



DAN Y LAN FARM

NEWTON | PORTHCAWL | CF36 5SU



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An imposing 6 bedroom luxury farmhouse and annexe, set in four acres of idyllic countryside yet within easy reach of Porthcawl and excellent transport links to the M4 for Cardiff and London



SITUATION

Dan Y Lan farm is situated in Newton, close to the seaside town of Porthcawl, providing comprehensive everyday amenities including banks and building societies, the Grand Pavilion Theatre and a mix of local and national shopping facilities.

Local schools in the area include the highly respected independent St Clare's School, Newton, taking children from ages 3-18yrs, and the local Porthcawl Comprehensive School which are both approximately 2.3 miles away.

At the centre of the county lies the town of Bridgend just 7 miles North East, which has a railway station offering rail links to Cardiff, Bristol, London and beyond, and includes the well known retail area of McArthur Glen Designer Outlet located just off Junction 36 of the M4.

The Farm is also just 11 miles from the market town of Cowbridge and 28 miles from the centre of Cardiff.

DESCRIPTION

Dan Y Lan Farm is an imposing yet secluded property in a rural setting with beautiful countryside views. It was originally built as part of a large working farm and now stands available for sale as a private residence. Approached by a 5 bar gated driveway and tree lined drive with equestrian paddock to the right, the house is then set behind electric gates beyond which lies a further tree lined avenue and ornamental fish pond with bridge to the left hand side. The gravel driveway lit by standard lamps concludes with a turning circle on the approach to this impressive residence, with solid wood front door and leaded glass windows and timber beams which finish this home beautifully.

The front door leads to a grand central oak panelled hallway with rising stairs to a galleried landing. The archway in the hallway has the motto etched "Benedicat nos, omnipotens Deus, sicut, in hoc domum, intramus, et exeamus" meaning "Bless us almighty God as we enter and leave this house" and gives way to the main principle reception rooms. These briefly comprise of a large drawing room with dual aspect windows, one a full length feature window to the front and stone feature fireplace, a further generous sitting room with french doors to the rear again with feature fireplace, and a front facing office with view to the driveway. Also from the hallway the ample dining room perfect for a family dinner has access to the superb kitchen which comprises of solid wood wall and base units finished with solid granite worktops and large central workstation, offset with a beautiful pillar box red gas fired AGA forming the main hub of this family home. Also off this room are stairs down to a very useful wine cellar and storage area.



To the rear of the kitchen is a substantial well-equipped utility room with separate WC, and access via a stable door to the extensive rear patio area perfect for alfresco dining overlooking the water feature, mature apple orchard and views to the fields with pasture land.

Furthermore off the kitchen is a breakfast/TV room with log burning fireplace and views toward the driveway with entrance into a generous games room suitable for a three quarter full size snooker table and corner bar area, making the layout of this side of the property great for socialising and parties with access to the kitchen and wine cellar.

Upstairs the galleried landing provides access to 6 double bedrooms, 3 of which are ensuite and all with countryside views, ideal for a growing family. The Master boasts views to the front over the pond and driveway, comprising of dressing room and ensuite with a raised luxurious jacuzzi bath and double shower. The family bathroom also benefits from both a bath and shower.

To the front of the property sits a double garage with annexed accommodation above perfect for additional visitors or family members. This has an open plan studio arrangement with kitchen/ living, sleeping area and bathroom.

Dan Y Lan Farm is the perfect secluded family home situated behind a five bar gate and further electric gates with gardens set to lawn and borders of mature shrubs and trees to both front and rear, of a size affording the house privacy and protection. The long driveway approach past the Paddock and ornamental fish pond with waterfall and statues to the front, are beautifully offset with the vast flat lawn to the rear with its' summer house and panoramic countryside views from the large private patio area. A truly extraordinary family residence with the convenience of local amenities and transport links close by.

Further land may be offered for sale if required.









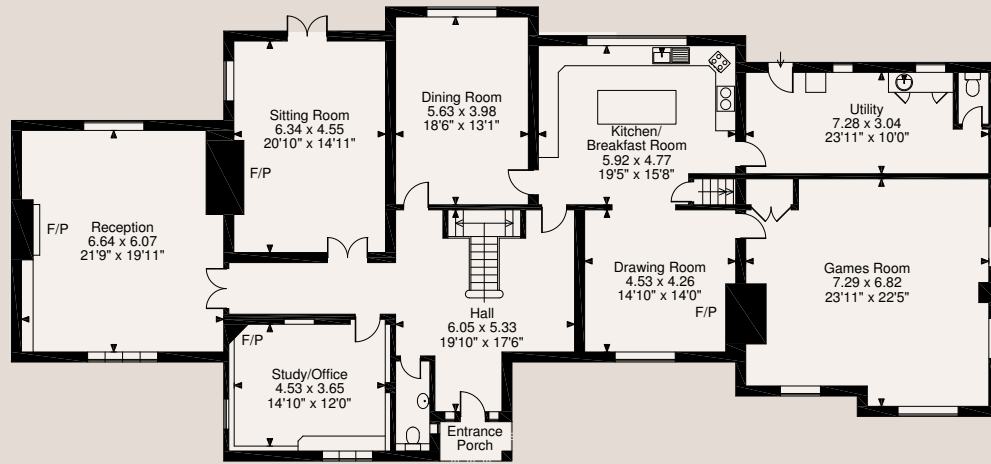
FLOORPLANS

Main House gross internal area = 6,284 sq ft / 584 sq m

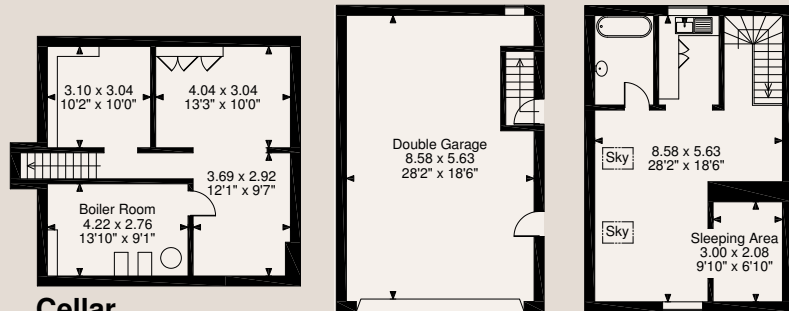
Garage gross internal area = 493 sq ft / 46 sq m

Apartment gross internal area = 540 sq ft / 50 sq m

Total gross internal area = 7,317 sq ft / 680 sq m



Ground Floor



Cellar

Floor Above Garage

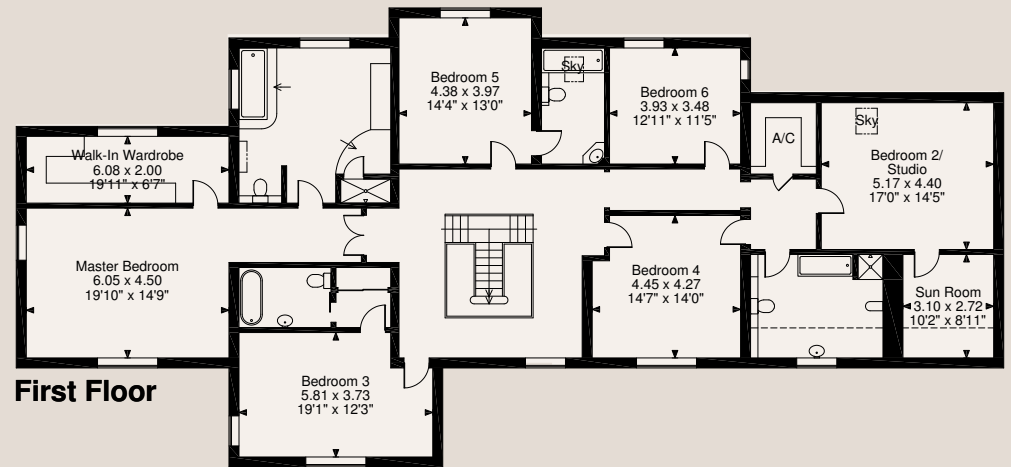
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Savills Cardiff
cardiff@savills.com
02920 368930
savills.co.uk

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First Floor

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| A (92-100) | | |
| B (81-91) | | |
| C (69-80) | | |
| D (55-68) | | |
| E (39-54) | | |
| F (21-38) | | |
| G (1-20) | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | 67 | 73 |
| EU Directive 2002/91/EC | | |