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SWEETINGS ABERTHIN COWBRIDGE



Lovely detached Grade II listed property, thought to date from the early 1600's, rich in character, standing in a lovely large garden within walking distance of the market town of Cowbridge. Four bedrooms. Three reception rooms. Adjoining barn with lapsed permission to extend. Oil Central heating. Immediately available.

PRICE £598,500

REF: WDC0429

VIEWING: Strictly by appointment please with agents David Birt & Company, Chartered Surveyors, 71 High Street, Cowbridge. Tel: 01446 775858



Sweetings Aberthin Cowbridge

ACCOMMODATION

DIRECTIONS: "Sweetings" enjoys access from both sides. The original front entrance is to the south with a driveway off Llanquain Road and we would suggest that prospective purchasers approach it from this side. At the traffic lights in Cowbridge turn onto the Aberthin Road (right if coming down hill, left if coming up hill) and as you enter the village of Aberthin turn right at the little tree roundabout on the sharp left hand bend. Go a short way down Llanquain Road and the property is on your left hand side just before the bend. In the description that follows this side of the house is described as the rear.

INTRODUCTION: "Sweetings" has been listed Grade II by CADW as being a property of architectural and historical interest. It is thought to date from the early 1600's, possibly as early as 1609 and is likely to have been a Yeoman's house as part of a small farm. Interestingly the history of the Sweeting family of Aberthin has been documented from 1400 to 1820. The property has been in the present family ownership for some 69 years and this is the first time that this property has been offered for sale since 1934. This is a property rich in character which has over the years been modernised but without compromising the essential character of the property. In brief terms the accommodation includes three reception rooms downstairs together with entrance hall and cloakroom and kitchen. Upstairs there are four good size bedrooms and a family bathroom. Interestingly alongside the property is a stone barn and stables and ruins. Planning permission had previously been granted to extend the living space but this planning permission lapsed in the early 1990's. Any prospective purchaser interested in extending the accommodation would need to reapply to the Vale of Glamorgan Council. The property currently enjoys oil fired central heating. One of the delights of "Sweetings" is the large garden with a wide lawned area to the south with views towards Stalling Down whilst the front garden is altogether more intimate with mature trees and shrubs and particularly rampant rhododendra. Prospective purchasers should note that the vendors will be reserving out of the sale a lawned section to the front side where they are making a planning application to build a bungalow. The purchaser of "Sweetings" would be given first option to acquire this plot. Aberthin is a small village and although within walking distance of the market town of Cowbridge retains its own identity with two village pubs and village hall. The village stands in the lea of Stalling Down which is about 130 acres of common land and in the register of commoners rights the owner of "Sweetings" has the right to cut bracken and graze four head of cattle, two horses and two sows. The market town of Cowbridge provides an extensive range of local facilities including schooling of excellent reputation for all ages, a wide range of shops both national and local, library, health centre, sporting and recreational facilities including tennis club, bowls club, squash club, cricket club, leisure centre etc. Aberthin is situated very much in the heart of the rural Vale of Glamorgan and surrounded by some delightful countryside with the Heritage Coastline just a few miles to the south. The good local road network brings major centres including the capital city of Cardiff, Newport, Swansea, Bridgend, Llantrisant, Barry etc all within easy commuting distance.

GROUND FLOOR



ENTRANCE HALL: 11'3" x 8' Fine storm doorway. Quarry tiled floor. Window overlooking the front garden and also window to side courtyard. Wall light point. Cloaks cupboard. Telephone point. Two flagstone steps lead up to the spiral stone staircase which leads up to the first floor and then two steps down through a timber archway to the drawing room.

CLOAKROOM: Suite in white comprising low level wc and wash hand basin. Window overlooking the front garden. Tiled floor.



DRAWING ROOM: 16'6" x 13'3". Enjoying a delightful outlook over the extensive lawned rear garden via sash window with deep sill. Two wall light points. Massive stone chimney breast with deep inglenook fireplace with flagstone hearth and Ivanhoe fire with canopy over.

REAR HALL: Open plan to both drawing room and dining room and connecting the two. One wall finished in facing stone being the side wall of the massive fireplaces in the drawing room and dining room. Wall light point. Wide glazed doorway leading out to the rear garden and enjoying delightful views.



DINING ROOM: 17'3" x 11'9". Again enjoying this lovely southerly aspect over the rear garden via sash window with deep sill. Massive stone chimney breast with large inglenook fireplace with flagstone hearth, inset canopy and bread oven. Massive beam over the inglenook.

SITTING ROOM: 16'6" x 10'6" max. A usefully good size third reception room and again enjoying this delightful southerly aspect over the rear garden via a sash window with deep sill. Further window with deep sill looking out onto the courtyard and front garden. Recessed fireplace lined in stone with grate set on flagstone hearth. Telephone point.

KITCHEN: 20'6" x 6'6". Pitched beamed ceiling. Row of windows overlooking the front garden. Range of timber kitchen units including stainless steel single drainer sink unit, storage cupboards, tall dresser style cupboard with glazed doors and work surface areas including breakfast bar. Space and plumbing for washing machine. Tiled recess housing oil fired Aga finished in cream.

KITCHEN HALL: Inter-communicating with the front hall with glazed storm doorway leading out to the front garden. Quarry tiled floor. Wall light point. Useful shelved and vented larder with electric light.

FIRST FLOOR

LANDING: Approached via pretty spiral stone staircase with curved stone wall. Split level landing with polished timber floor. Wall light point. Window overlooking the front garden. Airing cupboard. Access to roof space.

BEDROOM 1: 18'6" x 11'. Sash window enjoying delightful views over the rear garden. Recessed stone lined fireplace with timber beam and flagged hearth. Telephone point.

BEDROOM 2: 13'6" x 11'6". Sash window enjoying the same delightful rear garden views.

BEDROOM 3: 12'3" x 11'6". Range of windows enjoying views over the well stocked front garden. Range of built-in bedroom furniture including dressing table unit with cupboards either side, shelved double cupboard with open shelving and further storage cupboard.

FAMILY BATHROOM: Suite in white comprising panelled bath, wash hand basin by Howsons and low level wc. Polished boarded floor. Window with deep sill overlooking the front garden.

BEDROOM 4: 17' x 8'9" narrowing to 6'6". Two sash windows enjoying delightful garden views. Measurements do not include wall to wall floor to ceiling range of cupboards and drawers.

STONE BARN, STABLES AND RUIN

These adjoin the main house and are described in more detail below. Planning permission was previously obtained to create additional accommodation with the main house but this permission lapsed in the early 1990's and any prospective purchaser looking to re-activate that permission would need to make a new application through the Vale of Glamorgan Council. This building does offer considerable potential with a wide range of potential uses subject to any necessary consents being obtained.



THE BARN: Measuring internally about 29' x 18'3" with a height of about 20' to the ridge. The barn has been re-roofed and is built in stone with a part flagged stone floor. Timber double door entrance to rear with two small windows. Wonderful arched stone entrance way from the front with a timber door of some considerable age. Two slit windows to front. Electric light and power. Internal boiler room housing the Worcester Danesmoor oil fired boiler which heats the central heating system.. Oil storage tank.



THE STABLE: Adjoining the barn and also built in stone. Accommodation on two floors each measuring 19'3" x 9'9". The ground floor features a stable doorway entrance with adjoining windows. Beamed ceiling. Ladder style access to boarded first floor with pitched ceiling so restricted headroom to sides. Large side window. Slit window to front and window to rear. Please note that we have not tested this floor and prospective purchasers are advised not to walk on it.

THE RUIN: Not quite as dramatic as it sounds but basically a room about 19' square adjoining the stable, open at one end and without a roof. Huge thick stone walls stepped to one side. Opening in front wall.



THE GROUNDS: The rear south facing garden is the larger area and bounded from Llanquain Road via a stone wall with high laurel hedge. A gateway set between stone pillars leads to a timber bridge over the Nant Aberthin which runs through the bottom of the garden. The rear garden is a lovely big walled lawned area with densely stocked flower borders and a driveway providing parking space and access directly to the barn. Box hedge to the main house screening an attractive flagstone terrace with direct access from the rear hall.



The front garden is more densely stocked bounded by a dwarf stone wall with a dense high hedge to the front and stone wall and high hedge to the side. Features of this garden include an attractive lawned area with mature walnut tree, massive rhododendra, mature orchard trees, single orange blossom along the orchard wall.



Pretty flagstone terrace running round to side courtyard and ivy clad to the front of the house.

BUILDING PLOT



It is the vendors intention to apply for planning permission to build a bungalow in the grounds. It is proposed that this should be sited on the area of lawn served by the gateway onto Downs View and bounded by the rhododendra. Discussions are currently under way with the local authority and part of the planning process is likely to be the preparation of detailed plans which will be available for any prospective purchaser to see. It is

the intention of the vendors to sell this plot once planning permission has been obtained and it is intended that the purchaser of "Sweetings" should have the option to buy the plot at market price. Please enquire of ourselves for further details.

SERVICES: Mains water, electricity and drainage. Central heating by oil. Water heating by the oil fired Aga in the kitchen. We understand that gas is available to the road outside but is currently not connected to the property and prospective purchasers must make their own enquiries of the relevant authority.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.