

Cross Farm,
Cross Common Road,
Dinas Powys CF64 4TP

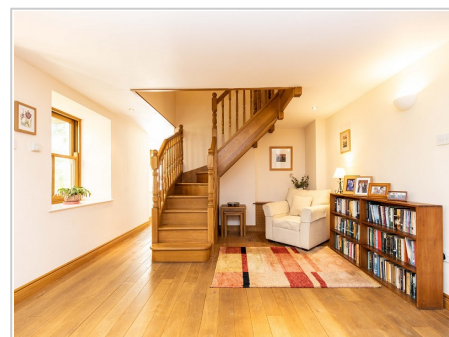
895,000



- Traditional Welsh Long-house
- Open plan kitchen & breakfast room
- Generous driveway
- Detached double garage
- Large plot bordering open countryside
- 3 receptions plus garden room
- 4 bedrooms
- En-suite master bedroom
- Impressive grounds & kitchen garden

Ref: PRA10920

Viewing Instructions: Strictly By Appointment Only



General Description

Traditional Welsh Long-house with origins dating back to the 15th century. Located on the fringe of the village, bordering open countryside.

Accommodation

ADDITIONAL COMMENTS

This distinctive, traditional Welsh Long-house was comprehensively refurbished to a high standard in 2003/4 and extended further by the current owners with the addition of a large conservatory.

The substantial property incorporates white-washed, stonework elevations lying beneath a pitched, slate roof and has double glazing throughout with hardwood joinery.

The ground floor (bar the conservatory), has underfloor heating whereas the first floor is heated by way of a conventional system with gas fired combination boiler and radiators.

Cross Farm also has an excellent energy performance rating of 'C', thereby reducing potential energy consumption and associated running costs.

The property's design offers a truly unique blend of old and new and its location, the best of both worlds in terms of town and country living.

Entrance Porch

Solid wood entrance door, solid oak floor covering and doors to the cloakroom and living room.

Cloakroom

Low level WC, wash hand basin and side facing window.

Tiled floor and built in cupboard housing the combination boiler.

Living Room (27' 1" Max x 13' 1" Max) or (8.25m Max x 4.0m Max)

One of two, impressively proportioned, principle reception rooms with solid oak floor covering and fireplace recess with oak mantel.

Return, oak staircase rising to the first floor and recessed downlights.

Doors to the open plan kitchen and breakfast room, conservatory and hallway with further doors to the home office / fifth bedroom and lounge.

Home office (16' 9" Max x 9' 10" Max) or (5.10m Max x 3.0m Max)

Located to the front of the house with window overlooking the driveway.

Currently used as a home office but with potential for a number of alternative uses including 'snug' or children's playroom etc.

Solid oak floor covering.

Family Room (28' 10" Max x 14' 9" Max) or (8.80m Max x 4.50m Max)

Fantastically proportioned reception room, known to the family as the 'Long Room'.

Nearly 9 metres in length, close to 4.5 metres wide and featuring a vaulted ceiling.

Southerly aspect with full height glazing and French doors which flood the space with natural light.

Garden Room.. (11' 8" Max x 19' 2" Max) or (3.55m Max x 5.85m Max)

A sizeable addition to the house, sympathetically designed with white-washed, stonework base and hardwood double glazing.

Hexagonal in shape, French doors opening onto the garden and views across the rear lawn and countryside beyond.

Kitchen (14' 7" Max x 11' 8" Max) or (4.45m Max x 3.55m Max)

A fabulous, traditional kitchen with adjoining breakfast room which combine to form a large, open plan area.

The kitchen itself can comfortably accommodate a centre island if desired and is fitted with an array of quality wall and base units, attractively tiled splash back areas and generous work surface with recessed, one and a half bowl sink and drainer.

Built in, eye level, double oven, separate gas hob with built in extractor over and integrated appliances including a fridge, freezer and dishwasher.

Heated, ceramic tiled floor, windows overlooking the herb garden, door opening onto the rear garden and step down into the breakfast room.

Breakfast Room (15' 5" Max x 10' 4" Max) or (4.70m Max x 3.15m Max)

Forming a sizeable, open plan area with small step into the kitchen.

Solid oak floor covering, window with southerly aspect, recessed downlights and door to the side porch / utility room.

Utility Room (13' 7" Max x 4' 3" Max) or (4.15m Max x 1.30m Max)

Side porch / utility room with ceramic tiled floor covering and space / plumbing for a washing machine and tumble dryer.

Side facing window and door opening onto the forecourt.

Landing

A long landing with skylight, solid oak floor covering and doors leading to all four bedrooms and the family bathroom.

Master Bedroom (12' 0" Max x 11' 2" Max) or (3.65m Max x 3.40m Max)

Master bedroom with dual aspect, fitted carpet and generous floor to ceiling height.

Door to the en-suite.

En Suite

Vaulted ceiling with Velux window.

Walk in mixer shower with double size tray and enclosure, low level WC and wash hand basin.

Tiled floor with matching, tiled skirting and partially tiled walls with decorative border.

Bedroom 2 (10' 6" Max x 8' 10" Max) or (3.20m Max x 2.70m Max)

Double bedroom with southerly aspect overlooking the garden.

Clever use of space with recess leading to a convenient, walk-in wardrobe.

Bedroom 3 (11' 8" Max x 10' 4" Max) or (3.55m Max x 3.15m Max)

The third of four double bedrooms, again with a southerly aspect and fitted carpet.

Bedroom 4 (16' 1" Max x 11' 8" Max) or (4.90m Max x 3.55m Max)

Located at the very end of the house and so far from the master bedroom and principle reception rooms that it can accommodate a teenager with drum set!

Fitted carpet and southerly aspect.

Bathroom (11' 2" Max x 9' 10" Max) or (3.40m Max x 3.0m Max)

Generously proportioned family bathroom with southerly aspect.

Garden facing window and skylight combine to give an added sense of light and space.

Contemporary finishes include a larger than average bath, walk in mixer shower with double size tray and enclosure, low level WC and wash hand basin.

Tiled floor with matching, tiled skirting and partially tiled walls with decorative border.

Grounds

The property is accessed from Cross Common Road via a sweeping driveway with double, five bar gates.

The brick pavior driveway offers generous parking and accommodates a detached, double garage, which in keeping with the main residence has white-washed, stone elevations lying beneath a pitched, slate roof.

To the rear, the substantial garden with southerly aspect predominantly comprises a gently sloping lawn which borders open countryside and falls toward the house and sun terrace.

The northern edge of the plot incorporates an elevated, kitchen garden with raised beds and bountiful apple, pear and plum trees.

Services

Mains electricity, mains water, mains drainage, mains gas

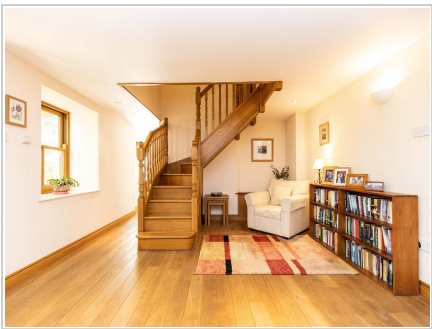
EPC Rating:72

Tenure

We are informed that the tenure is Freehold

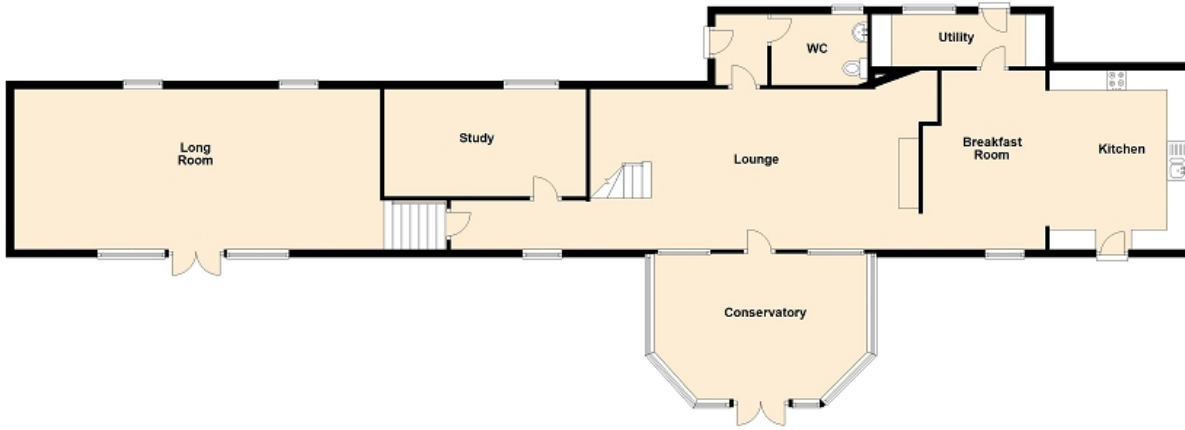
Council Tax

Band I





Ground Floor
Approx. 1693.4 sq. feet



First Floor
Approx. 983.9 sq. feet



Total area: approx. 2677.3 sq. feet

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.