

Brynmenyn,
Bridgend,
Bridgend County.
CF32 8UR

750,000



- "Character Property Converted Barn with added gamekeepers cottage"
- 2 Dwellings into one Original Barn (Circa 1910-1918) and gamekeepers cottage was added later.
- Four Bedrooms, Four Bathrooms, Three Reception Rooms
- Bathroom upstairs, Shower room downstairs and cardinal WC also.
- Main Kitchen and Smaller Utility/Kitchen Area
- Two Oil Boilers one in the Main and one in the cottage.
- Three Generous reception rooms (both with Stone effect fireplace)
- Possible rental income to be achieved from the game keepers cottage
- Garden is a must to view on 2/3 acre TBC, Outbuildings for storage, ()

Ref: PRA10460

Viewing Instructions: Strictly By Appointment Only

General Description

"Mole End" Discover your own rural paradise with this charming 1900 Barn Conversion and Game keepers Cottage, nestled down a private lane making this rural property which was formerly on the Bryngawr Park Estate, you have fields all around you and gate access straight on to Bryngarw Park with breathtaking panoramic views. This four bedroom property has the main house with Two Sitting Rooms, impressive entrance, Two Bedrooms both with en-suites, gallery landing and a utility/kitchen area, boiler room housing one of the two oil boiler heating system. The Gamekeepers cottage is linked through the main inner hall giving you access to an additional sitting room, main kitchen, utility room and shower room/wc . The grounds are set on 2/3 of an acre TBC. There are being used for storage, additional storage shed and even a area for the chickens. There are solar panels that are paid for on the roof and a for water as well as a main water supply. This is a versatile property and has endless possibilities of a family home or using the gamekeepers cottage as a rental income. The grounds have to be seen to be appreciated and the property is a true charming rural gem. (Drone Vidoe and walk through video avialable).

Accommodation



Entrance Hallway

Stunning entrance to this unique home with Arts and crafts double barn doors leading to the hall, which has block wood flooring, plain walls, feature stone walls, staircase access to the first two bedrooms and access to the ground floor rooms, rear window and radiator.



Lounge

Main lounge in the barn part of the property has a cosy stone feature wall and fireplace, wooden mantle and wood beams ans plain ceilings, plain walls, lovely block wooden flooring, three radiators and light flooding into this room through the two UPVC windows to the front aspect, one window and french UPVC doors to the rear giving access to the deck area which also incorporates a hot tub, cosy room which enables views of the front and rear of the garden.

Inner Hallway

Inner hall with stone walls, block flooring, two UPVC windows to front aspect.



Utility Area

Range of wall and base units makes this a useful second kitchen, with composite sink and mixer tap and cooker. Tile flooring and feature stone walls with a plain ceiling.



WC

Two piece site comprising low level WC, wash hand basin, plain and feature paper walls.



Dining Room

Dining Room in the barn has plain ceilings, plain walls, lovely block wooden flooring, radiator and two UPVC windows to rear aspect over looking the rear garden.



Boiler Room

One Boiler room in the main part of the house with a rear UPVC double glazed door, stone wall and plain walls, plain ceiling, tile flooring, base unit and oil boiler and door access to the cloakroom.



Second Reception Room

Second Reception room is in the gam keepers cottage and this also houses a cosy stone feature wall and fireplace, wooden mantle and wood beams and plain ceilings, plain walls, lovely block wooden flooring, two radiators and light flooding into this room through the two UPVC windows to rear aspect and French door access to the front of the property, door access to the main kitchen in the game keepers cottage.



Kitchen

Steps leading down to the kitchen within the gamekeepers cottage, beautiful space with UPVC double glazed windows to front and rear, flagstone flooring, range electric cooker with tile feature wall, two radiators, hand made wooden base units with 11/2 bowl sink and mixer tap,, second wall mounted oil boiler, spindle staircase access to the two bedroom and bathroom in this part of the property and door access to a second utility room.

Utility Room

Rear UPVC door and window to the additional utility room with tile flooring, plain walls and ceiling, plumbing for washing machine.

Shower Room / WC

Three piece suite comprising shower enclosure, low level WC and wash hand basin.



Second Landing

This landing is the main landing in the game keepers cottage giving access to the two bedrooms and bathroom, plain walls, plain ceiling, wooden stained floorboards, attic hatch but there is no access to the main part of the house from upstairs.

Bedroom Three

Bedroom Three has fitted storage and plain ceilings, plain walls, wooden flooring, radiator and two UPVC windows to front aspect.



Bedroom Four

Bedroom Four with plain ceilings, plain walls, wooden flooring, radiator and one UPVC windows to front aspect and UPVC window to side aspect.

Bathroom

Three piece suite to this generous bathroom with a large storage cupboard, corner bath with tile splash back, low level WC, vanity unit wash hand basin, wooden flooring, plain and panel ceiling, plain walls and UPVC window to front aspect.

Gallery Style Landing

Main staircase from the main hallway, plain walls, plain ceiling, wrought iron balustrade overlooks to impressive entrance where you have a lovely view of the main doors, velum windows to front aspect flooding natural light onto this beautiful landing which gives you access to the two double bedrooms and en-suites.

Bedroom One

Impressive size double bedroom with plain ceiling, plain walls, radiator, storage to both sides of the eaves making this room full of generous storage which could easily be adapted to wardrobes, windows to front and rear of this bedroom giving you views to the front and rear of this rural home, door access to the newly fitted en-suite.

En Suite

Newly renovated en-suite with velux window, plain walls, tile walls and floor, corner bath with mixer tap, generous shower and enclosure with glass door, feature towel radiator, vanity unit wash hand basin and WC.

Bedroom Two

Impressive size double bedroom with plain ceiling, plain walls, radiator, storage to both sides of the eases making this room full of generous strage which could easily be adapted to wardrobes, windows to front and rear of this bedroom giving you views to the front and rrar of this rural home, door access to the newly fitted en-suite.

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Outside

Enter this impressive property via double electric gates where this private drive will sweep down to this rural property.
The grounds are set on 2/3 of a acre TBC, with a turning point drive and parking for multiple vehicles there are fields surrounding the property and it is nestled within the rear grounds of Bryngarw Park, there is a top area where there are stables, chicken run, old railway carriage useful for storage, to the rear there is a deck with an enclosed hot tun and enclosure, private gate access straight onto Bryngarw Park. There is a laid to lawn with fence boundaries, various trees and shrubs this plot can be truly seen to its beauty in our drone video.

Services

Mains electricity, mains water

EPC Rating: 47

Tenure

We are informed that the tenure is Freehold

Length of lease: .

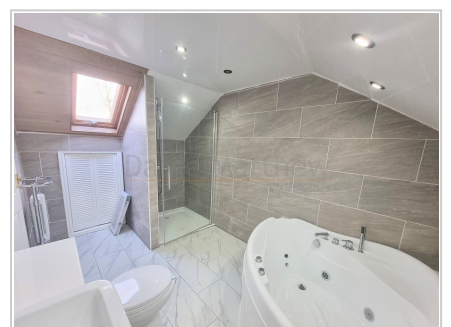
Ground Rent

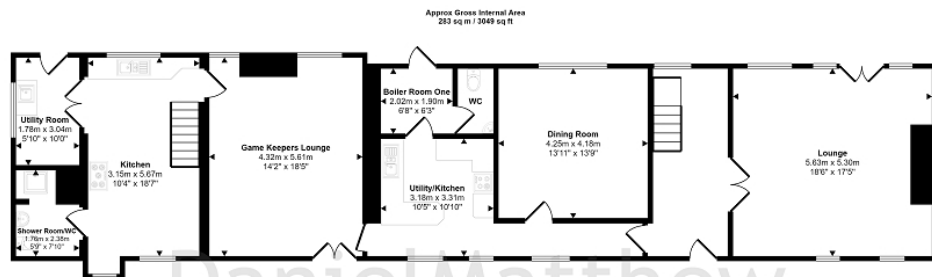
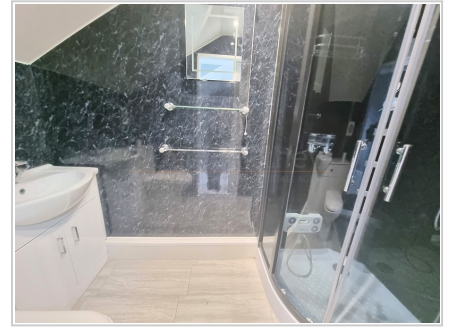
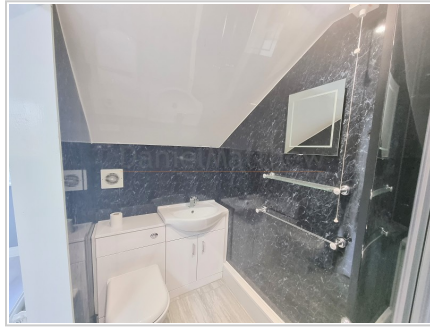
Service Charge

Council Tax

Band Not Specified

Deposit: NOT KNOWN





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Some of items such as bathroom suites are representations only and may not look like the real items. Made with Node Snappy 360.

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