

ESTABLISHED  
1857

JOHN DAVID  
**Watts &  
Morgan**

AUCTIONEERS  
ESTATE AGENTS  
SURVEYORS & VALUERS

81 HIGH STREET, COWBRIDGE, SOUTH GLAM. CF7 7YN Tel. 3495 (3 lines)

3 NOLTON ST., BRIDGEND  
CF31 1BX Tel. 3861 or 4190

BARONS CLOSE HOUSE  
LLANTWIT MAJOR CF6 9XY Tel. 3456

23 THE ESPLANADE  
PORTHCAWL CF36 3YP Tel. 5155

*Agents and Valuers for the Halifax Building Society*

On instructions from Barry R. T. Jones, Esq.,

# "HARTINGS"

## OLD WINE HOUSE



54, HIGH STREET  
COWBRIDGE

One of the most successful wine bars and coffee houses in South Wales, with full wine, spirits and beer licence.

FOR SALE as a going concern

BY PUBLIC AUCTION at THE BEAR HOTEL, COWBRIDGE, SOUTH GLAMORGAN  
on

THURSDAY 24th JUNE at 7-0 p.m.

Selling Agents.

Messrs. Watts & Morgan  
81 High Street.  
COWBRIDGE.  
S. Glam.

Vendors Solicitors.

Messrs. Lewis & Jacobs.  
86 Holton Road.  
BARRY.  
S. Glam

SITUATION & DESCRIPTION

'FARTHINGS' Old Wine House is a well known and successful wine bar in a prime location in the attractive High Street of the Ancient Market town of Cowbridge. It is always well patronised not only by the people of Cowbridge but over a wide area of South Wales. The freehold premises with a road frontage of 35ft offers a first class opportunity to purchase a thriving 'going concern' business free of brewers tie and showing a consistently good return offering excellent facilities for entertaining with the benefit of a full on and off licence for wines, spirits and beer with a consent for opening until 11-30 p.m.

The ground floor premises have a seating capacity of approximately 100 in four separate eating areas as well as a self contained conference or private party suite for 40. There are fully equipped kitchens, two bars, a courtyard garden as well as a private completely self contained luxury flat above, tastefully decorated and well fitted for use by an owner or manager, this also has planning consent for restaurant user should this be required.

SELF CONTAINED FLAT.



FARTHINGS. High St. Cowbridge.

COWBRIDGE is a most appealing small market town, steeped in History. It is a conservation area and properties in the High Street have been tastefully converted for business user and many of the shops are select privately owned, providing an individual service.

FARTHINGS is well located in the busy town centre and is a Grade II listed building originally a Gentlemans Town Residence "Ballards Court", it is reputed to date from around 1730.

COWBRIDGE is in the centre of the lovely Vale of Glamorgan and is within commuting distance of Cardiff (12 miles) Bridgend (6 miles) and the interchanges at Miskin and Pencoed, the latter within ten minutes drive.

ACCOMMODATION.

GROUND FLOOR.

This is approached from Cowbridge High Street by an imposing six panel front door with pilasters, cobweb design fanlight over, it opens into the :

ENTRANCE VESTIBULE.

having a double small paned inner door with inset bullseye, glass to side windows. Paved floor with mat well.

The Ground Floor accommodation has seating for 100 people in four separate areas and comprises :

MAIN FRONT LOUNGE AREA.



FARTHINGS. High St. Cowbridge.

MAIN FRONT LOUNGE AREA.

27' 6 x 52'

This is well fitted with button back Magenta coloured velvet, contour benching, stools and seats, tables with hardwood tops and cast iron scroll bases.

One wall having natural stone fireplace fitted with coal effect gas fire. Ornament display recesses with leaded glass doors and concealed display lighting. Arched recesses fitted with bench seats and bow windows with inset bullseye overlooking the High St. frontage. This front lounge links with a similarly fitted inner lounge.

BAR AREA.

with melamine surface over stacked green glass bottles and having high level wine glass racks, this bar is inset with spotlights. Wine refrigerator with glass door.

BUFFET BAR.

with lattice windows and lightly chilled trays for fresh foods and pastries. Coffee Kitchen off with twin lowlevel sinks. Extractor hood. Fitted floor cupboards. Fluorescent strip light.

INNER LOUNGE TO THE REAR OF THE MAIN BUILDING

this has a flagstone walkway within the original area of Ballards Court yard, and has an original stone well approximately 42' deep having wrought iron safety railing and is attractively lit, behind this is a feature of stacked green glass bottles. A Ledged and Braced door to an outside passageway and open courtyard.

TOILET.

Accommodation comprising Gents W.C with four urinals with fitted hand basins, tiled walls, mirrors and strip light. Pine and Grooved ceiling. Tiled floor. Separate low level w.c.

LADIES.

two separate low level w.c. with pink tiled walls, pine ceiling. Carpet tiled floor.

TROPICAL GARDEN AREA.

this continues from the Inner Lounge through decorative Wrought Iron Gates 18'4 long with a glazed pitched roof, and flagstone floor, with stone built flower beds and tropical plants. Large wooden high backed settle.

FARTHINGS High St. Cowbridge.

TROPICAL GARDEN AREA.



Door to courtyard Garden. Telephone booth. A Stone Archway opens to the 'Hole in the Wall' Bar 27' x 15'4 at this entrance is an inviting Wood burning stove, this room with its panelled walls is fitted with button seating in U-shaped groups and has open wooden stud dividers and a Beamed Ceiling. Lattice windows to the courtyard with Georgian style panelled door to the garden.

There is a Victorian Brass faced second BAR with decorative wood carving and a glass fronted wine refrigerator accommodating 84 bottles. Fitted carpet.

FULLY EQUIPPED FOOD KITCHEN. with preparation table. Vitreous enamel vegetable sink. Walls tiled, fitted wall cupboards. Fluorescent strip light. Vulcan gas fired six ring stove and oven.

DISHWASHING AREA. with twin bowl stainless steel sink unit, storage under. Thermoplastic tiled floor.

Rear Courtyard with corrugated PVC sheet roof. Wine Store. Bottle storage Plinth. Private rear Garden. Timber store room for four deep Freezers and dry storage for tinned goods.

THE COURTYARD WALLED GARDEN is crazy paved and has flower beds and established cherry trees and confifers. White cast iron garden chairs and tables with seating for 25. This courtyard has an Arched pathway with decorative wrought iron gate to High Street.

FARTHINGS. High St. Cowbridge.

FIRST FLOOR

CONFERENCE ROOM.

26'0 x 15'6

panelled walls, seating for 40.

COFFEE KITCHEN OFF.

8' x 9'

MANAGERS OFFICE.

10'0 x 9'0

RESIDENTIAL FLAT.

This is approached by a solid external staircase to the south facing sun terrace with its screened fence, offering great privacy. A Hardwood front door opens to the :

ENTRANCE HALL.

this has a decorative corniced centre and lamp rose. Door to the storage cupboard.

SUPERB L-SHAPED

LOUNGE/DINING ROOM

24'5 x 11'0 widening  
to 14'0

Walls wood panelled. Georgian style working fireplace, display niches. Ceilings with decorative cornices. Three low cilled sash windows with velvet curtains. Original shutters. An Archway through to :

DINING ROOM

8'7 x 10'2

with low cilled south facing windows.

Attractive KITCHEN

with Poggenpol fittings including heated towel rail. Spanish wall tiles and white German floor tiles. Pine ceiling inset fluorescent strip light. Tricity Split level double oven, and Neff fitted Refrigerator. Moffat four ring electric hob. Small paned window to rear sun terrace. Roller blind. Stainless steel sink unit.

SECOND FLOOR LANDING

with attractive bannisters. Loft access. Airing cupboard with hot water cylinder fitted electric immersion heater.

FRONT BEDROOM NO.1

10'4 x 11'3

with beamed ceilings, low cilled window. Working shutters. Three louvred door wardrobes.

FARTHINGS. High St. Cowbridge.

FRONT BEDROOM NO.2  
12'0 x 9'6

Three louvred door wardrobe. Small paned low cilled window.

REAR BEDROOM NO.3  
10'0 x 9'5

Ledged & Braced door - low cilled window.

BATHROOM.

Avocado suite comprising panelled bath in tiled recess with illuminated ceiling. Vanitory unit with storage under. Low level w.c. tonged and grooved ceiling.

TENURE.

FREEHOLD.

A LIST OF FIXTURES AND FITTINGS TO BE LEFT BY THE OWNER ARE ATTACHED TO THESE PARTICULARS.

STOCK AT VALUATION. on date of completion.

OPENING HOURS.

Weekday 10 a.m. to 3-30 p.m. 7pm to 12 midnight  
(last meal orders 10-45 p.m.  
Bar closes 11-30)  
Saturday. 10am to 4-30 p.m. " " "  
Sunday. 12 a.m. to 2-0 p.m.

RATING ASSESSMENT.

Business & Premises = Rateable Value £1972. 00  
Rates payable £3115. 76

ACCOUNTS.

A copy summary of three years accounts may be inspected by interested parties at the offices of the Auctioneers. Messrs. Watts & Morgan. Further enquiries should be directed to the Vendors Accountants upon request.