

Sycamore Farm,

Bonvilston, Vale of Glamorgan, CF5 6TR

Watts & Morgan

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HEDBANZ
MONOPOLY
HOVIS

Sycamore Farm,

Bonvilston, Vale of Glamorgan, CF5 6TR

Guide price: £639,950 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A sizeable family home to the eastern edges of the village of Bonvilston, set within its own generous plot. Spacious accommodation includes: lounge and dining room, kitchen-breakfast room, living room and conservatory . Also utility room and cloakroom. Principal bedroom suite with bedroom area, shower room and dressing room. Three further bedrooms and family bathroom. Ample parking, detached storage / sheds.







Directions

Cowbridge Town Centre – 5.2 miles

Cardiff City Centre – 7.6 miles

M4 J34 Miskin – 3.8 miles

Your local office: Cowbridge
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Summary of Accommodation

About the property

Sycamore Cottage is located to the very eastern edges of the village of Bonvilston. It is understood to have been historically one of three cottages. Only 2 remain, with Sycamore Farm being significantly and dramatically extended about 35 years ago to offer extensive, deceptively spacious and family-friendly, adaptable accommodation.

A lounge features a gas fire with period surround and links, via an open square arch, to a dining room beyond which glazed doors open to a rear courtyard garden. A dual aspect family sitting room looks out over the front gardens while an adjacent kitchen-breakfast room has appliances, where fitted, included. Additional space remains for a tall fridge/freezer and ample room for a family sized dining table. Beyond the kitchen diner is a conservatory ideally positioned to look out over the front garden and driveway. Ground floor also includes a sizeable utility room and an adjacent WC.

To the first floor the principal bedroom area is an especially generous suite including bedroom area with fitted wardrobes, a shower room and a particularly large dressing room / office to the rear. There are three further bedrooms: two of these good double rooms and all share use of the family bathroom with its cast-iron roll, top bath and separate shower cubicle.





Gardens and grounds

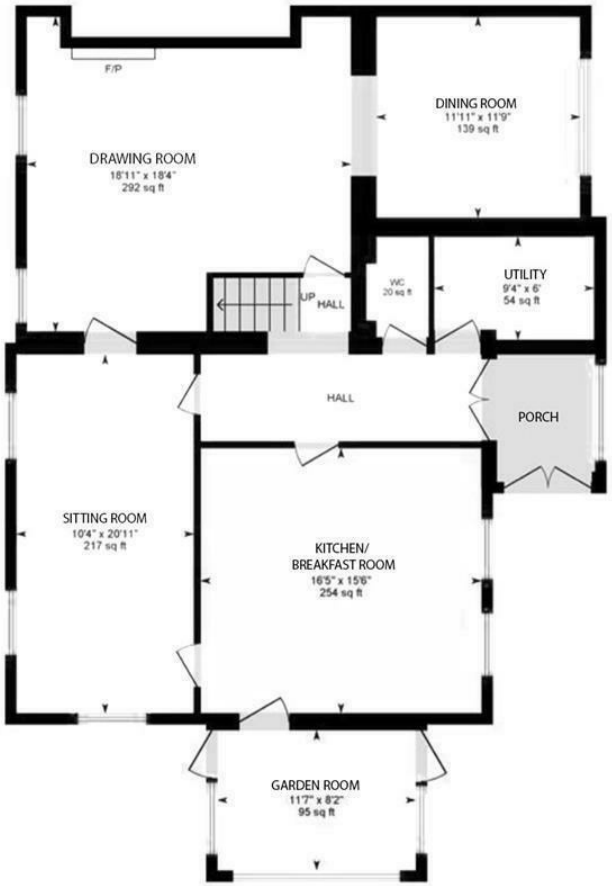
Set within good, proportionate plot, Sycamore Farm is screened from its frontage to the A48 by conifer hedging and mature sycamore trees. It is currently approached via its own driveway from the Sycamore Cross to Pendoylan Road though, to the benefit of Sycamore Farm, a new accessway will be created through the proposed new development to the property. A stone and brick built workshop / store is divided into two separate rooms (both about 3.3m wide x 3.4m deep), ideal many differing uses. Overlooked by the kitchen and accessed from the conservatory is a private courtyard garden, a lovely, sheltered and enclosed block-paved space accessible from the driveway.

Additional Information

Freehold. Mains electric, water and sewerage connect to the property. LPG gas fired 'combi' central heating. Council Tax: Band G.

The adjoining land to the north of Sycamore Farm will be developed (subject to planning permission; Vale of Glamorgan Council reference 2025/00439/FUL). A new access road will be created through the new development, shared between the proposed new houses and Sycamore Farm. The adjoining land is not included in the sale.

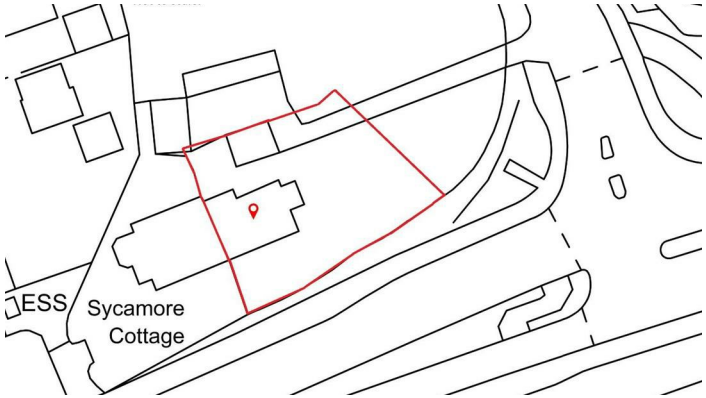
Main Building: Interior Area: 2416.30 sq ft

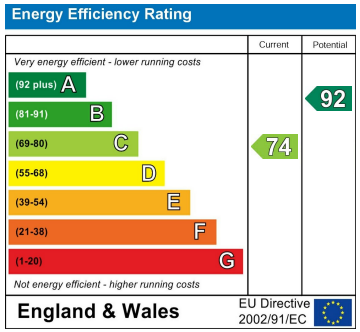


Ground Floor



1st Floor





Scan to view property

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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