



TY NEWYDD FARM,
PETERSTON ROAD, GROESFAEN, CF72 8NU



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A UNIQUE, MODERN TIMBER FRAMED HOME SET IN GARDENS AND GROUNDS OF ABOUT 3 ACRES WITH HIGHLY ADAPTABLE ACCOMMODATION INCLUDING 4 RECEPTION ROOMS 6 BEDROOMS, 5 BATHROOMS

- Peterston Super Ely 2.5 miles
- Cardiff City Centre 8.4 miles
- Cowbridge 8.9 miles
- M4 (J34) 2.9 miles

Accommodation and amenities

Porch • Cloakroom • Central Atrium • Four Reception Rooms • Kitchen with Aga • Utility Room & Boot Room • Basement / Wine Cellar

Six Bedrooms (3 of them En Suite) • Family Bathroom

Double Garage • Ample Parking Provision

Gardens and Grounds of about 3 acres (to be confirmed) • Including two Agricultural Buildings.

EPC Rating: C 73:



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SITUATION

The Village of Peterston-Super-Ely lies some three and a half miles north of the A48 midway between Bonvilston and St Nicholas. The Village includes a Church, two Public Houses and a Village Shop, together with a local Primary School - a feeder School for Cowbridge Comprehensive School. Community activity within the Village is quite extensive and there are further facilities available in the Market Town of Cowbridge which is approximately 8 miles to the west with a modern leisure centre and quality shops and restaurants etc. The Capital City of Cardiff lies approximately 6 miles to the east with comprehensive retail and commercial facilities, Theatres and Concert Halls, in addition to a main line link to London in around two hours. The Village is also convenient for commuting, being a short drive to the M4 Junction 34 (Miskin).

ABOUT THE PROPERTY

Ty Newydd Farm is a unique and substantial property set within gardens and grounds of about 3 acres. Built by the current Owners, the timber-framed home offers highly adaptable family accommodation over 3 storeys. To the heart of the home is an open atrium with galleried landing over and a broad span of glazing with doors opening to the west facing terrace and gardens. Off this doors lead to a lounge, a family room with further doors to the terrace and steps down to a basement / wine cellar. Further doors open into a kitchen with two-oven Aga and adjacent warming oven. There is ample space within this kitchen for a dining table but with adjoining rooms being used as a sitting area and dining space. There is, in addition, a utility area and boot room off the kitchen; and a cloakroom close to the entrance hall.

The galleried landing above has doors to bedroom accommodation and a family bathroom, including a master bedroom suite of dressing room, bathroom and bedroom area; and a second 'guest suite' with sitting area, bedroom, dressing room and bathroom. Of the two further double bedrooms to the first floor, one has an en suite bathroom and, like the guest bedroom, direct access to a south-west facing balcony. Two additional bedrooms to the second floor bath share use of a shower room.

GARDENS AND GROUNDS

A pillared, gated entrance from the roadway leads into a very generous off-road parking area to one side of the property. This affords much parking and also access into a steel-framed agricultural building. A wooden 5-bar gate leads to a forecourt immediately in front of Ty Newydd Farm and from which two sets of double doors open into the double garage.

The largest portion of garden is directly to the rear of the property and is located to benefit from a south westerly aspect. Doors from the central atrium and the adjacent living room open to a wonderful pergola-covered terrace and from which there is access onto further lawn.

The gardens and grounds are understood to be of around 3 acres (to be confirmed); there is additional land available to purchasers by separate negotiation.

TENURE AND SERVICES

Freehold. Mains electric and water connect to the property. Cess pit drainage. 'Ground source' heating.

DIRECTIONS

From Cowbridge, proceed along the A48 in an Easterly direction towards Cardiff. Pass through the Village of Bonvilston and, at the cross roads after leaving the village, turn left and follow the signs for Peterston-Super-Ely. Pass through the Hamlet of Gwern Y Steeple, cross over the river bridge and continue towards the Village. After about 300 yards, turn left onto Station Road, signposted towards Groesfaen. Continue under the railway bridge along Groesfaen Road for a further 2 miles, to find the entrance to Ty Newydd Farm to your left.

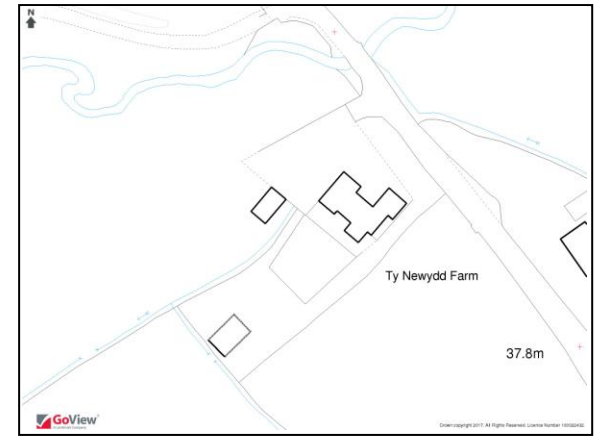


Ground Floor
Approx. 195.6 sq metres (2105.1 sq feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-64)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		73	76
England, Scotland & Wales		EU Directive 2002/91/EC	

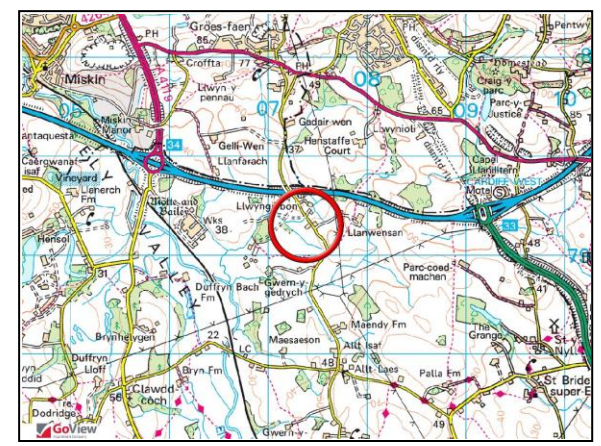
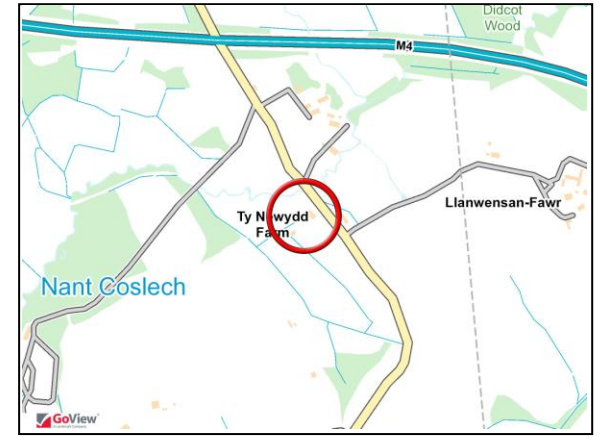
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-64)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		83	84
England, Scotland & Wales		EU Directive 2002/91/EC	



First Floor
Approx. 161.0 sq metres (1732.5 sq feet)



Second Floor
Approx. 140.1 sq metres (1508.2 sq feet)



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 part of any contract.



