



Stunning coastal lifestyle change

West Farm, Southerndown, Nr Bridgend, Vale of Glamorgan



Stunning coastal property with breathtaking sea views
Substantial character home • 3 reception rooms, office & study • 4 bedrooms. 3 bathrooms, 1 shower room.
Potential for an annexe • Attached impressive function venue barn • 2 bar areas, dining area, commercial kitchen Used as a successful wedding, event, conference, training & celebration venue in the past • Landscaped walled grounds and gardens. Perfect for alfresco entertaining Ample private parking

Situation

West Farm occupies a superb coastal position in the popular village of Southerndown on the Glamorgan Heritage coastline with its famous cliffs and beaches. Good road connections provide quick access to neighbouring villages and towns including Ogmore-by-Sea that is just a mile away to the north west while the shopping town of Bridgend with national rail services is only about 5 miles to the north. The M4 motorway is only a further 2.5 miles north of Bridgend providing access to the rest of South Wales and beyond. The attractive market town of Cowbridge is just under 10 miles away to the north east while the capital city of Cardiff is about 24 miles away to the east. For those requiring air travel within the UK or abroad, Cardiff Airport is also accessible being only 15 miles away to the south east.

Description

West Farm is a stunning coastal property offering a well-appointed character home with the possibility of adapting the eastern side as a self-contained annexe (subject to planning). The property has been changed dramatically over the years with the conversion of an adjoining barn and the addition of a new function/event barn. These barns provide 2 bars, dining areas, commercial kitchens, store rooms and guest toilets. Over the years these have been used for a variety of successful events including weddings and other celebrations, conferences and training days. The layout of the barns offers flexibility to new owners to adapt to suit their needs and requirements. The barns could perhaps be converted into other uses e.g. holiday accommodation, indoor leisure suite/swimming pool etc (subject to planning).





Value Added Tax

Should the sale of the property or any right attached to it be deemed a chargeable supply for VAT purposes, such tax will be payable by the purchaser in addition to the sale price.

Fixtures & Fittings

Unless specifically described in these particulars, all fixtures & fittings are excluded from the sale though may be available by separate negotiation. Further information is available from the vendor's agents.

Trade Fixtures & Fittings

Trade fixtures, fittings, furniture and equipment will be included in the sale should the purchasers wish to purchase the property as a going concern. An inventory is available from the vendor's agents.

Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water, and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Conditions of Sale or not. Please check with the Highways Department at the local County Council for the exact location of public footpaths/ bridleways.

Plans, Areas and Schedules

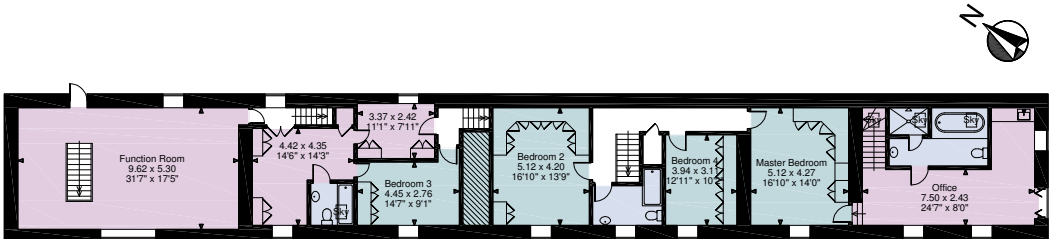
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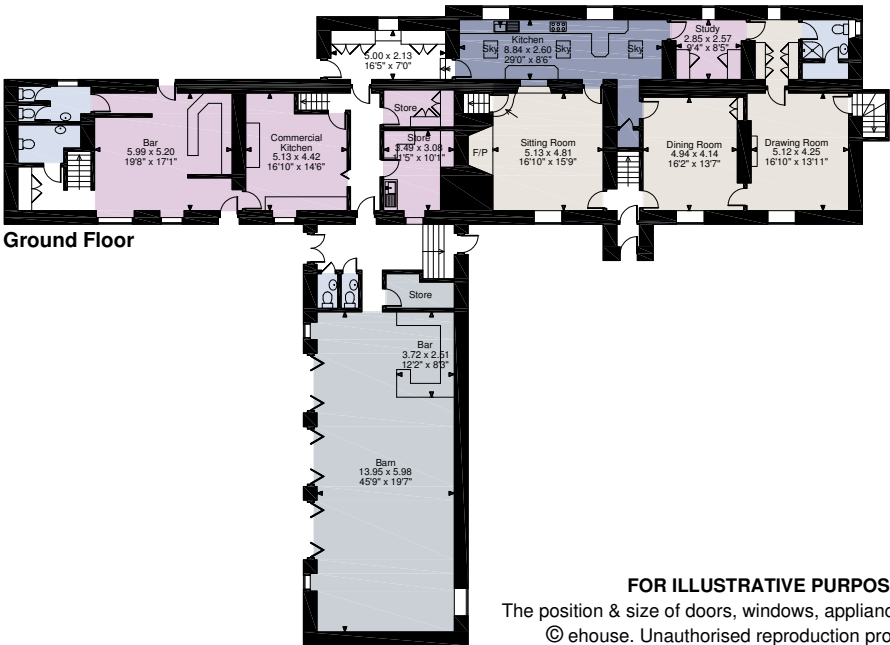


West Farm, Southerndown, Nr Bridgend, Vale of Glamorgan, CF32 0PY
Main House gross internal area = 5,152 sq ft / 479 sq m
Barn gross internal area = 1,164 sq ft / 108 sq m

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First Floor



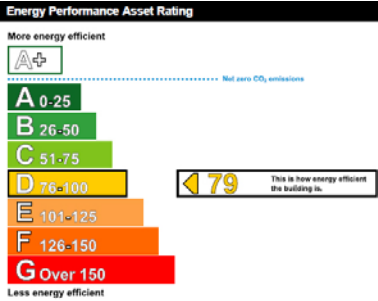
Ground Floor

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Commerical EPC



Residential EPC

