



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



ENTRANCE PORCH

6'7" x 4'2"

RECEPTION HALL

14'3" x 12'2"

Feature fireplace. Ceiling beams. Steps to inner Hall.

SITTING ROOM

17'5" x 11'10"

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

CLOAKS AREA

8'7" x 4'5"

INNER HALL

9'3" x 7'8"

DINING ROOM

28'0" x 17'1" max

Bay window to front elevation. Feature fireplace

FORMER BAR/LOUNGE

17'9" x 17'8"

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

REAR HALL

12'10" x 5'1"

UTILITY ROOM

13'2" x 5'11"

Access to pantry

KITCHEN

16'11" x 12'4"

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

PANTRY

11'8" x 3'7"

REAR HALL

14'11" x 7'3"

Staircase to first floor

SHOWER ROOM

13'4" x 5'2"

TOILET BLOCK

18'8" x e.173'10"

FIRST FLOOR

LANDING

22'2" x 4'2"

CLOAKROOM

6'1" x 4'7"

WC

LIVING ROOM/BEDROOM

17'8" x 12'0"

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

BEDROOM

14'9" x 12'4"

Hand basin

INNER LANDING

Stairs to attic rooms

BEDROOM

14'3" x 13'11"

BEDROOM

19'0" x 17'1"

Bay window to front elevation

BEDROOM

11'10" x 11'0"

BATHROOM

9'6" x 5'6"

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

2 ATTIC JC ROOMS

OUTSIDE



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

THE COACH HOUSE



Access through to a series of former garden rooms

STONE BUILT FORMER LAUNDRY

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

