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Abergwrelych House
Glan Gwrelych
Glynneath,
Neath,
Neath Port Talbot,
SA11 5LN

Abergwrelych House Glan Gwrelych

Asking price **Offers in the
Region Of £700,000**

A rare opportunity to purchase
a small holding offering an
impressive five/six bedroom
detached period farmhouse

Small holding for sale with large period
farmhouse, adjoining annex and traditional
barn

Offering approximately fifteen acres of
mixed pasture land and woodland

Situated within a small semi rural hamlet

Convenient commuter access to the A465
link road

Traditional five bedroom period farmhouse
with a wealth of original features

Adjoining one bedroom self contained
cottage annex

Beautiful landscaped front and rear
gardens to include productive orchard

Detached stone built outhouse and garage

Two story stone barn with mezzanine
floors

The smallholding title could be split, with
the land (including or excluding the stone
barn) sold under separate negotiation





Dating back to the mid eighteenth century and boasting an abundance of original features, Abergwrelych House is an impressive five bedroom, traditional stone built farmhouse with an adjoining one bedroom cottage annex. Positioned within a quiet hamlet on the periphery of Glynneath, this small holding offers convenient commuter access to the A465 link road as well as approximately fifteen acres of land. As expected on a small holding of this size, there are a range of attractive stone outbuildings, ideal for storage or adapting for other uses.

The farmhouse itself has been owned by the same family for over sixty years and has been an idyllic and spacious home to raise a family. The property offers three reception rooms to the ground floor, a large kitchen/breakfast room with pantry storage off the hallway, four good sized bedrooms to the first floor, an attic room and double bedroom to the second floor and a self contained one bedroom cottage annex accessible via a Jack and Jill shared shower room on the first floor.

The property is entered via a solid wood door into an entrance hallway, with tiled flooring and access to the useful understairs storage cupboard. The entrance hallway opens up into the inner hallway providing access to all three reception rooms and a useful pantry storage area. The smallest of the three reception rooms is located to front of the property. Formerly named as "The Den", this quaint reception room still retains the original Georgian Sash window to the front enjoying views of the front courtyard and exposed wooden floorboards. To the rear, the large formal lounge boast a focal feature multi fuel stove, set on a slate hearth with a wooden surround and alcove storage. The room also benefits from an ornate picture rail, carpet flooring and a double glazed window to the rear offering views of the garden.

A doorway off the lounge leads into the conservatory, with wood framed windows to two sides, a tinted glazed sloped roof, tiled flooring and a set of wood framed french doors provides access to the garden. Back off the hallway, the dining room features a double glazed window to the rear enjoying a similar view of garden as the lounge and benefits from alcove storage and carpet flooring. The kitchen/breakfast room is a bright and airy

space, with windows to two aspects. It has been fitted with a matching range of solid wood base units to one side and features a sunken Belfast ceramic sink unit, integrated dishwasher, space for washing machine, tiled flooring and has a free standing Rayburn.

To the first floor the squared central landing gives access to four bedrooms, the family bathroom and a further stairs case rising to the second floor accommodation. Three of the four bedrooms in this part of the farmhouse are good sized double bedrooms, with the bedrooms at the rear of the property benefiting from double glazing. The generous sized family bathroom has a window to the front and has been fitted with a white three piece suite comprising; panel bath with over bath shower, pedestal wash hand basin and low level WC. There is splashback tiling to the wet areas, tiled flooring and access to a large airing cupboard housing the water immersion tank.

The staircase to the second floor leads onto a central landing, with doorways either side to the two rooms. One room features a half height sliding door providing access into a generous loft storage space and the other room has a UPVC double glazed window to the side and a built in storage cupboard.

Back on the first floor, a doorway off the front double bedroom leads into a compact shower room, fitted with a white three piece suite comprising; single corner shower cubicle with an electric shower fitted, wall mounted wash hand basin and low level WC. The shower room has a further doorway leading into the first floor of the one bedroom cottage annex. The annex benefits from double glazing throughout, an impressive open stone fireplace with multi fuel stove to the ground floor and a quaint stable door to the front. At the rear of the living area in the annex is the kitchenette, fitted with a sink unit and includes a free standing cooker and storage cupboard. A door at the side of the kitchenette provides access into a secondary rear garden, ideal for giving guests within the annex a private outdoor area to enjoy.

Externally the farmhouse benefits from an attractive front garden, laid mainly to lawn with mature plant and shrub borders surrounding. The garden is enclosed by an original stone wall and is accessed from the driveway. The cobblestone driveway could accommodate off road parking for several cars and

leads from the road side to the front of the annex. At the side of the driveway there is a stone built outside and detached garage. To the rear, the mature landscaped garden offers a variety of trees, plants and shrubs and is laid mainly to lawn with a pond to one side and a meandering stepping stone pathway leading to a gate on the boundary wall. Beyond the gate is a flourishing orchard offering mixed fruit trees. Access to the paddocks at the side of the orchard can be achieved via a five bar wooden gate.

** Our vendor clients would be open to consider splitting the smallholding title, by selling either the farmhouse with gardens and orchard, the stone barn with the land or just the land independently. Please contact our office to discuss in further detail. ** Access to the land and paddocks can also be achieved via a wooden five bar gate positioned alongside the impressive sized, two story stone barn. The barn is split into two sections, each benefitting from a mezzanine floor. There are windows providing natural light, a wooden pedestrian door to the side leading to the wide pathway to the paddocks and a large set of wooden double doors to the front. Right of way over the neighbouring property's driveway allows for access to the barn.





Directions

SAT NAV USERS: SA11 5LN

Tenure

Freehold

Services

Water, Electric, Drainage, Metered

Council Tax Band D

EPC Rating F

Viewing strictly by
appointment through
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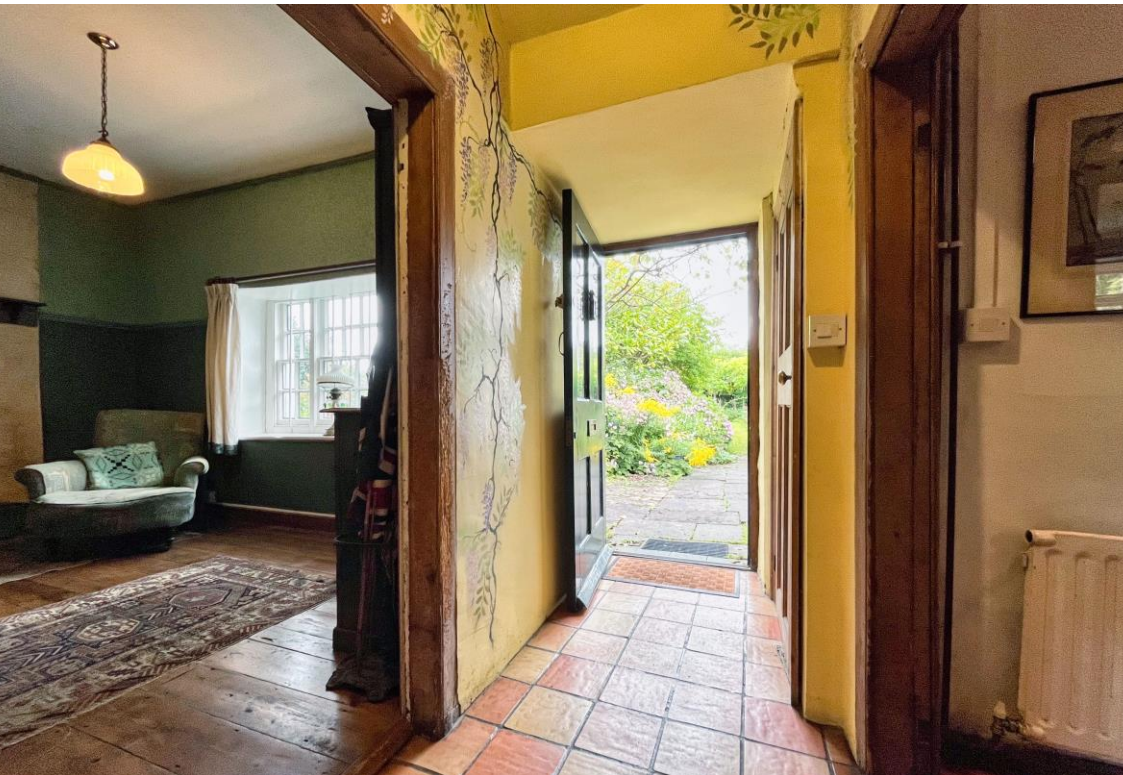
Energy performance certificate (EPC)		
Aberystwyth House Plot Name Llynneath Neath SA11 5LN	Energy rating F	Valid until: 9 April 2032 Certificate number: 0360-2270-0040-2102-2345
Property type	Detached house	
Total floor area	220 square metres	
Rules on letting this property		
<p>! You may not be able to let this property</p> <p>This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-properties-in-an-energy-efficient-standard-jarvis-04262017).</p> <p>Properties can be let if they have an energy rating from A to E. The recommendations section sets out changes you can make to improve the property's rating.</p>		

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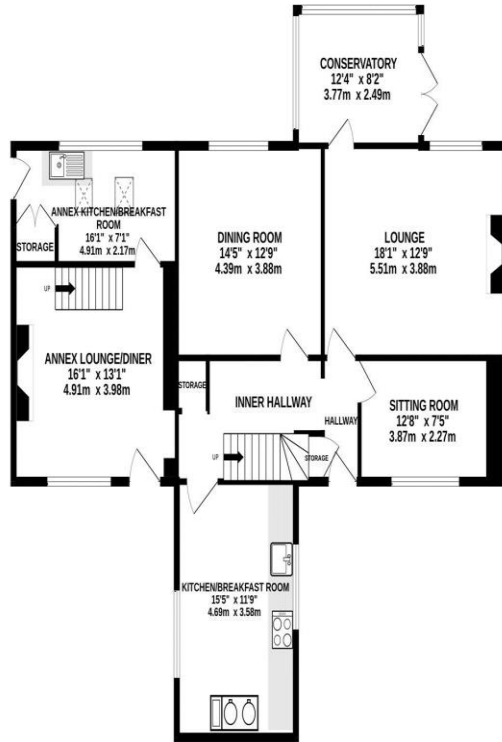
hrt Est. 1926



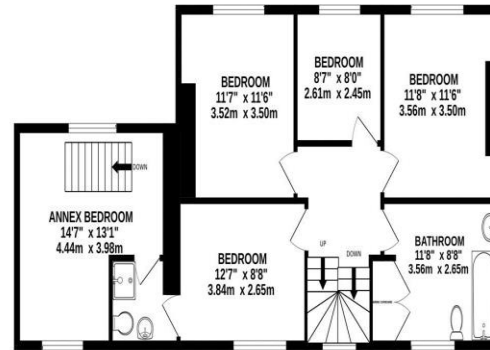
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



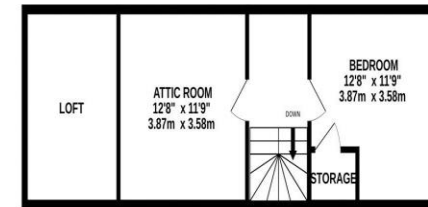
GROUND FLOOR
1223 sq.ft. (113.6 sq.m.) approx.



1ST FLOOR
821 sq.ft. (76.3 sq.m.) approx.



2ND FLOOR
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 2523 sq.ft. (234.4 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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