

Penrhiwceiber Farm Llanwonno Road

Mountain Ash, CF45 3EJ

Watts & Morgan













Penrhiwceiber Farm Llanwonno Road

Mountain Ash, CF45 3EJ

£685,000 Freehold

5 Bedrooms | 2 Bathrooms | 3 Reception Rooms

Penrhiwceiber Farm sits in approximately 3.7 acres to include large formal gardens commanding outstanding views across the valley. Ideal for those looking for outdoor space or equestrian facilities with stables and outbuildings. Ideally located with easy access to local amenities & transport links. Accommodation comprises; entrance hallway, gym, boot room, cloakroom/WC, sitting room/dining room, lounge and kitchen/breakfast room to the ground floor. Flexible accommodation to the first floor which includes four/five bedrooms (two with jack & Jill ensuite facility), family bathroom and separate WC. Externally enjoying beautifully landscaped gardens and a further paddock to the South-West, has ample driveway parking, a detached garage with additional stables.

Directions

Travelling from Junction 32 of the motorway, head north on to the A470 towards Abercynnon, travel along here for around 17 miles, at the roundabout take the first exit heading towards Mountain Ash, travel along the A4059 for approximately 3 miles, at the traffic light junction turn left over the bridge, and left on to Miskin Road taking the first right on to Bush Road, and then right on to Thomas Road, at the top of the hill take a right and then at the junction take the sharp left on to Llanwonno Road, taking the next right, the property is immediately on your right. W3W:/// stuff.track.louder

Your local office: Cowbridge

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Summary of Accommodation

PROPERTY DESCRIPTION

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ABOUT THE PROPERTY

The property comprises of a 2 story, 5 Bedroom detached farmhouse which benefits from a large workshop with garage and separate stable block all set within 3.7 acres.

On entering the property The Farmhouse is on the right of the driveway, when entering the house itself, you will be greeted with a large open-plan kitchen, which leads to a spacious living room with original features and open fire. Furthermore there is a spacious dining room currently used as a further sitting room, both these reception rooms lend themselves to be perfect for those who love to host. Just off the second hallway, there is a Gym, downstairs WC and second outside entrance leading to a boot room, outside WC and further storage areas.

To the first floor, there are Four Double bedrooms, One Single bedroom and family bathroom. With separate WC, there is a large landing area which is currently used as a home office. The Primary bedroom benefits Jack and Jill ensuite with the second bedroom.

SITUATION

The property is located within the town of Mountain Ash which is situated within the county of Rhondda Cynon Taff. The town lies about 4.5 miles south of the town of Aberdare and approximately 19 miles northwest of Cardiff. The village and community of Penrhiwceiber lies around a mile south of Mountain Ash. The property has great access to transport links, schools and local amenities, perfect for young families.

GARDEN AND GROUNDS

The property is very private with the use of privet hedge to border the enclosed gardens with gate to central access pathway laid to Indian sandstone slabs. The property benefits from two large lawns and ample driveway, with access to garage and outbuildings.

There are a range of outbuildings such as a storage shed which was used previously as a Tack shed with access to garage. Storage/coal shed. A Further large outbuilding which includes a greenhouse area, two storage areas with UPVC double glazed window and Kennels with enclosed area and further outdoor run.

The property benefits from large, landscaped gardens with superb recently laid large Indian Sandstone patio that wraps completely around the property with a large outdoor seating area. Situated to the west of the patio area is a large area set to lawn, which leads to the gateway access to the paddock. The gardens contain raised flower beds to the borders with mature plants, shrubs and trees. A number of established fruit trees including Damson, apple and cherry.

The paddock, which wraps around the amenity outdoor space, contains two stables and a hardstand area. There is further storage by way of an old Railway carriage, the field is enclosed with livestock fencing but the majority with the beautiful locally traditional stone walls.













DEVELOPMENT CLAWBACK

The Property is offered for sale subject to a 25%, over 25 years, development clawback provision in the event of planning permission being granted for non-agricultural development.

VIEWINGS

Viewings are strictly by appointment only. If you have any questions, please contact Samantha Price of Watts and Morgan LLP by telephone; 01446 774152 or by email; samantha.price@wattsandmorgan.co.uk

ADDITIONAL INFORMATION

Freehold, Mains Electric, LPG Hob, Mains Water/services, Oil Central Heating, Solar Panels installed in 2022.

WAYLEAVES/EASEMENTS/RIGHTS OF WAY

Penrhiwceiber Farm is sold subject to and with the benefit of all rights of way, wayleaves, access, water, light drainage, and other easements, quasi easements, covenants, restriction orders etc., as may exist over the same or for the benefit of same, whether mentioned in these particulars or not.

SPORTING, TIMBER & MINERAL RIGHTS

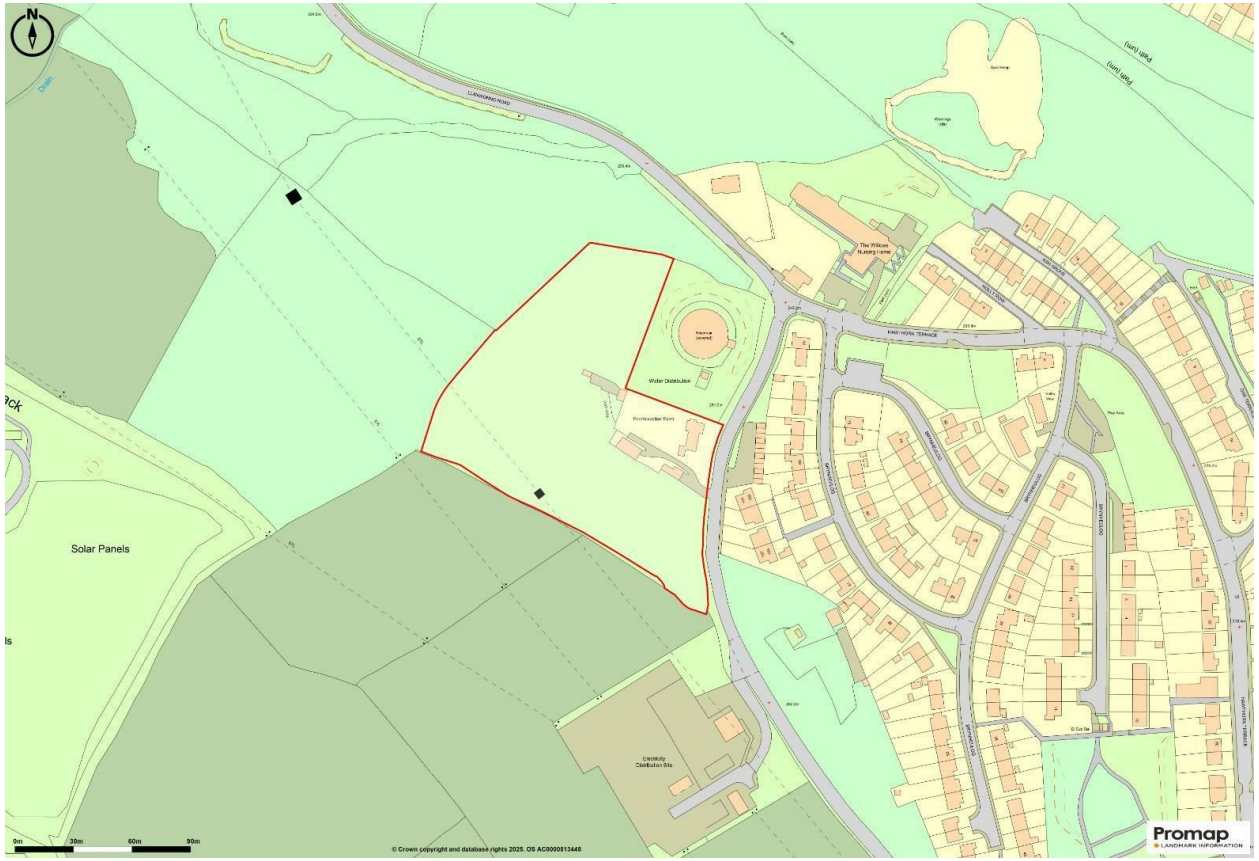
The sporting rights, mineral rights and timber are included within the freehold in so far as they are owned.

HEALTH AND SAFETY

Viewers should be careful and vigilant whilst on the land. Neither the seller nor selling agents are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk.

PROCEEDS OF CRIME ACT

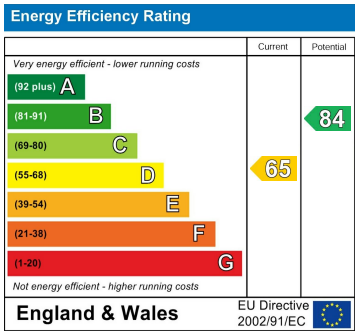
Watts and Morgan LLP are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report proved necessary maybe preluded from conducting any further work without consent from NCA.





Total area: approx. 185.1 sq. metres (1991.9 sq. feet)





Scan to view property

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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