



Castellau Ganol

Llantrisant, Pontyclun, CF72 8LQ

Price £550,000

HARRIS & BIRT



An excellent opportunity to purchase this upland farmstead comprising of a traditional detached Welsh Longhouse with four bedrooms and two reception rooms, sitting alongside a range of traditional farm buildings set in c.6.80 acres of long-term pastureland and woodland. The property is Grade II listed and is “listed as a sub-medieval farmhouse retaining its character, the arrangement of original longhouse plan form clearly discernible”. The listing also describes it as “an early 17th century Longhouse with half passage arrangement”. Steeped in history there is an abundance of potential for a purchaser to modernise and create an impressive smallholding in an elevated position with far ranging views.

The location is within Castellau, a small unspoilt hamlet within close proximity of Llantrisant. The history of Llantrisant is fascinating and dates back to legends of the 14th Century. The 'Old Town' Llantrisant continues to enjoy increased popularity with its preponderance of older properties set in narrow winding streets with individual shops and businesses, including the leisure centre with its indoor swimming pool and wide range of sport and leisure facilities. Also within easy reach are the more extensive modern facilities of Talbot Green including a wide range of shops both national and local, major out of town shopping centre including Boots, Marks and Spencer, Tesco etc. Llantrisant Golf Club is only a short drive away and a bit further away is the Vale of Glamorgan Country Club with tennis, squash, yoga, gymnasium, swimming pool, golf driving ranges, golf courses etc. Easy access to the M4 motorway brings major centres including the capital city of Cardiff, Swansea and Bridgend, as well as easy commuting distance to London.

- Upland Farmstead
- Four Bedrooms
- C.6.80 Acres of Pasture
- Fantastic Views
- Detached Grade II Listed Welsh Longhouse
- In Need of Some Modernisation Throughout
- Range of Outbuildings
- Easy Access to M4 Corridor and Major Centres

Accommodation

Ground Floor

Boot Room 7'0" x 7'8" (2.13m x 2.34m)

Wooden stable door leading to spacious boot room. Matching wall and base unit with plenty of space for shoes and cloaks. Wooden door leading to sitting room. Further door into;

Storage Room 8'9" x 6'3" (2.67m x 1.91m)

Currently in use as tool room with wooden wall units and shelving.

Sitting Room 10'8" x 18'5" (3.25m x 5.61m)

Feature fireplace with space for electric fire with timber surround. Deep sill glazed window to front. Papered walls. Central ceiling light with additional wall lighting. Wooden parquet flooring. Wooden glazed door leading to living room. Part glazed wooden door leading to;

Utility/Shower/WC 11'3" x 5'6" (3.43m x 1.68m)

Metal glazed window to rear. Half tiled walls. Space and plumbing for washing machine and tumble dryer. Tile-effect vinyl flooring throughout. Wooden door leading to WC/shower room. Three piece suite comprising enclosed waterproof panelled shower cubicle, WC and wash hand basin. Remaining walls wood panelled. Opaque metal glazed window to side. Extractor. Electric bathroom wall heater.

Living Room 27'5" x 17'9" (8.38m x 5.43m)

Accessed via tiled steps from sitting room. Feature Inglenook fireplace with original oak beam and bread oven, timber mantelpiece and wood burning stove. Space for dining table and chairs. Central ceiling lights with additional wall lighting. Papered walls with part wood panelling. Two wooden glazed windows to front. Part glazed wooden front door leading to front garden. Carpet tiled flooring. Original oak beamed ceiling. Inset wooden storage cupboard. Tiled display alcove. Part glazed wooden door to stairs leading to first floor landing.

Inner Hallway 7'6" x 5' (max) (2.29m x 1.52m (max))

Space for freestanding fridge/freezer, large cloaks/storage cupboard, hot water tank with immersion heater. Wood panelled walls. Shelving unit. Tiled effect vinyl flooring. Central ceiling light. Wooden door leading to;

Kitchen/Breakfast Room 11'5" x 9'2" (3.48m x 2.79m)

Fitted kitchen with matching wall and base units set under and over wood effect laminate work surface with tiled splashbacks. Built-in double oven and grill. Inset electric ceramic hob with electric cooker hood above. Inset chrome 1.5 bowl sink and drainer with chrome tap. Tiled flooring. Papered walls. Wooden glazed window to rear. Space for breakfast table. Central ceiling light with additional wall mounted lights and under cabinet strip lighting. Wooden door leading to outside porch with Belfast sink, ceiling light, flagstone paved area and lawned rear garden with shrub/hedge borders.

First Floor

Landing 15'11" x 5'0" (4.85m x 1.52m)

Accessed via quarter turn slate and stone staircase from living room. Split level landing with pointed stone and part panelled walls. Fitted carpet. Doors to all first floor rooms.

Bedroom One 10'11" x 12'6" (3.33m x 3.81m)

Wooden glazed window to front. Papered walls. Fitted carpet. Beamed ceiling. Large built-in wardrobe.

Bedroom Two 11'3 x 14'6" (3.43m x 4.42m)

Wooden glazed window to front. Papered walls. Fitted carpet. Beamed ceiling.

Bedroom Three 11'2" x 11'4" (3.40m x 3.45m)

Accessed via doorway from Office. Wooden glazed window to front. Beamed ceiling. Fitted carpet. Papered walls. Wooden door leading to Bedroom Two. Small wooden door to stone steps lead to attic space with fibreglass insulation and water tank.

Office/Bedroom Four 11'2" x 7'6" (3.40m x 2.29m)

Metal glazed skylight window. Papered walls. Fitted carpet. Beamed ceiling.

Bathroom 7'3" x 5'4" (2.21m x 1.63m)

White three piece suite comprising panelled bath with overhead shower and waterproof wall panelling. WC and wash hand basin with wooden mirrored vanity cupboard above. Remaining walls wood panelled. Tile effect vinyl flooring.

Outside

Gate from driveway leads to enclosed front garden with path to front door. Small steps lead up to garden laid to lawn with mature shrubbery borders.

Adjoining Barn 21'3" x 16'4" (6.50 x 5.00)

Adjoining the south facing gable of the farmhouse is a two storey height barn under pitched timber framed roof with corrugated metal sheet overlay. This building offers obvious potential to be renovated and incorporated into living accommodation, subject to all necessary planning consents and building regulation approvals. (Identified as 1 on enclosed site plan).

Milkshed 8'2" x 10'7" (2.50 x 3.25)

An attractive detached building originally used to store milk produced on the farm. The elevations are of rendered concrete block supporting a pitched timber framed roof with corrugated cement sheet roof. Floor is of concrete and fenestration provided by steel framed window. (Identified as 2 on enclosed site plan)

Former Cowshed/Workshop 15'5" x 36'8" (4.70 x 11.20)

A single storey detached building constructed with a mix of stone and concrete block elevations supporting a pitched timber framed roof with natural slate roof. Two glazed roof lights. Fenestration provided by steel framed windows. Concrete floor partially overlaid by suspended timber. Currently in use as a workshop but offering potential for a number of uses. (Identified as 3 on enclosed site plan).

Garage 19'2" x 13'11" (5.85 x 4.25)

An open fronted traditional stone building with pitched timber framed roof overlaid with corrugated metal sheeting. Additional lean-to enclosed corrugated metal shed. (Identified as 4 on enclosed site plan).

Dutch Barn 47'6" x 20'0" (14.50 x 6.10)

A traditional high bay Dutch barn constructed with cast iron uprights supporting a curved roof with cement sheet covering. Earth floor. Has been in use for hay/straw storage but could offer utility for a number of uses. The lean to is a structure comprising RSJ uprights supporting a mono-pitched cement sheet roof. Lower elevations are of concrete block whilst upper elevations are of corrugated metal. This building offers potential for conversion to stables or for general storage. (Identified as 5 on enclosed site plan).

Log Shed 13'1" x 14'5" (4.00 x 4.40)

An old and highly attractive detached building which would appear to be several hundred years old. The solid stone elevations support old timber beams with a natural slate roof. Currently used as a log shed and garden store. (Identified as 6 on enclosed site plan).

Land

Gently sloping Grade 3b/4 pastureland defined by mature hedgerows and is laid to long term grass leys. The paddocks are well fenced and benefit from 5 bar gates throughout. Natural water supply throughout.

Services

Mains electricity. Spring fed water supply. Cesspit tank drainage.

VAT

The prospective purchaser should familiarise themselves with the VAT status of the property. Should any sale of the property become a chargeable supply for the purpose of VAT, such Tax shall be payable by the purchaser(s) in addition to the contract price.

Wayleaves, Easements, Rights of Way

The property is sold subject to and with the benefit of all wayleaves, easements and rights of way in existence.

Plans, Areas & Schedules

Any plans have been prepared to the foremost accuracy based on Land Registry plans. Any plans within these particulars are published for illustrative purposes. The accuracy of such plans are not guaranteed.

Boundaries

A purchaser shall and will be deemed to have full knowledge of all boundaries. Neither the vendor or selling agents will be responsible for defining said boundaries or the ownership thereof.

Disputes

Should a dispute arise as to the boundaries or any point referenced in the General Remarks, Stipulation, Schedule, Plan within the Particulars of Sale, the question will be referred to the arbitrator specified by selling agents, whose decision acting as expert shall be final.

Health & Safety

Due to the nature of the property, neither the agent nor the seller are responsible for the safety of those viewing. All those viewing the property do so at their own risk.

Anti Money Laundering

As part of our obligations under the UK Money Laundering Regulations 2017, Harris & Birt will require any purchaser or tenant to provide proof of identity along with any other supporting documentation required.

Directions

From Junction 34 of M4 Motorway, take the 3rd exit onto A4119. At the first roundabout go straight over continuing along A4119. At the crossroads, continue straight across and at the next roundabout, take the 2nd exit onto Ely Valley Road. Take the 4th exit at the next roundabout continuing on Heol Y Sarn. After a short distance, turn left onto Pantybrad. Travel along this road for a few miles, turning right onto Heol Ddu (opposite Llanrisant Care Home). Continue on this road passing The Country Man Inn, turn left on the first lane after this. The lane will lead you to Castellau Ganol. We recommend using What3Words (///divides.chitchat.darting).









Tank

Track

Sinks

Issues

Issues

3

4

2

5

House

6

Castellau-ganol

170.4m

163.7m

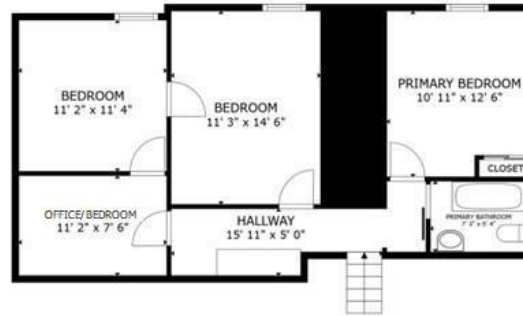
149.0m

50 m

100 m



FLOOR 1



FLOOR 2



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