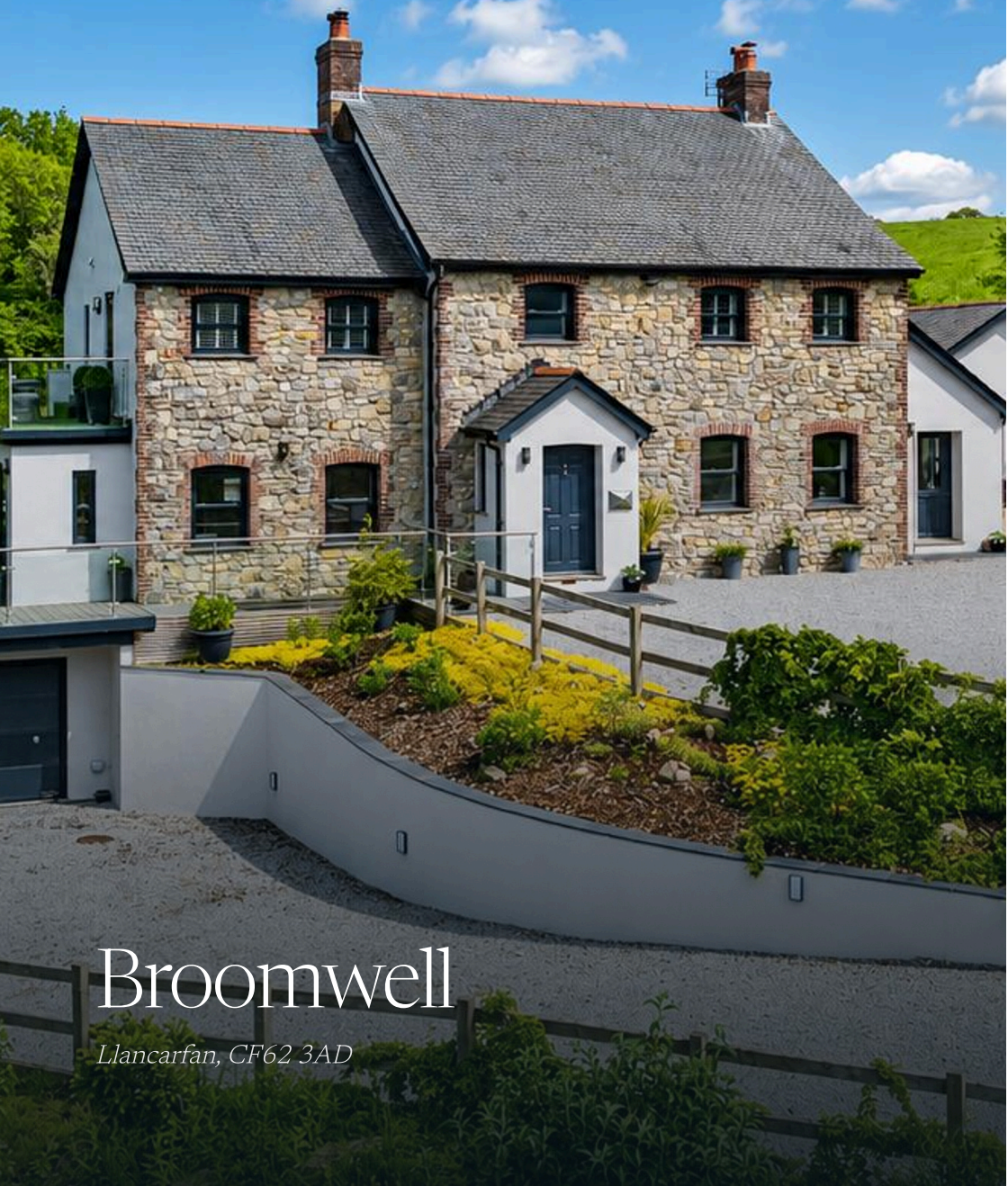


FOR SALE



Broomwell

Llancarfan, CF62 3AD

LLANCARFAN

Broomwell

Llancarfan, CF62 3AD

£1,750,000

6 BEDROOMS

5 BATHROOMS

4 RECEPTIONS

4,314 SQ FT





*This is a very special property set in
beautiful peaceful location in this sought
village*



JEFF HOPKINS
SENIOR VALUER · PENARTH



THE PROPERTY

Located in a peaceful location in over 7 acres of land surrounded by nature, just off the village centre of Llancarfan with its historic 12th century church and 18th century Fox & Hounds public house. This fabulous, detached house was rebuilt in 2004 and extended in 2020 to include ancillary accommodation which would be ideal for staff, guests or granny flat use. The current accommodation comprises: Spacious hallway, enormous lounge with impressive fireplace, living room, day room open plan to dining room and superb kitchen, boot room, utility room and W.C. To the first floor there are four double bedrooms, a dressing room and four bathrooms. The annex has a separate access but can also be accessed via the utility room and comprises large living room, fitted kitchen, two bedrooms and a bathroom. There is also a large double garage and a cellar/bar area. There are a number of terraces and balconies, and the grounds include stables and a large barn. As well as the garage, there is plenty of parking. This is a rare opportunity to acquire a very special property in a glorious location.

What Three Words location: [resettle.margin.mushroom](https://www.what3words.com/resettle/margin/mushroom)

KEY FEATURES

BEAUTIFUL RURAL LOCATION ON THE EDGE OF THIS POPULAR VALE VILLAGE

SET IN OVER SEVEN ACRES COMPLETE WITH STABLES & BARN

SPACIOUS ANNEXE ACCOMODATION

SUPERBLY PRESENTED THROUGHOUT

RE-BUILT AND EXTENDED SINCE 2004



INSIDE



INSIDE



My children grew up building dams, rope swings or riding their ponies in their own private valley, a place filled with adventure, freedom and unforgettable memories. Broomwell will always be our special place, the perfect home to relax, unwind and truly enjoy every aspect of family life.

THE OWNERS
LLANCARFAN



ACCOMMODATION

LOUNGE	6.02m x 6.91m
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LIVING ROOM	4.58 x 3.61
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SITTING ROOM	3.25m x 2.39m
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DINING ROOM	4.78 x 2.95
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KITCHEN	4.63 x 5.17
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BEDROOM 1	4.60m x 3.61m
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BEDROOM 2	4.19m x 3.35m
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BEDROOM 3	4.60m x 2.97m
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BEDROOM 4	3.12m x 2.97m
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LIVING ROOM	3.30m x 9.30m
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KITCHEN	2.29m x 4.24m
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BEDROOM 1	5.69m x 4.45m
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BEDROOM 2	3.40m x 2.64m
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FOR INFORMATION OR VIEWING PLEASE CONTACT

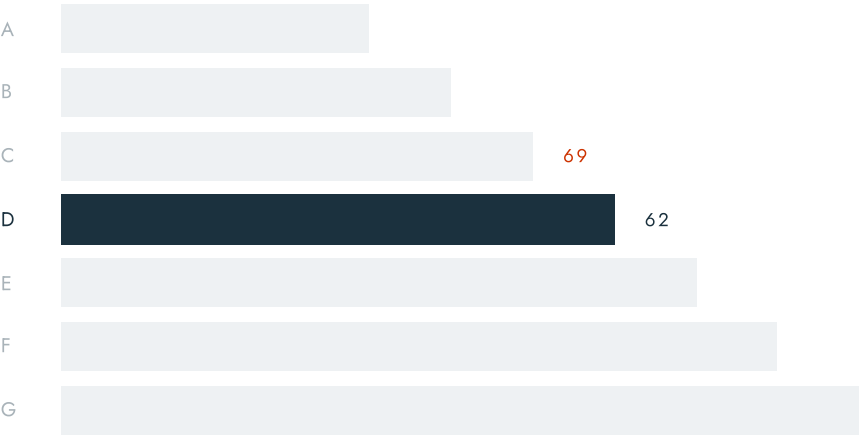
*Jeff Hopkins at Jeffrey Ross - Penarth on 02920 251210 x 0231
jeff@jeffreyyross.co.uk*

FLOORPLAN



Energy efficiency

Currently band D, with the potential to reach band C.



Rating 62 · potential 69. The full certificate is available on request and on the property's page at jeffreyross.co.uk.

PROPERTY TYPE	HOUSE
INTERNAL AREA	4,314 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND H · ABOUT £4,463 A YEAR <i>Vale of Glamorgan Council, 2026/27 estimate</i>
EPC RATING	62 · POTENTIAL 69

COME AND SEE IT

Arrange a viewing

*Our Penarth team can arrange a private viewing,
usually within days – call 029 2041 5161.*



Jeff Hopkins

SENIOR VALUER

PENARTH BRANCH

029 2041 5161

9A ROYAL BUILDINGS, VICTORIA ROAD, PENARTH, CF64
3ED



SCAN TO SEE WHAT'S
NEAR YOU

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 9a Royal Buildings, Victoria Road, Penarth, CF64 3ED. 029 2041 5161. The Property Ombudsman, membership D03828. jeffreyyross.co.uk

jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL



SCAN TO SEE WHAT'S
NEAR YOU