



GWERN-Y-DOMEN FARM LANE

CAERPHILLY



The Keep

Wagtail House

Castell y Van
(remains of)

The Gatehouse

Van Manor

GWERN Y DOMEN FARM LANE




122.1m

128.1m



GWERN-Y-DOMEN FARM LANE

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 m² 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






WINE O'CLOCK





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		
England & Wales	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

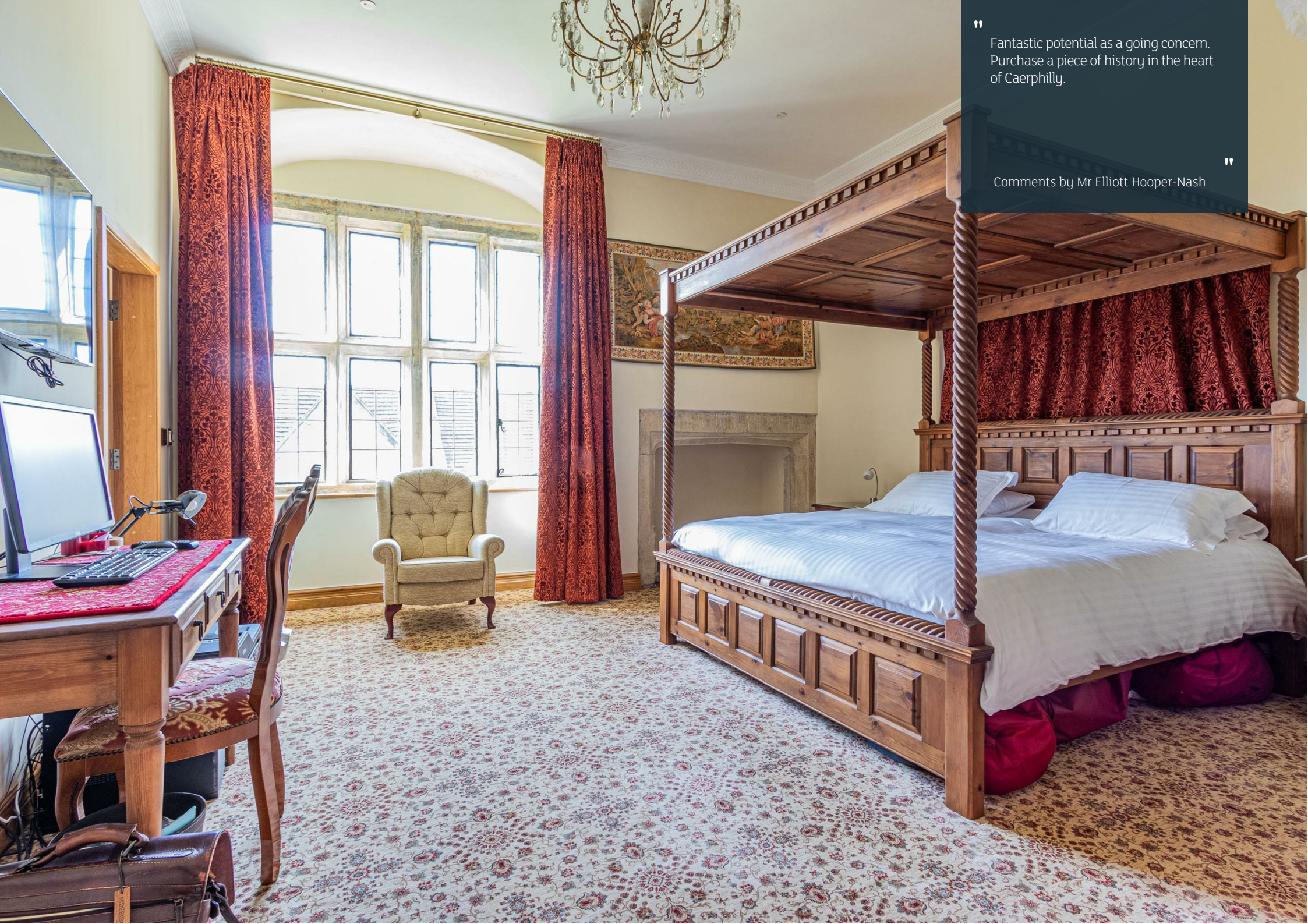
Band -

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 going concern.
Purchase a piece of history in the heart
of Caerphilly. ”

Comments by Mr Elliott Hooper-Nash

Van Mansion-Y Fan Gwern-Y-Domen Farm Lane, Castle Park, CAY

Main Building: Total Interior Area Above Grade **684.96 m²** Includes Barn - Excludes loft space (112.20 m²)
797.16 m² / 8,577.44 sqft



Ground Floor
 Interior Area **313.47 m²**



1st Floor
 Interior Area **294.98 m²**



2nd Floor
 Interior Area **76.51 m²**



PREPARED: 2024/04/24

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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