



## **Cilfrew House Birch Lane, Neath, SA10 8LJ**

### **Offers Over £600,000**

Iconic, idyllic and fantastic! Just a few words to describe 'Cilfrew House', a wonderful property sitting proudly amidst generous and mature gated grounds boasting a wealth of charm and potential sure to suit discerning buyers looking for a country escape! Brought to market for this first time in over 60 years, Cilfrew House has been a truly happy family home and is a credit to the current custodians. We can't decide which part we love the most; the beautiful landscaped gardens, the reaching countryside views, the privacy and tranquility, the sweeping gated driveway, the double garage, the spacious accommodation or the endless potential to create a lifelong family home to be proud of...perhaps for another 60 years!

As you drive home along the private track, your daily stresses will float away and be replaced by a beaming smile when Cilfrew House comes into view! Sure to change with the seasons, the dramatic backdrop of woodland flora and fauna is complemented by manicured grounds and even an amazing natural water feature that feels more akin to a tropical oasis! There are some intriguing and useful outbuildings that further complement the large detached garage we feel offers great annex potential. Worthy of note is the secondary driveway access to the left hand side of the garage further uncapping the potential of this special home!

The local village provides the necessary amenities, schools and commuter links to satisfy a range of lifestyles and we are truly excited to see which of you lucky buyers out there will make Cilfrew House their next dream home!

We could talk all day long about this rare opportunity so watch our guided video tour to see it for yourself then prepare to call the town and country property experts here at Chris Hamriding Estate Agents to book yourself that all important viewing!

**Entrance porch**

**Entrance hall**

**Lounge**

**Dining room**

**Country kitchen**

**Morning/breakfast room**

**Guest WC**

**Stairs and landing**

**Bedroom one**

**Bedroom two**

**Bedroom three**

**Bathroom**

**Detached double garage**

**Outbuildings**

**Extensive gardens and paddock area**

## Floor Plan



## Area Map



## Energy Efficiency Graph

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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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