

**THE MOWHAY,  
CROES CWTТА, ST BRIDES MAJOR, CF32 0TN**





# THE MOWHAY, CROES CWTTA, ST BRIDES MAJOR, CF32 0TN

A FANTASTIC OPPORTUNITY TO PURCHASE FOR THE FIRST TIME IN 100 YEARS AN IDYLIC AND OUTSTANDING FAMILY HOME WITH Paddock AND SHED.

- Cowbridge 6.6 miles
- Cardiff City Centre 19.3 miles
- Bridgend 3.9 miles
- M4 (J35) 6.7 miles

## Accommodation and amenities:

Hallway • Lounge • Dining room • Sun room  
Kitchen • Ground floor bedroom 4 / Study  
Shower room • Utility

Master Bedroom with en suite shower room •  
Two further double bedrooms • Family bathroom

Parking • Large garage • West facing forecourt  
garden • Large lawned rear garden and paddock

Grounds extending to approx. 0.95 acres



Chartered Surveyors, Auctioneers and Estate Agents

55 High Street, Cowbridge, Vale Of Glamorgan,  
CF71 7AE

Tel: 01446 773500

Email: [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)

[www.wattsandmorgan.co.uk](http://www.wattsandmorgan.co.uk)

*Established 150 Years*

*1857 ~ 2007*



[www.wattsandmorgan.co.uk](http://www.wattsandmorgan.co.uk)



## SITUATION

Castle upon Alun is a very special rural hamlet with an interesting and wonderful history located a short distance from the coastal villages of St Bridges Major, Wick and Ewenny. These charming villages not only offer a range of local amenities and excellent schools, but are also close to the beautiful heritage coastline with wonderful sand beaches. Excellently located for commuting to the cities of Cardiff and Swansea, as well as near mainline stations to London. The main primary school of St Brides Major also feeds into the highly reputable Cowbridge School.

## THE MOWHAY

Converted in 1987 this well proportioned property offers excellent and flexible family accommodation, with above average sized reception rooms making it an ideal house for entertaining and growing families. As the most substantial part of what once was a working farm the property has charming features including arrow slit windows and working fireplace. All the 3 main reception rooms have doors opening to the front and rear gardens. From the entrance hall double doors lead to the drawing room with a dramatic pitched roof as well as an inglenook style working fireplace. At the rear of the property is a shower room and utility room, with a 4<sup>th</sup> reception room/snug/bedroom 4.

Double doors in the dining room open up to the delightful farmhouse style kitchen, in turn leading to the wonderfully proportioned and light 27' long sun room. Upstairs the imposing master bedroom and en-suite has access over the original granary steps to the east facing garden and patio. Two other bedrooms and family bathroom make up the first floor accommodation.

## GARDENS AND GROUNDS

The private stone walled south west facing courtyard to the front of the property is ideal for outside dining and can be accessed from the sun room, dining room and drawing room. At the rear is another totally enclosed lawned garden with mature flower and shrub borders and patio areas. To the front is a substantial parking area with access to the garage and a five bar gate leading to a side garden, which leads to a further paddock/orchard.

## TENURE AND SERVICES

Freehold. Mains electric and water connect to the property. Septic tank drainage. LPG central heating (for The Mowhay).

## DIRECTIONS

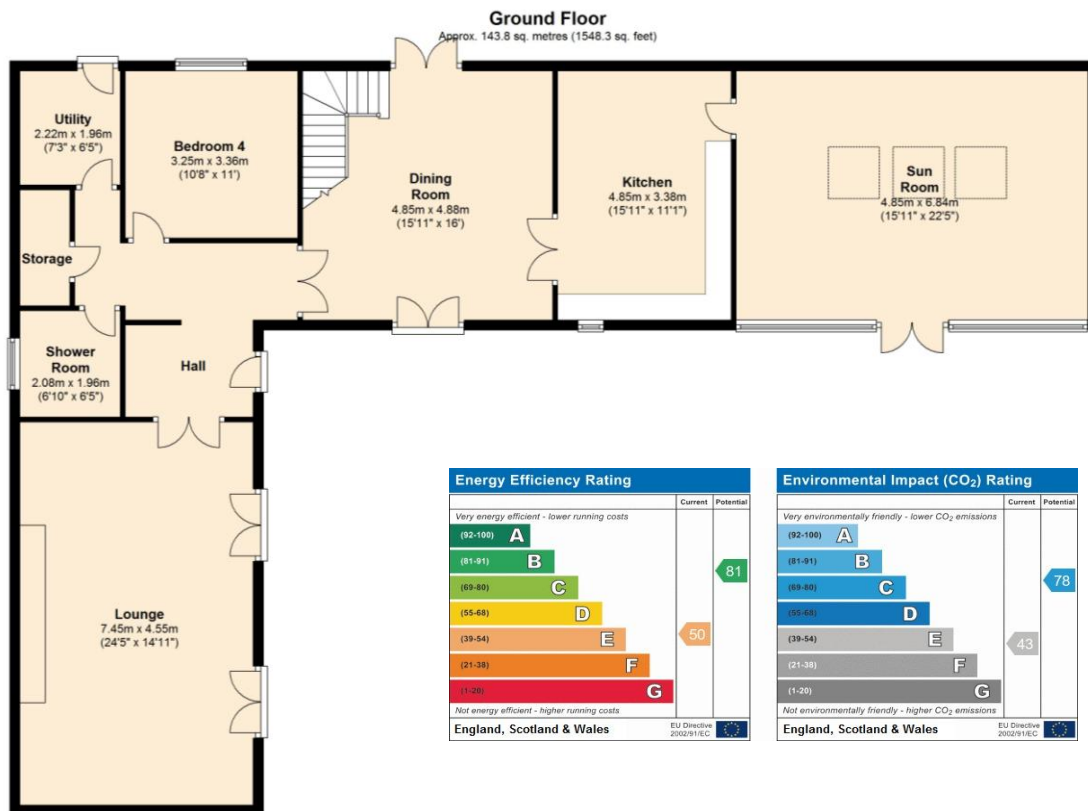
From Llantwit Major, follow the B4265 in a westerly direction towards Wick. On entering the Village, pass the Lamb and Flag public House (to your left), and turn right immediately before The Star Inn. Keeping 'The Star' to your left, continue into "Ewenny Road". After about 1 1/2 miles, The Mowhay will be found to your right hand side just after Croes Cwtta Farmhouse and the three way road junction.



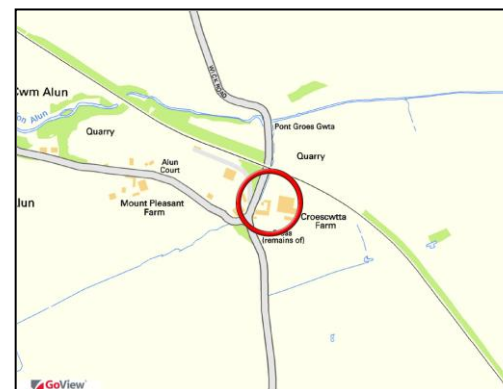
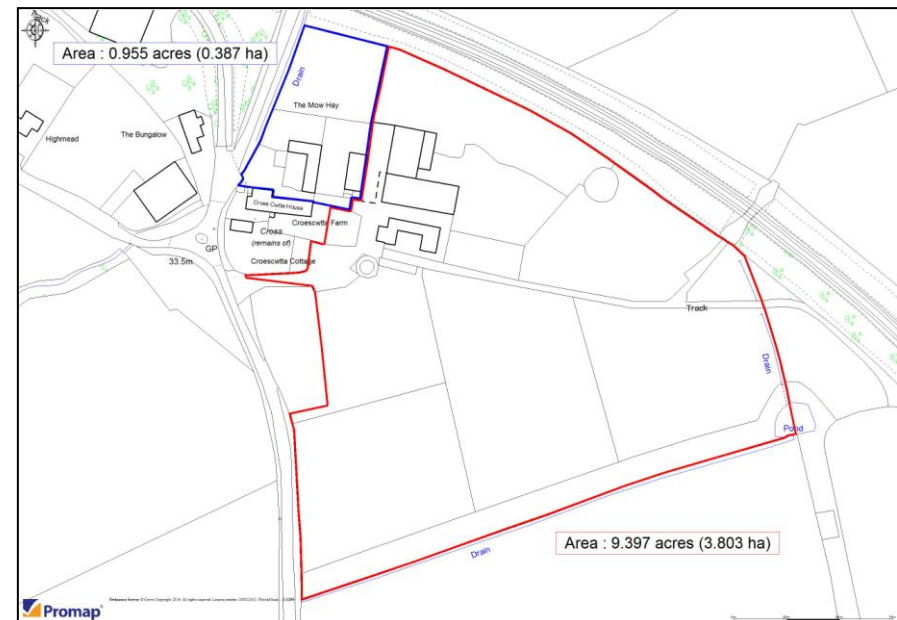
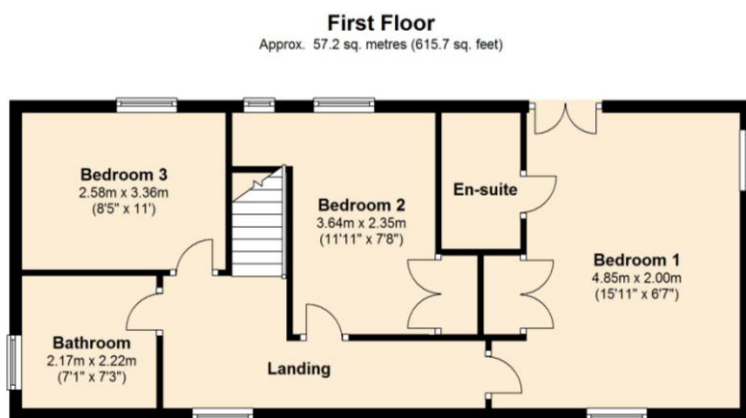








Total area: approx. 201.0 sq. metres (2163.9 sq. feet)



Any 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. The plans do not form part of any contract.



