



Y FAN  
CAERPHILLY





## Y FAN

CAERPHILLY, CF83 3RN - £1,895,000



7 bedroom(s)



7 bathroom(s)



8577.44 sq ft

Nestled in the charming Gwern-Y-Domen Farm Lane in Caerphilly, this stunning detached Mansion House is a true gem. Boasting 3 reception rooms and 7 bedrooms, this property offers ample space for comfortable living. With 7 bathrooms, convenience is key in this elegant abode.

Listed as Grade 2, this house is not only a home but a piece of history. Dating back to 1529, this house exudes character and history, making it a unique find. Spanning an impressive 8,577 sq ft (including out buildings and loft space), there is no shortage of room to make this house your home. The property also features parking for multiple vehicles, ensuring both convenience and practicality.

Currently being run as a successful boutique B&B, the property offers a fantastic opportunity to expand on the existing business. Additionally, the annex presents a promising development opportunity, subject to planning permission, allowing you to tailor the space to your needs.

The loft space extends over 112 m<sup>2</sup> and provides endless possibilities for expansion or storage.

Don't miss out on the chance to own a piece of Caerphilly's history with this remarkable property. Book a viewing today and step into a world of endless potential and charm.

### PROPERTY SPECIALIST

**Mr Elliott Hooper-Nash**

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Director







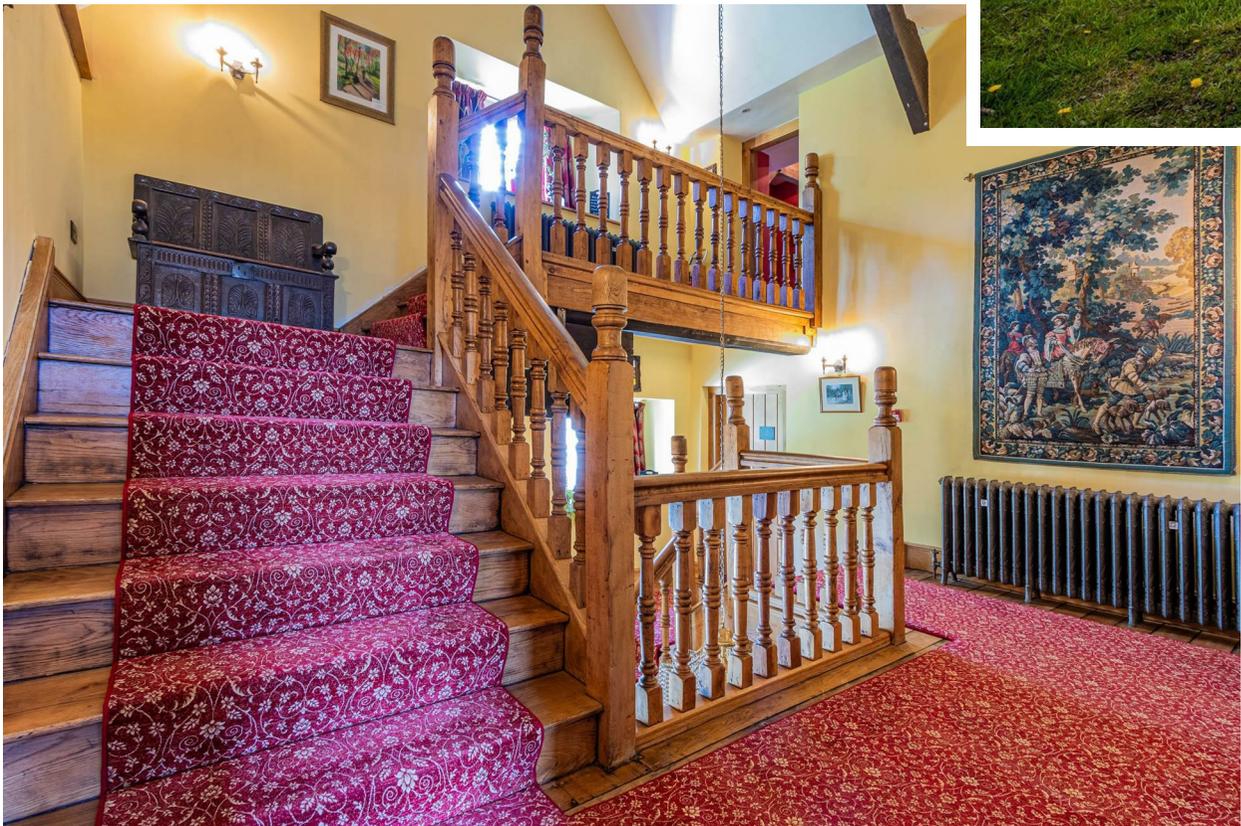
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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

















**ENTRANCE FOYER**

3.25m x 2.72m (10'7" x 8'11")

**LIVING ROOM**

6.49m x 10.78m (21'3" x 35'4")

**DINING ROOM**

6.80m x 9.24m (22'3" x 30'3")

**HALLWAY**

**KITCHEN / BREAKFAST ROOM**

5.96m x 5.75m (19'6" x 18'10")

**INNER HALL**

**WC**

1.34m x 2.21m (4'4" x 7'3")

**FAMILY ROOM**

5.07m x 5.76m (16'7" x 18'10")

**WC**

2.69m x 1.49m (8'9" x 4'10")

**BASEMENT / LAUNDRY**

5.66m x 5.40m (18'6" x 17'8")

**TO THE FIRST FLOOR**

**MASTER BEDROOM**

6.01m x 5.61m (19'8" x 18'4")

**ENSUITE**

4.04m x 3.09m (13'3" x 10'1")

**BEDROOM TWO**

5.08m x 4.66m (16'7" x 15'3")

**ENSUITE**

3.53m x 4.10m (11'6" x 13'5")

**BEDROOM THREE**

6.35m x 5.65m (20'9" x 18'6")

**ENSUITE**

2.74m x 2.54 (8'11" x 8'3")

**STORAGE**

2.78m x 1.42m (9'1" x 4'7")

**FIRST FLOOR UTILITY / LAUNDRY**

4.60m x 1.74m (15'1" x 5'8")

**UPPER LEVEL**

**BEDROOM FOUR**

4.53m x 4.86m (14'10" x 15'11")

**ENSUITE**

2.73m x 1.73m (8'11" x 5'8")

**BEDROOM FIVE**

7.33m x 5.18m (24'0" x 16'11")

**ENSUITE**

3.11m x 1.51m (10'2" x 4'11")

**TO THE SECOND FLOOR**

**BEDROOM SIX**

4.63m x 4.87m (15'2" x 15'11")

**ENSUITE**

1.41m x 2.65m (4'7" x 8'8")

**BEDROOM SEVEN**

7.44m x 5.66m (24'4" x 18'6")

**ENSUITE**

1.73m x 2.65m (5'8" x 8'8")

**ANNEX**

Access via double doors to side elevation into a large storage area and an upstairs that previously had two bedrooms and a bathroom. This area is in need of development but could make a fantastic additional area with its own entrance.



**TENURE**

We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.

**COUNCIL TAX**

Band - I

**A BRIEF HISTORY...**

A property on the site of Y Fan was first mentioned in 1529 when it was purchased by Edward Lewis, a sheriff of Glamorgan. In 1583 Edward Lewis built the current mansion on the site of an existing building in 1529. The building was built in 3 parts, the mansion, the farmhouse and the barn, each 50 years apart. Sir Thomas Lewis, Edward's son, got a charter from the Earl of Monmouth allowing him to "rob" stone from Caerphilly Castle to build the farmhouse. This can be seen in the dressed stone apparent in the structure. The family moved to St Fagans in about 1630. St Fagans is a larger version of Y Fan in architectural terms. The Lewis male line died out and around 1730 the daughter, Elizabeth was married off to the Earl of Plymouth. With that marriage all of the Lewis lands in South Wales went to the Plymouths, including St Fagans and Y Fan. The Plymouths summered at St Fagans but ignored the mansion at Y Fan which was left uninhabited for 260 years. The farmhouse was occupied by tenant farmers who were employed on the farms still owned by the Plymouths. Y Fan has been sympathetically restored to its former glory and is now a Grade II listed home of distinction currently run as a boutique Bed and Breakfast business

**ADDITIONAL INFORMATION**

Y Fan is currently run as a boutique B&B by the current owners as a lifestyle business. Great potential to build upon what is already a successful business given the unique nature and position of Y Fan. The property benefits from an entirely new heating and electrical system as well as a new sprinkler system. The property further benefits Easy access to Caerphilly Train Station. The manor is a short walk to the to ancient meadow land which is the last 3% of its kind in the UK. This area is ideal for horse riding and picturesque countryside walks.



“ Fantastic potential as a family home or a going concern. Purchase a piece of history in the heart of Caerphilly. ”

Comments by Mr Elliott Hooper-Nash



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Jeffrey Ross