



## **Bryncoch Farm Bryncoch, Neath, Neath, SA10 7YG**

**Offers In The Region Of £849,950**

Bryncoch Farmhouse is nestled in a picturesque semi-rural location, surrounded by expansive fields and breathtaking open views. Upon entry, you'll be captivated by the grand main bedroom, evoking a regal ambiance. The property boasts three inviting reception rooms, each exuding its own unique charm. A charming inglenook-style fireplace, complete with a log burner, plus another log burner in one of the other reception rooms which infuses the interior with warmth and character. The farmhouse-style kitchen, equipped with a range cooker, offers a delightful space for culinary pursuits. In total, there are 5 double bedrooms, with 2 ensembles, most of which feature fitted wardrobes. The estate includes four garages, two attached to the main house and two detached at the end of the long driveway. The lawned gardens extend down to the River, surrounded by woodland, and feature a summerhouse and pergola with a wooden vaulted roof with half glass framing, perfect for enchanting evenings. In the grounds there is an old tree that has often nurtured Owls and ducks which is fascinating to sit and watch in the garden. Viewing comes highly recommended to appreciate this amazing family home.



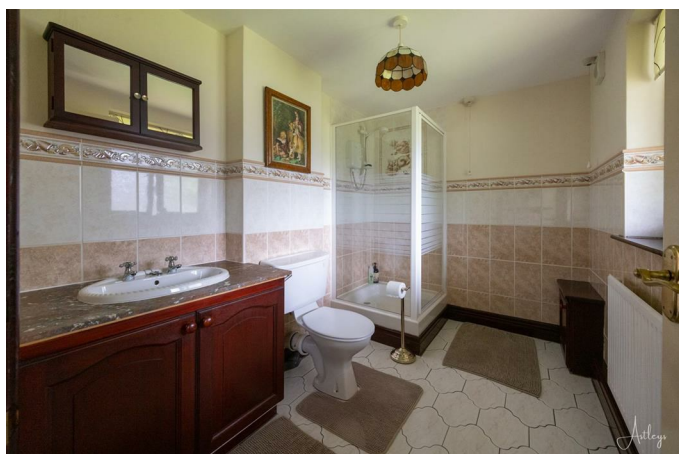
## Main dwelling



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

With tiled floor, part tiled walls, dado rail.

### Bathroom/w.c. 9'8" x 6'9" (2.95m x 2.07m)



Three piece suite in white comprising shower cubicle, w.c., sink on mahogany vanity unit, part tiled walls, tiled floor, double glazed window to front, radiator.

## Farmhouse kitchen 20'0" x 11'11" (6.11m x 3.65)



The kitchen is equipped with high-quality base and wall units crafted from solid oak, which adds a touch of warmth and elegance to the space. The coordinating work surface complements the units perfectly, creating a seamless and inviting cooking area. The focal point of the kitchen is the Aga cooker, an iconic centerpiece that not only provides a source of heat for cooking but also offers hot water, all nestled within a captivating tile surround. In addition to the essential appliances, such as a fridge/freezer and a washing machine, the kitchen features charming ceiling beams, a tiled floor, and walls adorned with, partially tiled surfaces.







Living Room 20'3" x 18'5" (6.19m x 5.62m)



Feast your eyes on the mesmerizing Inglenook fireplace, boasting a majestic log-burning stove perched atop a tiled hearth. The ambiance is elevated by the tasteful addition of patio doors leading to the beautiful garden and beamed ceiling a dado rail and a double-glazed window at the front.



Log burner

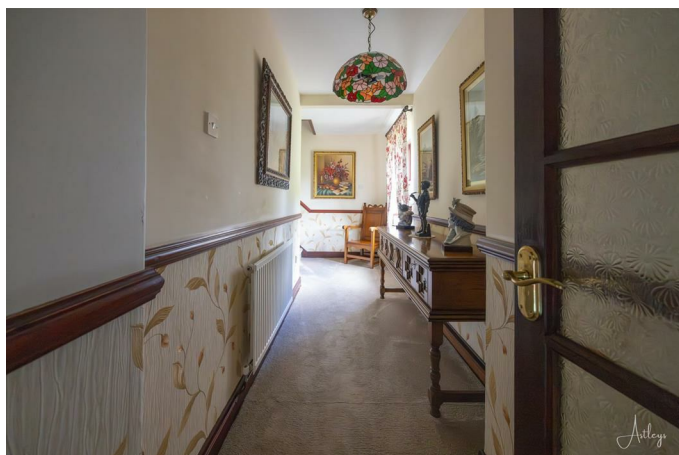


**Second reception room/playroom 15'8" x 14'0" (4.80m x 4.29m)**



With double glazed siding patio door to rear, two radiators.

**Inner hall from living room 10'2" x 6'11" (3.10m x 2.11m)**



With tiled floor, radiator, part tiled walls.

**First floor**



**Front entrance hallway 19'4" x 18'2" (5.90m x 5.54m)**



Access from the main living room that leads to the two reception rooms.



**Dining room/study 16'5" x 9'6" (5.02m x 2.91m)**



With mahogany beam and log burner on tiled hearth, double glazed window to front.

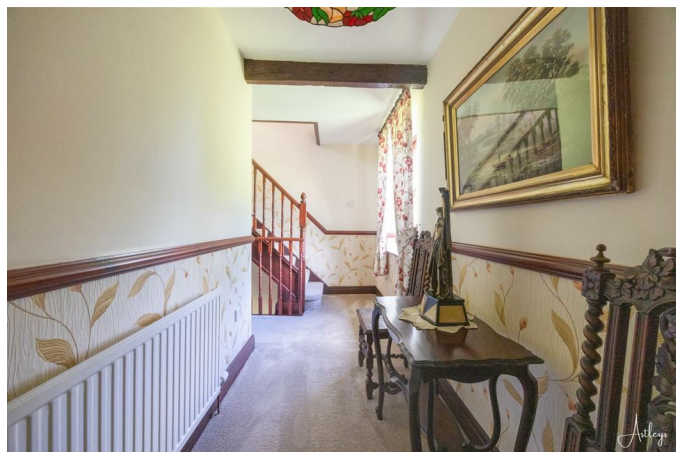
**Lounge 19'8"/134'6" x 13'8" (6/41m x 4.19m)**



This room exudes spaciousness and floods with natural light. It boasts a white fireplace with a gas fire (not tested), double glazed French doors leading to the rear, a double glazed window facing the front, two radiators, and dado rail.



**Landing 5'9" x 5'2" (1.77m x 1.58m)**



With dado rail, double glazed window.



### Main bedroom 20'10" x 21'9" (6.36m x 6.64m)



Entering this amazing room feels like stepping into a regal haven. The wide, stripped and stained exposed floorboards, wooden beams, and double-glazed windows create an awe-inspiring ambiance that takes your breath away, second stairway down to the main living area., two double glazed windows to side and two double glazed windows to front, two radiators, double doors to:

### Main bedroom



### En-suite bathroom 14'11" x 8'9" (4.57m x 2.68m)



Four piece suite in white comprising bath in mahogany surround, w.c., bidet, wash hand basin, double built-in storage cupboard with louvre doors, part tiled walls, radiator, double glazed window to front.





**Bedroom two 19'1" x 12'1" (5.82m x 3.69m)**



With range of fitted wardrobes with glass panel doors, two radiators, double glazed window front and to rear.



**Bedroom three 13'4" x 9'1" (4.07m x 2.78m)**



With range of fitted wardrobes in solid oak, radiator, double glazed window to side, two radiators.

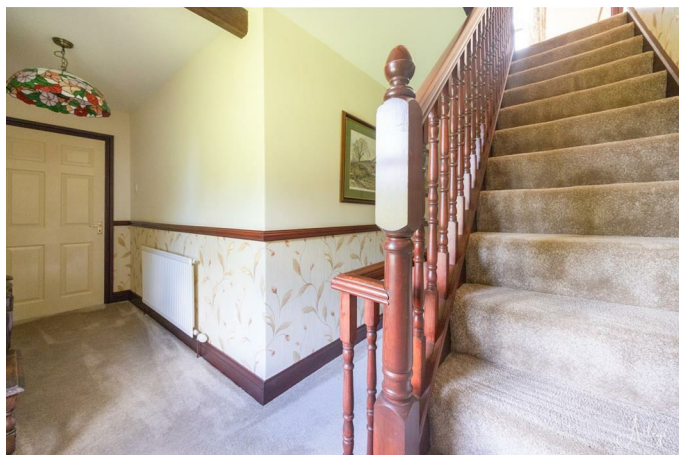
**Bathroom/w.c. 7'11" x 6'11" (2.41m x 2.11m)**



With 3 piece in light green colour comprising panelled bath, wash hand basin, w.c., radiator, double glazed window to side.



## SECOND FLOOR



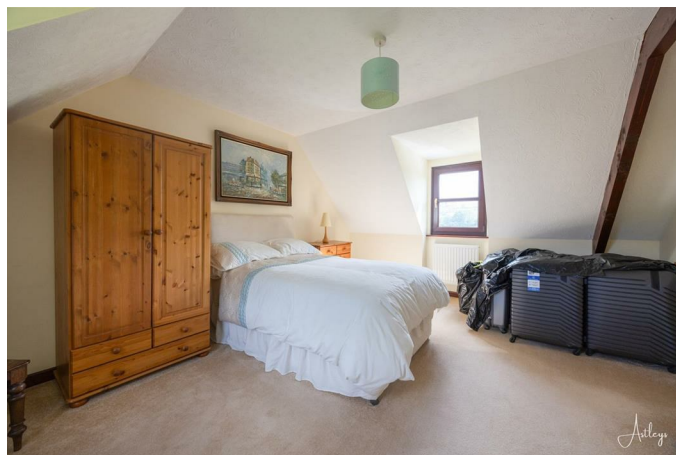
**Bedroom four 14'2" x 14'9" (4.32m x 4.50m)**



With double glazed windows to front and side, radiator.

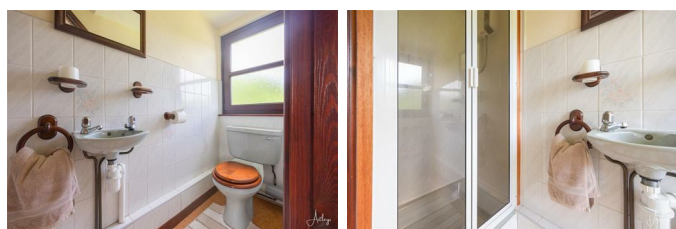


**Bedroom five 16'3" x 12'3" (4.97m x 3.74m)**



With double glazed window to front and side, radiator.

## Washroom



With 2 piece suite in white comprising WC, vanity wash hand basin, double glazed window to front.

## OUTSIDE



As you approach the property via the private lane, you will pass through the impressive double entrance



gates, which open to reveal meticulously manicured lawns, a captivating woodland area, and a diverse array of trees and shrubs. The property boasts an attached double garage as well as a separate detached double garage equipped with convenient Glidermatic roller shutter doors. In addition to these features, the property includes a fully insulated summer house, a practical storage shed, a charming wishing well, elegant Victorian lamp posts, and generous parking space capable of accommodating multiple vehicles and a motorhome. The outdoor living space is enhanced by a pergola with glass sides, a spacious patio area, providing the perfect setting for relaxation and entertainment.

#### Gated access



#### Ariel View



#### Garden







**Storage shed**



With balcony area that overlooks the woodland and River below.

**Seating area overlooking river**





## Patio



## Summer house and Gazebo view



## Gazebo



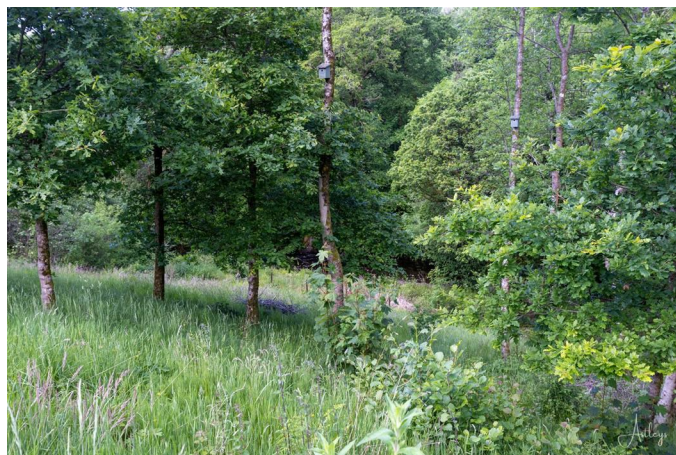
The structure was meticulously handcrafted by the current owner, ensuring high-quality construction and attention to detail. It boasts a stunning vaulted roof with glass sides, providing ample natural light and a sense of spaciousness. Outside, there is a beautifully tiled patio, along with an additional patio area adjacent to the summerhouse, offering a serene and inviting outdoor space.



**Summer house**



**Woodland down to River**



**Woodland down to River**



Surrounded by ancient trees and untamed foliage that extends to the river Clydach and its tributaries, providing a serene atmosphere where you can unwind and be serenaded by the gentle flow of water.

**Driveway and integral double garage**



### Double garage



The property boasts a double garage equipped with electric shutter doors, providing secure and convenient access. The generous high roof not only offers plentiful storage options but also enhances the convenience of the space. Furthermore, the property provides extensive parking accommodation for multiple vehicles, with ample space that can easily accommodate a motorhome.

### Front view



### AGENTS NOTE

Council Tax Band H with an annual payment of £4,563.

### AGENTS NOTE

Conservation Area

No

Flood Risk

No Risk

Floor Area

0 ft 2 / 0 m 2

Satellite / Fibre TV Availability

BT

Sky

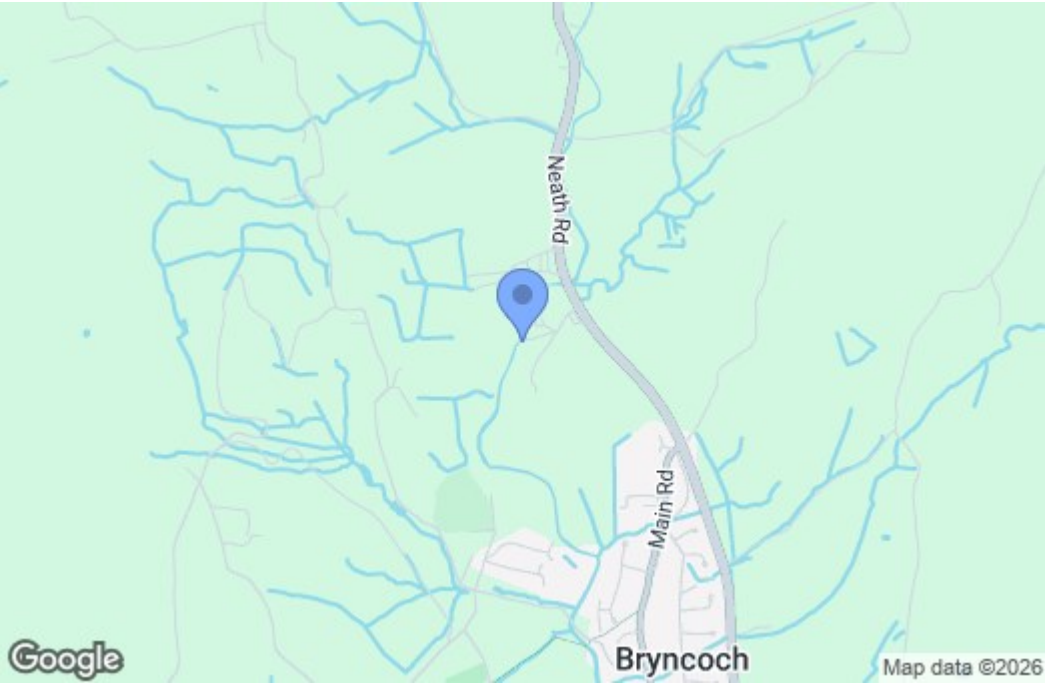
Virgin



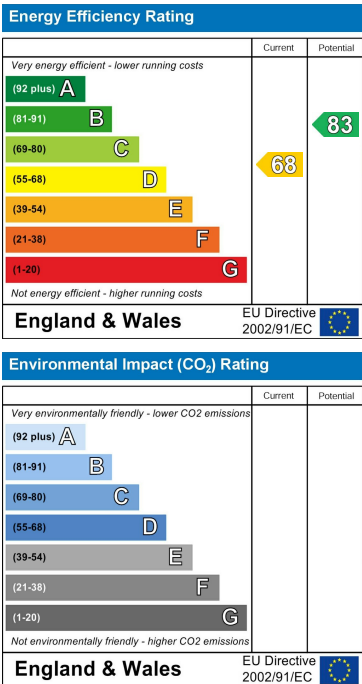
Floor Plan



Area Map



Energy Efficiency Graph



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