









Gelli Farmhouse Crynant, Neath, SA10 8PP

Offers In The Region Of £585,000

- Wonderful Period house of grand proportions
- 5 acres or thereabouts
- 3 Receptions and former Commercial kitchen
- In need of refurbishment

- Set in fabulous location within magical grounds
- Superb southerly views over Dulais Valley
- 5 Bedrooms and first floor living Room. Bathroom

Gelli Farmhouse Crynant, Neath SA10 8PP

A Wonderful Period house of grand proportions set in fabulous location within magical grounds of approximately 5 acres commanding superb southerly views over the dramatic Dulais valley countryside. This fine home has previously been a guest house and restaurant and briefly comprises the following accommodation: Reception Hall; Bay windowed Lounge/Dining with feature fireplace; Sitting Room; Kitchen Utility Room; Pantry; ground floor Shower and Bathroom; 6 Bedrooms; First floor living room; Bathroom and Shower Room. 2 Attic Rooms. The property is in need of refurbishment. Oil fired central heating. Walled garden and courtyard to front. Magnificent stone barn/coach house. Versatile store shed to rear. Attractive paved courtyard to rear. Mature wooded grounds with many specimen trees. Full particulars to follow











Council Tax Band: H







6'7" x 4'2"

14'3" x 12'2"

Feature fireplace. Ceiling beams. Steps to inner Hall.

17'5" x 11'10"

Fireplace. French door to front elevation. Oak effect floor. 2 Arched alcoves.

8'7" x 4'5"

9'3" x 7'8"

28'0" x 17'1" max

Bay window to front elevation. Feature fireplace

17'9" x 17'8"

Bay window to side elevation. Feature fireplace. French doors to side garden. Ceiling beams.

12'10" x 5'1"

13'2" x 5'11"

Access to pantry

16'11" x 12'4"

2 oil fired boilers for heating requirements. Quarry tiled floor.

11'8" x 3'7"

14'11" x 7'3"

Staircase to first floor

13'4" x 5'2"

18'8" x e.173'10"

22'2" x 4'2"

6'1" x 4'7" WC

17'8" x 12'0"

Single drainer stainless steel sink unit. Fitted base and wall cupboards. Fireplace

14'9" x 12'4"

Hand basin

Stairs to attic rooms

14'3" x 13'11"

19'0" x 17'1" Bay window to front elevation

11'10" x 11'0"

9'6" x 5'6"

Panelled bath, pedestal hand basin and low level WC. Access to former rear staircase



The property is approached over its own driveway from the county road that leads into a walled courtyard around which all the buildings are arranged



Access through to a series of former garden rooms

An attractive building on the rear courtyard arranged in two areas.

FORMER BEER CELLAR

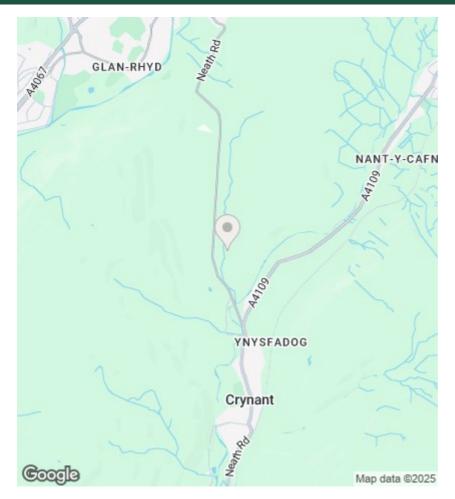












Directions

Viewings

Viewings by arrangement only. Call 01558821269 to make an appointment.

EPC Rating:

F

