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Ye Old Barn Heol-Y-Capel, Nottage Porthcawl

£625,000

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About the property

Available for sale tucked away within the heart of the historical village of Nottage, is this impressive stone barn conversion, available with no on going chain. The interior of the property boasts many characterful features including exposed stone walls and natural stones tiles, cast iron radiators and wooden beams. Entrance into the bespoke hand made kitchen with granite and maple wood work tops, range style cooker and access through to a useful utility room with space for appliances. A staircase leads up from the utility room into a guest bedroom suite with en-suite bathroom. To the other side of the kitchen there is a reception space currently used as a snug (with potential as a formal dining space) which leads to the hallway with cloakroom. A generous second reception space is used as a second living room with dining space and has a feature stone fireplace with wood burner and "secret" staircase. On the first floor the landing provides access to the further three double bedrooms. The family bathroom boasts a freestanding bath, shower and twin wash hand basins. Bedrooms two and three has built in wardrobes and one further benefits from an en-suite shower room. Completing the first floor accommodation is the master bedroom with built in wardrobes, vaulted ceiling and can also be accessed via the "secret" staircase from the living room. Externally there is a gated cobbled courtyard garden and allocated off road parking.

Accommodation

Breakfast Kitchen

15' 11" x 23' (4.85m x 7.01m)
Handmade bespoke kitchen with granite and maple wood worktops and large central island unit. Six burner range master cooker with decorative stone surround. Space for an American style fridge freezer. Natural stone flooring, french doors leading out to the courtyard, cast iron radiator and access through to the utility space. Spotlights to the ceiling.

Utility Room

13' x 15' 11" (3.96m x 4.85m)
Accessed via the kitchen. Continuation of the natural stone flooring. Space for further appliances. This space has potential to be sub divided from the main part of the house as an annex with access to a staircase which leads up to the guest bedroom with its en-suite.

Snug / Dining Room

16' x 11' 11" (4.88m x 3.63m)
Continuation of the natural stone flooring. Access to the hallway. Cast iron radiator. Stable door and oak beams. Spotlights to the ceiling. Access through to the hallway

Hallway

Stairs leading to the first floor. Access to the cloakroom and to the second reception space.

Cloakroom

Suite comprising Wc and wash hand basin





Living Room / Dining Space

25' 3" x 15' 10" (7.70m x 4.83m)
 Continuation of the natural stone flooring. Feature stone fireplace with wood burner and " secret " stone staircase leading up to the master bedroom. Cast iron radiators. French doors to the courtyard. Feature beams. Spotlights to the ceiling

Landing

Access to the three of the four double bedrooms and the family bathroom. Wooden floorboards. Skylight. Cast iron radiator.

Master Bedroom

26' 4" x 15' 10" (8.03m x 4.83m)
 Accessed via the landing but also via the secret staircase from the living room. Wooden floorboards. Handmade built in wardrobes, vaulted ceiling with spotlights. Two feature windows.

Principal Bathroom

10' 5" x 8' 2" (3.17m x 2.49m)
 Suite comprising twin wash hand basins, wc, shower cubicle and feature bath



Bedroom Two

15' 11" x 15' 1" (4.85m x 4.60m)
 Wooden floorboards. Cast iron radiator. Valuated ceiling with spotlights. Window to the front. Built in wardrobes. Access to the en-suite shower room

En-Suite Shower Room

7' 5" x 6' 3" (2.26m x 1.91m)
 Suite comprising shower enclosure, wash hand basin and Wc.

Bedroom Three

16' 7" x 10' 10" (5.05m x 3.30m)
 Wooden floorboards. Cast iron radiator. Valuated ceiling with spotlights. Window to the rear

Bedroom Four / Guest Suite

15' 11" x 13' (4.85m x 3.96m)
 Accessed via the staircase from the utility room. Wooden floorboards. Cast iron radiator. Valuated ceiling with spotlights. Window to the front. Access to the en-suite bathroom



En-Suite Bathroom

8' 4" x 7' 5" (2.54m x 2.26m)
 Suite comprising roll top bath, wash hand basin and Wc

External

The property is accessed via Heol Y Capel, within Nottage Village and has allocated off road parking. A set of double gates provides access and security to the cobbled courtyard garden which can also double up as additional off road parking if required.







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.