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The Copper House

Heol Crwys

Cwmavon,  
Port Talbot,  
Neath Port Talbot,  
SA12 9NT



# Copper House, Heol Crwys

Asking price **£535,000**

A unique and characterful five-bedroom, four reception room detached period home, noted as a property of significant historical importance, set on a generous and private plot in the heart of the highly regarded village of Cwmavon.

A circa 1800's detached period residence.

Sympathetically renovated and presented to the highest of standards.

Located in the heart of Cwmavon village.

Offering convenient commuter access to the M4 and A48.

Spacious accommodation to include four reception rooms, two kitchens, five double bedrooms and two bathrooms.

An ideal purchase for multi-generational living.

Significant scope for blended living and business use.

Ample driveway off road parking, beautiful landscaped level gardens and five generous basement cellar rooms.









This exceptional residence has been sympathetically renovated to a remarkable standard, offering a rare blend of elegant period charm and stylish contemporary living. The Copper House is located within the heart of the sought after village of Cwmavon, not only making it an ideal location for multi-generational families, with convenient access to the M4, local amenities and a reputable school, but for its vast business potential for those looking to invest into a blended living/business lifestyle. Cwmavon village also offers a central base for those wishing to explore the vast Afan Valley forestry trails, with countless hiking and biking tracks meandering right the way up through the valley, making it a popular outdoor pursuits destination. Over the last two centuries, the property has had a variety of uses, the last business use being a public house, with an impressive two

storey attached stone barn, formally used as an adjoining restaurant. The barn now offers the potential for conversion, giving scope for a multitude of uses to include; a substantial self catering holiday let, taking advantage of the property's close proximity to the Afan Valley forestry or conversion into a large workshop, garage or self contained annex, to further enhance the multi-generational living layout - subject to obtaining relevant planning permissions. Proudly, the property is noted for its historical importance within the area but is not restricted by any Grade One or Two stipulations.

In summary, the accommodation is both spacious and versatile, ideally suited to modern family life. To the ground floor, a welcoming entrance hallway leads to three beautifully presented reception rooms, each boasting original features such as high ceilings, decorative coving, original floors and feature fireplaces.

The open-plan kitchen/breakfast area is fitted with a range of contemporary base and wall mounted units, with a centre fixed island and doors leading out to the impressive landscaped garden. A medieval inspired cloakroom provides the household with two separate toilets to use on the ground floor and a secret passage way from the 'Cwtch' reception room leads to a utility room/second kitchen and a Mediterranean inspired courtyard garden.

To the first floor, the accommodation offers five uniquely decorated double bedrooms, two with walk in wardrobes and one with a secret doorway leading into a full dressing room. All of the bedrooms share the use of two beautifully appointed bathrooms.

Below the ground floor of the main residence, the property boasts five spacious cellars, some benefitting from power supply and lighting, with direct access from both inside the property and externally.

Outside the property is set back behind a small stone wall from the road side, with ample off-road parking to both the front and side of the property. The main enclosed rear garden offers expansive lawned and wooden decked areas, with well-stocked borders that provide colour and privacy throughout the seasons. The decked area benefits from a sunken hot tub space, with a sheltered pergola over. At the edge of the wooden decked platform bordering the lawn, a detached composite summerhouse with an anthracite UPVC bi-fold door and power supply offers a tranquil and cosy relaxation space to unwind in and enjoy the view of the garden.







## Directions

For Satnav users SA12 9NT.

## Tenure

Freehold

## Services

All main services and metered.

Council Tax Band E

EPC Rating D

Viewing strictly by  
appointment through  
Herbert R Thomas

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Energy performance certificate (EPC)		
The Copper House Head Crys Owlcroft PORT TALBOT SA12 9NT	Energy rating: <b>D</b>	Valid until: 23 March 2034 Certificate number: 6606-1353-0122-3321-3743

Property type	Detached house
Total floor area	338 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's energy rating is D. It has the potential to be C.

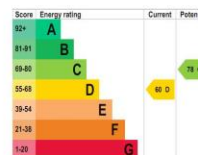
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



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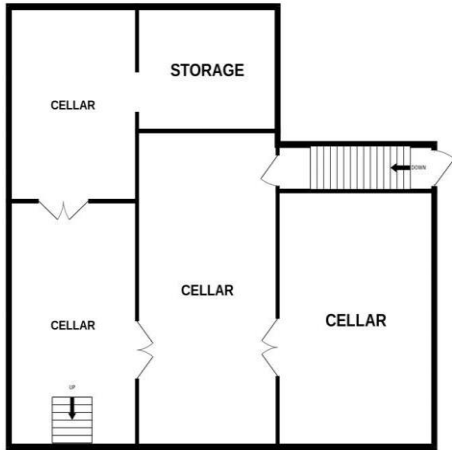
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



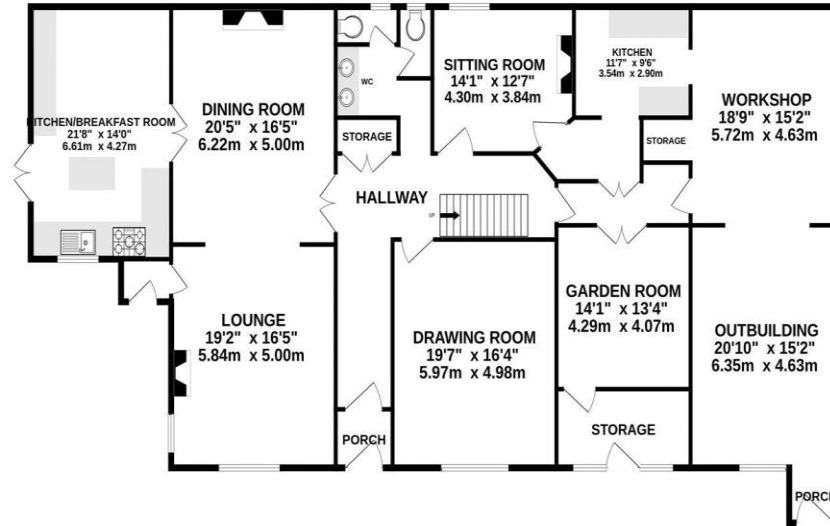




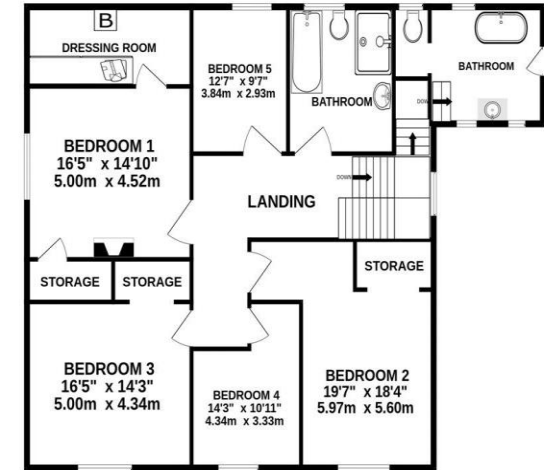
**BASEMENT**  
1420 sq.ft. (131.9 sq.m.) approx.



**GROUND FLOOR**  
2973 sq.ft. (276.2 sq.m.) approx.



**1ST FLOOR**  
1708 sq.ft. (158.6 sq.m.) approx.



**TOTAL FLOOR AREA : 6100 sq.ft. (566.7 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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