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Chapmans Farm
Peterstone Wentloog
CF3 2TN

Chapmans Farm

£575,000

A rare opportunity to purchase a four bedroom farmhouse with attached stone buildings, ripe for conversion (subject to planning) set in grounds of just over 1.1 acres, previously a successful boarding kennels and cattery business.

Four bedroom farmhouse, with grounds of just over 1.1 acres

Situated on the Wentlooge Levels between Cardiff and Newport

Semi rural, but with excellent commuting options

Attached stone barns with potential to convert, subject to planning permission

Previously a successful boarding kennels and cattery business for over 30 years

Kennel and Cattery buildings in place and ready for business, subject to new license being approved

Previously Licensed for 50 dogs and 22 cats

Viewings recommended





Chapmans Farm comprises of a four bedroom Farmhouse with an attached range of stone buildings and grounds of approximately 1.1 acres. Until recently, the owner occupiers ran the successful Wentlooge boarding and cattery kennels for over 30 years.

All buildings and equipment remains at the property and new owners could re-establish this business subject to an approved license.

The house offers accommodation comprising a central ENTRANCE HALL, with stairs to first floor and doors off to the living accommodation. The LOUNGE, (22'5" x 13'8") is a generous sized, dual aspect room with window to front and French doors leading into the rear garden. A wood burning stove is set within

an exposed brick fireplace. The DINING ROOM, (12'1" x 11'10") also with window to front, is semi open plan to the KITCHEN/BREAKFAST ROOM, (7'10" widening to 9'1" x 19'2") with two windows to rear, this light and airy room has a fitted range of base and wall mounted units plus space and plumbing for white goods. Off the kitchen is a side HALLWAY, (17'7" x 7'11") with access to rear, plus leading into a ground floor CLOAKROOM, housing a white two-piece suite, plus a large utility room housing the central heating boiler, fitted range of units, plus space for white goods.

Off the first floor LANDING are four bedrooms, three of which are generous sized double bedrooms. BEDROOM ONE, (16'1" widening to 17' 7" x 12'9") BEDROOM TWO, (13'8" x 12'6") and BEDROOM FOUR are located at

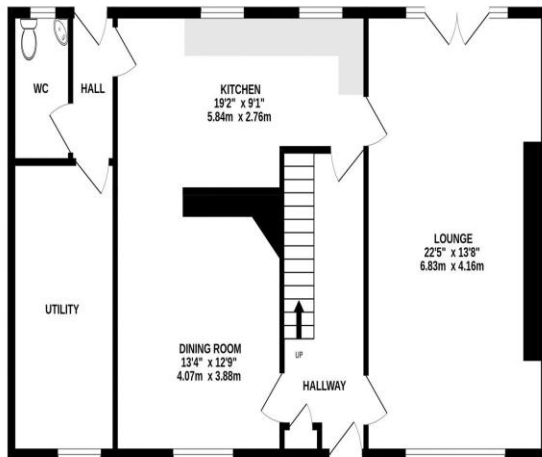
the front of the property with far reaching countryside views. Bedroom three is located at the rear of the property with views over the surrounding countryside and with glimpses of the Bristol channel. A passageway with built-in storage cupboards leads from the landing into the family bathroom, which offers a white three-piece suite.

Outside, to the front of the property is a paved driveway, offering ample parking for several vehicles. A paved pathway runs along a lawn leading to the front door. Double gates from the driveway lead through to the rear of the property, which houses the kennel and cattery accommodation.

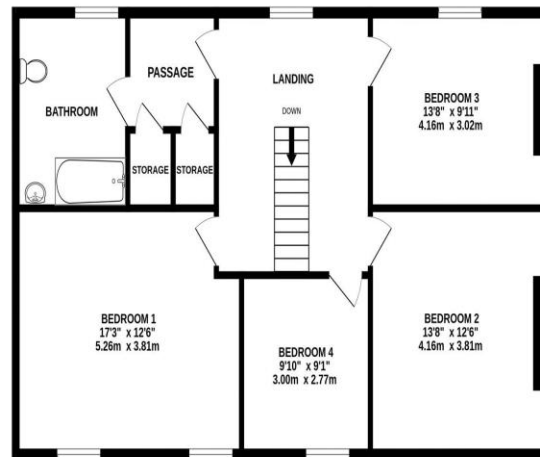
Previously licensed for 50 dogs and 22 cats - it is divided between several purpose built kennel blocks, some with external enclosures.

Attached to the house is a generous sized STONE BARN, currently used as kennel accommodation plus dog food store/preparation room. There is potential, subject to relevant planning permission of conversion into additional or annexed living accommodation. On the western side of the plot is an enclosed lawned garden with mature fruit trees, which enjoys the sun throughout the day.

GROUND FLOOR
887 sq.ft. (82.4 sq.m.) approx.



1ST FLOOR
904 sq.ft. (83.9 sq.m.) approx.



TOTAL FLOOR AREA: 1791 sq.ft. (166.4 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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Directions

From junction 28 (Tredegar Park) of the M4 travel west along the A48 signposted Cardiff. At Castleton turn left and follow this road through Marshfield. Proceed to a T junction and turn right, proceeded through Peterstone Wentlooge and Chapmans Farm is located approximately half a mile along the B4239 on the left-hand side indicated by our for sale board.

Tenure

Freehold

Services

Mains water, electric, drainage septic tank
Council Tax Band G
EPC Rating D

Viewing strictly by appointment through Herbert R Thomas

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hrt Est. 1926 **RICS**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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.

