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Penygroes Farm

Castellau, Llantrisant, Pontyclun, CF72 8LP

Price £1,195,000

HARRIS & BIRT



A unique opportunity to purchase a characterful Welsh longhouse together with surrounding gardens and grounds and an adjoining commercial premises all within a plot of approaching 5 acres. Penygroes Farm itself provides a five bedroom, immaculately presented family home with two en suite bedrooms, three further bedrooms and a family bathroom. Living room, sitting room and dining room all with wood burning stoves and contemporary farm house style kitchen with adjacent breakfast room. The grounds include a 4-car garage, a timber summer house together with manicured lawns and a paddock with central lake, as well as a secondary paddock to rear. The commercial premises are extensive and comprise a 193 m/sq steel portal industrial unit, a further 94 sq/m open fronted industrial unit, sizeable and self contained yard away from the property and plenty of space for storage. This unique property combines both high quality family living alongside running a business with some privacy from the main dwelling extremely well.

The Historic Town of Llantrisant is some 2 and a half miles to the north of J34 of the M4 motorway - this providing access to Cardiff, major road networks and other commercial centres in the region. The Town of Llantrisant includes a Leisure Centre with an in-door swimming pool and there is a wide range of shopping facilities in the area. There are some well regarded dining and leisure facilities in the locality. Golf Clubs include The Vale of Glamorgan, Llantrisant and Creigiau. The prestigious Vale of Glamorgan Country Club offers tennis, squash, yoga, a gymnasium, swimming pool, two golf driving rangers and courses. The Historic Miskin Manor also includes a health club and swimming pool. Penygroes Farm is located just to the north of Llantrisant Common.

- Characterful Welsh Stone Fronted Longhouse.
- Situated within circa 5 Acres of grounds
- Self Contained Commercial compound with two industrial units.
- Easy Access to M4 Corridor and Local Amenity
- Surrounding gardens and grounds and an industrial commercial premises.
- The grounds include a 4-car garage, a timber summerhouse together with lawns and a paddock with central lake.
- Elevated and Private Position
- EPC: D

Farm House

Accommodation

Ground Floor

Entrance Porch 8'1 x 8'0 (2.46m x 2.44m)

The property is entered via uPVC double glazed door into inner porch. Tiled flooring. Skimmed walls. Feature beams. Cupboard for storage. Feature painted stone wall. Door into dining room.

Dining Room 20'0 x 13'1 (6.10m x 3.99m)

Continuation of tiled flooring. Skimmed walls. Feature beams. Window to front. Fitted radiator. Stairs leading up to first floor landing. Understairs storage cupboard. Wood burner with stone hearth and oak beam. Door into living room.

Living Room 14'4 x 13'8 (4.37m x 4.17m)

Vinyl flooring. Skimmed walls. Feature stone wall. Feature beams. Windows to front. Fitted radiators. Large feature fireplace with stone and wood beam with flagstone hearth. Door into second reception room.

Secondary Reception Room 18'10 x 16'5 (5.74m x 5.00m)

Vinyl flooring. Window to front. uPVC door to side. Skimmed walls. Feature stone wall. Feature beams. Wood burning stove. Door through into;

Kitchen 35'7 x 8'3 max (10.85m x 2.51m max)

Farmhouse style country kitchen in a shaker style with a range of fitted wall and base units. Granite worksurfaces. Inset microwave. Double oven. Induction hob with cooker hood over. Integrated dishwasher. Touch pad user for boiling and cold water. 1.5 sink bowl and drainer with mixer tap. Space for fridge / freezer. Dining area. Doors opening to rear. Two Velux windows. Two further

windows. Tiled flooring. Skimmed walls and ceiling. Door to utility.

Utility Room 1'9 x 6'2 (0.53m x 1.88m)

Granite work surface. Sink with mixer tap. Space for washing machine. Space for tumble dryer. Range of wall and base units. Window to rear. Airing cupboard housing water tank. Door into shower room.

Shower Room 5'5 x 8'9 (1.65m x 2.67m)

Three piece suite comprising; low level WC. Wash hand basin. Walk in shower. Window to side. Radiator. Tiled flooring. Tiled walls. Skimmed ceiling.

First Floor

Landing

Fitted carpet to stairs from ground floor to first floor landing.

Master Suite Bedroom One 19'0 x 12'0 (5.79m x 3.66m)

Two picture windows to front enjoying wonderful elevated views. Carpet flooring. Skimmed walls and ceiling. Radiator. Built in bedroom furniture. Cupboard. Door to en suite.

Master Suite Bathroom One 6'0 x 14'0 (1.83m x 4.27m)

Four piece suite comprising panelled bath. WC. Shower. Wash hand basin. Tiled flooring. Part tiled walls. Further skimmed walls and ceiling. Radiators. Window to rear. Feature decorative window to side. Large cupboard for storage.

Suite Bedroom Two 13'10 x 14'10 (4.22m x 4.52m)

Window to front and rear. Carpet flooring. Skimmed walls and ceiling. Radiator. Access to loft via hatch. Door to en suite

Suite Bathroom Two

Electric shower. WC. Wash hand basin. Tiled walls. Tiled flooring. Skimmed ceiling.

Bedroom Three 13'5 x 9'6 (4.09m x 2.90m)

Window to rear. Carpet flooring. Skimmed walls. Radiator.

Bedroom Four 11'3 x 11'1 (3.43m x 3.38m)

Window to front. Carpet flooring. Skimmed walls and ceiling. Radiator.

Bedroom Five 10'7 x 9'0 (3.23m x 2.74m)

Single bedroom. Window to rear. Carpet flooring. Skimmed walls and ceiling. Radiator.

Family Bathroom 8'8 x 8'6 (2.64m x 2.59m)

Walk in electric shower. Bath. WC. Wash hand basin with vanity under. Window to rear. Tiled flooring and walls. Skimmed ceiling.

Gardens

Driveway off road leading to ample parking. Concrete laid driveway. Gravel laid area. Double garage with power and light. Summerhouse with decking and fitted with artificial lawn to front and side. To the rear is another single garage, great for storage. Large concrete area. Lawned area to rear with raised beds and borders, found in excellent condition. Further slabbed area for outside entertaining. Wrap around patio and garden. Shrubs. Two timber sheds with power and light.

Land

Good sized paddock to front with Grade 3a land laid to grass leys. Well fenced and benefitting from an inset and sizeable pond. The plot in itself spans to 4.759 acres. The paddock to front is circa 1.7 acres and another level paddock to rear which is around 1 acre.

Commercial Units

To the rear of the site is a self contained commercial compound which contains two industrial units.

Unit 1

(Size: 193 m/sq) Steel portal framed building with profile metal clad elevations. The roof is of similar profile metal sheeting incorporating translucent roof lights. Internally, the floor is of solid concrete. Roof hung LED lighting. Heating is provided by a wet system with wall mounted radiators fired by solid fuel burner. Mains electricity is connected. Spring fed water. The water purification equipment serving Pen Y Groes Farmhouse is homed here. Two roller shutter vehicular access doors offering 4m width each. To the northern elevation is a single storey section under a mono-pitched roof which offers a staff kitchen area and WC facility. The solid fuel burner is also homed here.

Unit 2

(Size: 94 m/sq) Open fronted building of steel framed construction supporting a mono-pitched roof. Elevations are of profiled metal sheeting with

lower internal elevations comprised of precast concrete sleepers. The roof is of similar profiled sheeting incorporating translucent roof lights. Floor is of solid concrete. Freestanding wood burning stove in corner of unit. No electric lights are connected but electricity, both single phone and three phone, is connected with a number of double sockets present. Off perimeter trunking.

Accommodation

From measurements taken on site we have calculated the following floor areas and minimum eaves heights. All areas are on a Gross Intend Area basis.

Unit 1

Main unit- 171m/sq (1,840ft/sq)
Staff Kitchen & WC - 22m/sq (237ft/sq)
Total GIA - 193m/sq(2,077ft/sq)
Min Eaves- 94m(15ft)

Unit 2

Total GIA- 94m/sq(1,012ft/sq)
Min Eaves - 4.00m(13ft)

Business Rates

Ratable value: £9,500
Multiplier: 0.562
Rates Payment: £5,339

NB. Tapered Small Business Rates Relief should apply to the above (subject to occupiers eligibility) which would reduce the Rates Payable to £2,215. Interested parties are asked to satisfy themselves as to the above by contacting Non-domestic Rates at Rhondda Cynon Taf Local Authority.

Planning

We understand that a certificate of lawful use is in place which allows the unit to be occupied for uses within B1(light industry), B2 (general industry) and B8 (storage) in accordance with Town & Country Planning (use clause) order (as amended).

Services & Tenure

Freehold. Mains electric connected to the drainage. Private, borehole water supply heating for Penygroes Farm. Wood-fired heating for the steel portal frame building (wood burner firing radiators). Council Tax: Band H

Directions

What3Words:
///duties.privately.towers - this will take you to the entrance, please come up the driveway and parking will be straight in front of you on the driveway.









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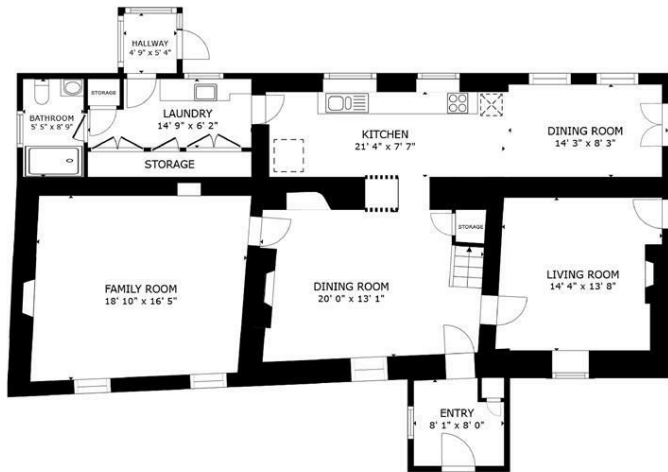
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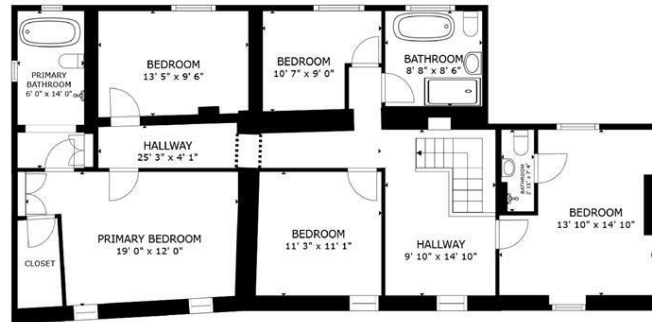
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FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 1,506 sq.ft. FLOOR 2 1,263 sq.ft.
 TOTAL : 2,770 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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