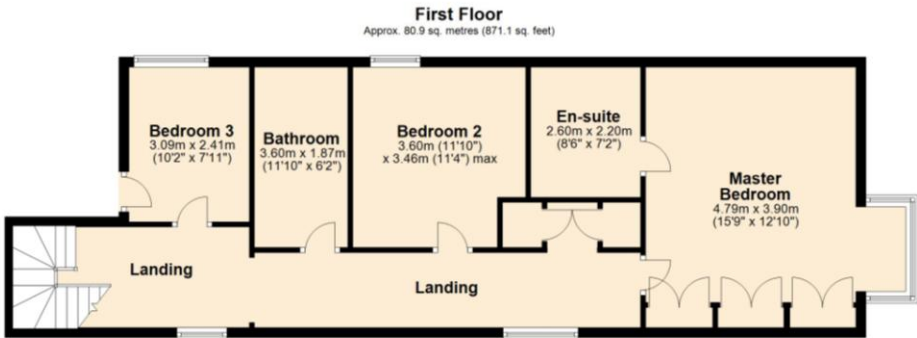
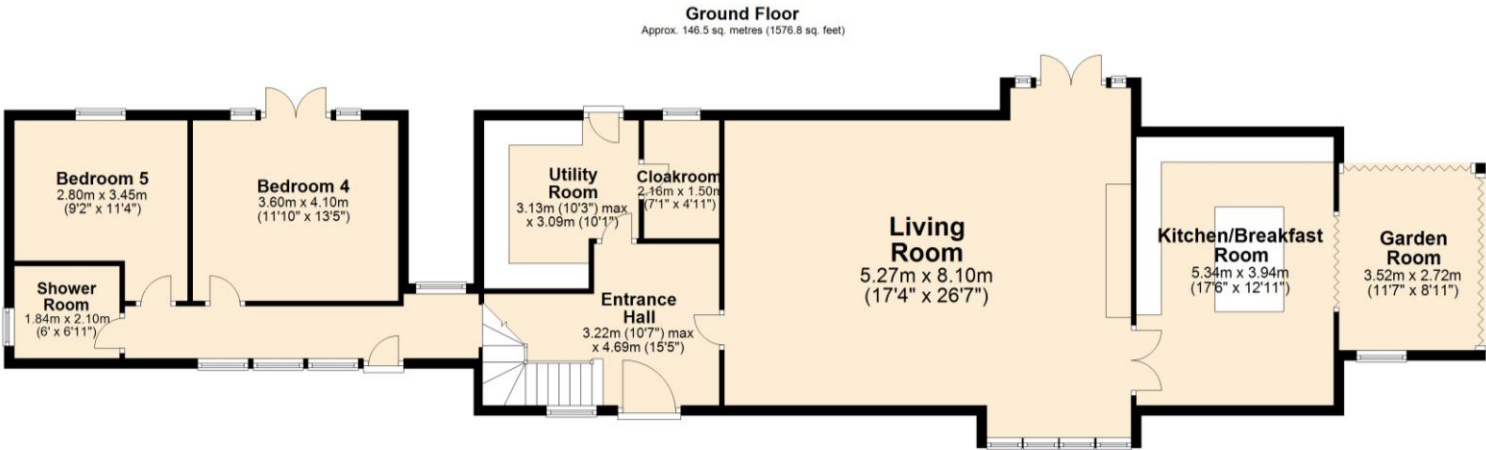
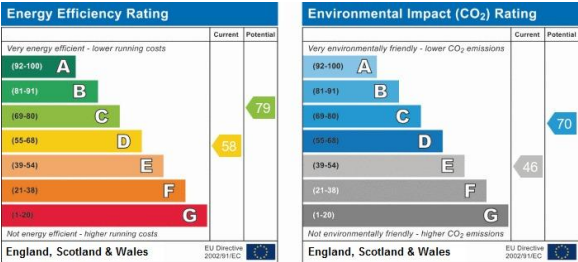
### TENURE AND SERVICES

Freehold. Mains electric and water connected. Cess pit drainage. Oil-fired central heating.





Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.







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