



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"	LIVING ROOM/BEDROOM 17'8" x 12'0" Single drainer stainless steel sink unit. Fitted base and wall cupboards. Fireplace
RECEPTION HALL 14'3" x 12'2" Feature fireplace. Ceiling beams. Steps to inner Hall.	BEDROOM 14'9" x 12'4" Hand basin
SITTING ROOM 17'5" x 11'10" Fireplace. French door to front elevation. Oak effect floor. 2 Arched alcoves.	INNER LANDING Stairs to attic rooms
CLOAKS AREA 8'7" x 4'5"	BEDROOM 14'3" x 13'11"
INNER HALL 9'3" x 7'8"	BEDROOM 19'0" x 17'1" Bay window to front elevation
DINING ROOM 28'0" x 17'1" max Bay window to front elevation. Feature fireplace	BEDROOM 11'10" x 11'0"
FORMER BAR/LOUNGE 17'9" x 17'8" Bay window to side elevation. Feature fireplace. French doors to side garden. Ceiling beams.	BATHROOM 9'6" x 5'6" Panelled bath, pedestal hand basin and low level WC. Access to former rear staircase
REAR HALL 12'10" x 5'1"	2 ATTIC ROOMS
UTILITY ROOM 13'2" x 5'11" Access to pantry	OUTSIDE
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 17'3'10"	
FIRST FLOOR	
LANDING 22'2" x 4'2"	
CLOAKROOM 6'1" x 4'7" WC	

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

GROUNDS



The grounds extend to some 5 acres or thereabouts of mature woodland and established garden that surround the homestead. To the front of the house is an attractive enclosed garden with lawns and herbaceous borders together with fish pond.

SERVICES



We are advised that the property is connected to mains water and electricity. Private drainage

TENURE & POSSESSION



We are advised that the property is freehold and that vacant possession will be given on completion

NB

These details are a general guideline for intending purchasers and do not constitute an offer of contract. Morgan Carpenters have visited the property, but not surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage etc. The Sellers have checked and approved the details, however purchasers must rely on their own and/or their Surveyor's inspections and the Solicitors enquiries to determine the overall condition, size and acreage of the property, and also any Planning, Rights of Way, Easements, or other matters relating to it.

PROOF OF ID

In order to comply with anti-money laundering regulations, Morgan Carpenter Ltd require all buyers to provide us with: (i) proof of identity (ii) proof of current residential address The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** A photographic ID, such as current passport or UK driving licence **EVIDENCE OF ADDRESS:** A bank, building society

statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

VIEWING

By appointment with Morgan Carpenter 01558 821269

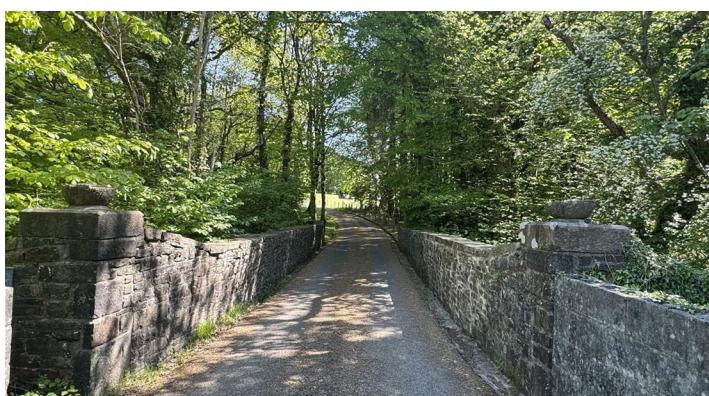
OUT OF OFFICE HOURS

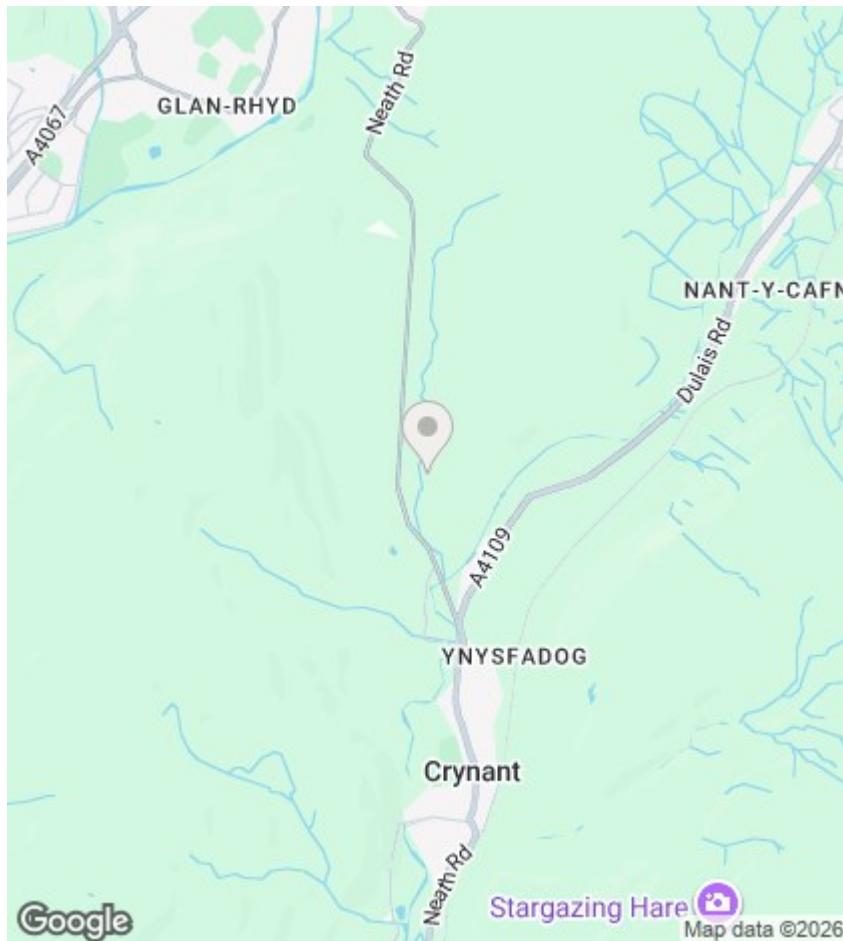
Jonathan Morgan 07989 296883

WEBSITE

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Directions

Viewings

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

EPC Rating:

F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	28	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	