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herbert r thomas

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Hafod Lodge

Hensol
Pontyclun
CF72 8JX

Hafod Lodge

Asking price **£950,000**

Grade II listed four bedroom lodge, set in beautiful grounds with a very useful detached ancillary building which might be used as additional accommodation for a dependent relative or part of a wider business use. Ideal for commercial purposes, currently generating a gross income of £135,968 (2024), or well suited to multi-generational family living.

Stunning Grade II listed, four bedroom country lodge. Substantial grounds and extensive parking.

Well maintained swimming pool.

Detached annex building providing additional bedroom accommodation or potentially an annex cottage for a dependent relative.

Large conservatory entrance, inner hallway, large living room, substantial kitchen/dining room and ground floor shower room, two staircases to 4 first floor bedrooms, en-suite shower and principal bathroom.

Beautifully maintained mature gardens which include, courtyard area with hot tub, lawns, outdoor swimming pool and extensive secure parking.

Further detached building presently combining large ground floor and first floor rooms and shower room.

Delightful family home with potential for separate annex accommodation or a fabulous business opportunity currently generating a gross income of approx. £140,000 per annum (2023-2024)





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Double glazed entrance door to a very large CONSERVATORY with glazed roof and double glazed window enjoying a spectacular view across adjacent pond and beautiful stone bridge, opening to an hallway area, two staircases to first floor, beautiful mullion window to roadside elevation, pine floors. Principal LIVING ROOM, a wide room with mullion glazed windows and door to side, recessed wood burning fire with carved slate surround and mantle. Large KITCHEN/DINING ROOM range of cottage style timber fronted, hand painted base and wall cupboards, oak block work surface with porcelain sink, cooking range and extractor. Spaces for fridge/freezer, washing machine and tumble dryer, ample room for a large family table, timber floor, metal casement double glazed windows and French doors to main garden area. Ground floor SHOWER ROOM fully tiled shower enclosure with fixed glazed screen and mains shower attachment, wash hand basin with vanity drawer and low level WC, fully tiled to floor and walls.

Staircase to a large PRINCIPAL BEDROOM with pitched ceilings, windows to three elevations, built-in wardrobes. EN-SUITE SHOWER ROOM fully tiled shower cubicle and pedestal wash hand basin. BEDROOM TWO with pitched ceiling. Double BEDROOM THREE with pitched and beamed ceiling and view to ornamental pond. BEDROOM FOUR a twin room with beamed ceiling and window to roadside elevation. Traditional

BATHROOM containing white panel bath, low level WC and wash hand basin, mullion and frosted window.

A shallow lawned garden extends to the roadside of the property with a stone path and mixed shrubberies. Adjacent to the house is casual roadside parking. The extensive main garden area combines an enclosed gravel and flagstone courtyard with large hot tub which is to remain, low gates to a swimming pool area containing a well maintained lined swimming pool with Roman stepped end. Beyond this is a formal lawn with gravel sitting area which leads to an extensive gravel parking area with separate access and room for several cars.

Adjacent to this is a substantial detached LODGE BUILDING, currently used as overflow accommodation for the Hafod Lodge business but ideal for the purposes of separate annex family accommodation. Presently comprises a large GROUND FLOOR ROOM with timber effect floor, double glazed French doors and doors to SHOWER ROOM well presented and fully tiled with white low level WC, wash hand basin, vanity unit and glazed shower cubicle. A spiral staircase rises to a substantial double BEDROOM above. Beyond the gravel parking area is a further informal grassed area which is lightly wooded.





Directions

Travelling from Cardiff, exit the M4 at Junction 34 (Miskin), taking the first exit signposted 'Pendoylan', turn first right and right again. Follow this road towards Llanerch Vinyard where Hafod Lodge is on your right hand side.
What3words: diver.admires.violin

Tenure

Freehold

Services

Water, drainage and electricity billed quarterly via The Vale Hotel Group. Oil central heating.
Council Tax Band G
EPC Rating

Viewing strictly by appointment through
Herbert R Thomas

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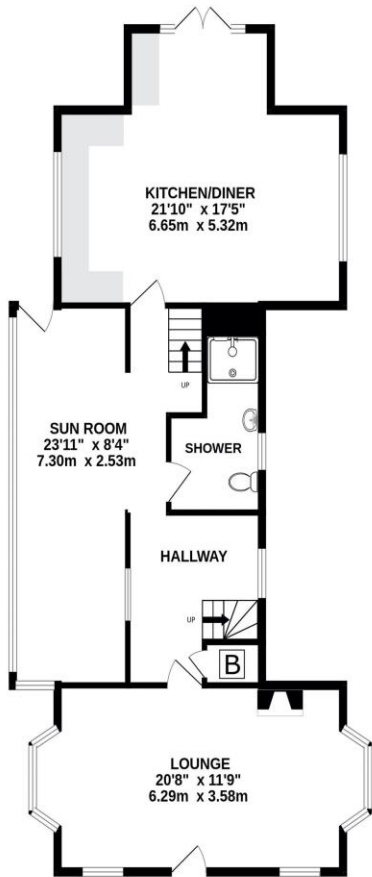


AWAITING EPC

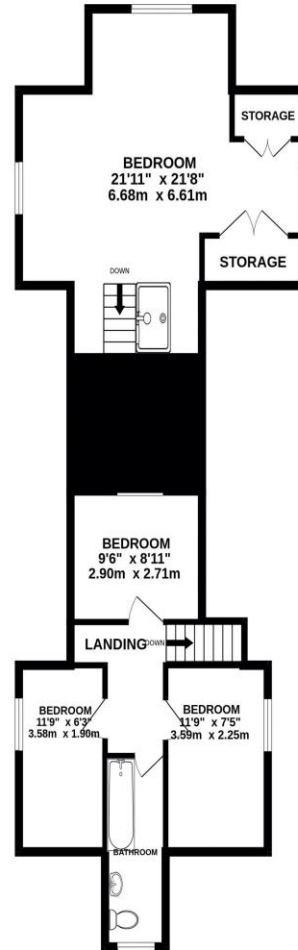
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



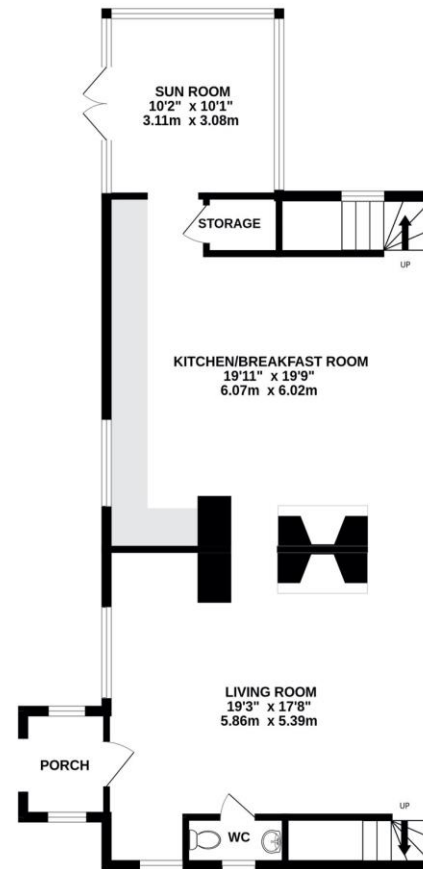
GROUND FLOOR
987 sq.ft. (91.7 sq.m.) approx.



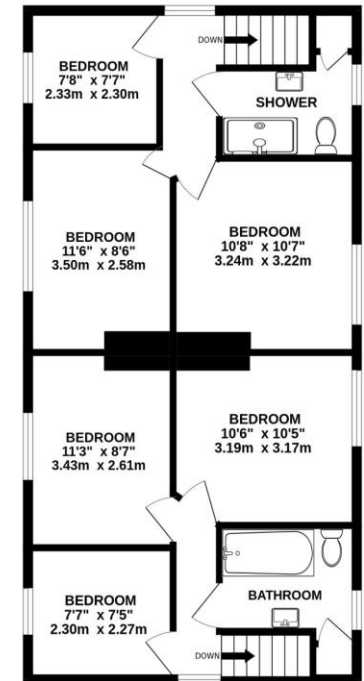
1ST FLOOR
700 sq.ft. (65.0 sq.m.) approx.



GROUND FLOOR
817 sq.ft. (75.9 sq.m.) approx.



1ST FLOOR
705 sq.ft. (65.5 sq.m.) approx.



TOTAL FLOOR AREA: 1522 sq.ft. (141.4 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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TOTAL FLOOR AREA: 1687 sq.ft. (156.7 sq.m.) approx.

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