



Ty Uchaf Moulton, Moulton,
Nr Llancarfan, CF62 3AB

Watts
& Morgan



Ty Uchaf Moulton, Moulton,

Nr Llancarfan, Vale Of Glamorgan, CF62 3AB

Guide Price £825,000 Freehold

5 Bedrooms | 3 Bathrooms | 3 Reception Rooms
Triple Garage

Nestled in the picturesque village of Moulton, near Llancarfan in the Vale of Glamorgan, this stunning detached family home offers a unique blend of historical charm and modern living. Dating back to the 15th Century, enjoying a wealth of original features and character. Spanning an impressive 4,000 sq ft, the property boasts two large lounges with wood burning stoves and a superb family kitchen with AGA. Also, five bedrooms, three bathrooms and sits within Cowbridge School catchment - making it an ideal family home.

Surrounded by beautiful Vale countryside, and offering substantial wrap-around gardens totaling just under half an acre with lawns, terrace and secluded courtyard. Long, gated cobbled driveway provides ample parking and leads to a triple garage with hobbies room above.

No ongoing chain. EPC Rating; TBC.

Directions

Cowbridge Town Centre – 8.4 miles

Cardiff City Centre – 13.8 miles

M4 Motorway – 7.5 miles

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

From its gated entrance, a central pathway runs through the front garden to the central door which opens into a large welcoming hallway. The hallway connects to the two reception rooms and kitchen, and offers plenty of character throughout to include exposed timber beams, a mix of original flagstone and timber flooring and a medieval stone staircase leads to the first floor landing. There is also a central inglenook fireplace with dual-sided log burning stove connecting to the sitting room.

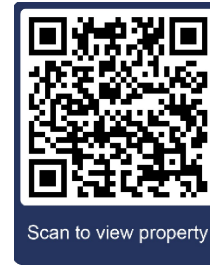
Typical of the 'Welsh Long house', both family reception rooms overlook the surrounding gardens with double timber doors providing access out onto the rear flagstone patio. The two reception rooms are both generous sizes, each with their own beautiful exposed stone chimney breasts with wood burning stoves. From the larger lounge, there is an additional stone staircase which leads to the bedroom above.

To the rear of the property, and to the heart of this character-filled home, sits the spacious family kitchen/dining room. A superb, quality, bespoke fitted kitchen with solid oak base units offering a range of integral appliances to remain to include; dishwasher, a 4-ring gas hob with oven and grill beneath, and also a large freestanding triple oven Aga to remain, nestled into an exposed brick chimney with tiled backplate. This kitchen/dining room has exposed beams with flagstone flooring and provides access out to the rear patio and sheltered courtyard, seamlessly connecting indoor/outdoor entertaining. There are windows to all aspects providing plenty of natural light to this fantastic family space. There is also a neat cloakroom / WC tucked here.



The large landing enjoys superb views over south-facing Vale countryside. There are five sizeable bedrooms, two en-suites and a superb family bathroom fitted with a quality 5-piece suite to include; roll-top central bath positioned directly beneath the window, dual sinks and separate shower with marble-effect tiled walls.

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

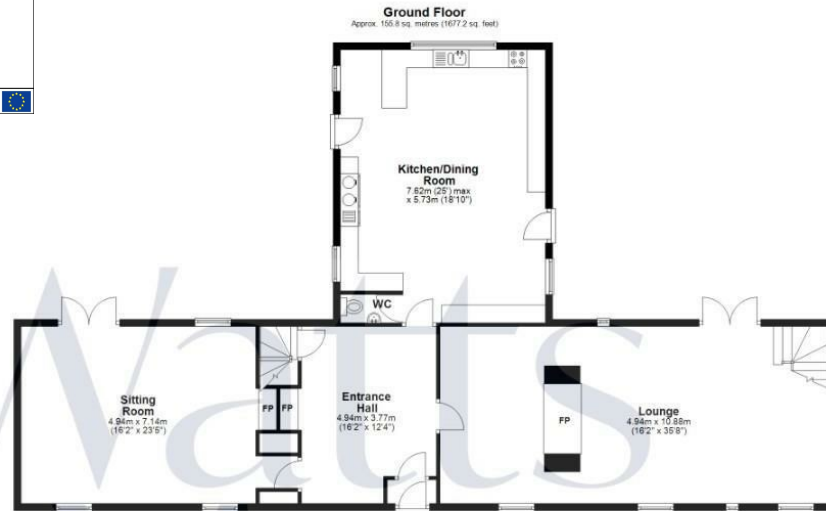


GARDENS AND GROUNDS

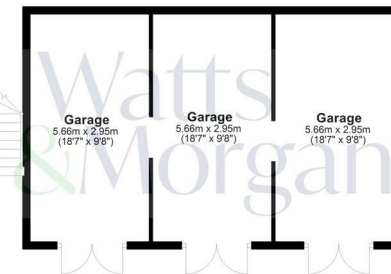
Ty Uchaf sits in the centre of this reputable village, surrounded by countryside, enjoying well-maintained and exceptionally large gardens totaling just under half an acre. This fully enclosed garden offers double gates leading onto a cobbled driveway providing ample off-road private parking which leads to a triple garage with room above (potential for use as a granny annex/additional accommodation subject to the necessary planning restrictions). The garden offers a good degree of privacy with tall trees, and a lovely sheltered courtyard is ideal for al-fresco dining with access directly from the main living space and kitchen. The rest of the garden is laid to lawn with mature shrubs and planted borders. The Calor gas tank is located to the side of the garden.

ADDITIONAL INFORMATION

Freehold. Mains services connected. Gas central heating. Cesspit drainage. Council Tax is Band F. New slate roof added year 2025.



Out Buildings
Approx. 51.2 sq. metres (551.2 sq. feet)



Total area: approx. 104.2 sq. metres (1121.2 sq. feet)

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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