



**hrt**

herbert r thomas

[hrt.uk.com](http://hrt.uk.com)

## Barns with Planning Permission

Heol Y Parc  
Pentyrch  
Nr. Cardiff  
CF15 9NB



## Barns with Planning Permission

Asking price **£750,000**

Substantial range of stone barns offered for sale with planning permission to convert into a substantial five bedroom barn conversion with indoor pool, together with a further stone barn, offering potential for garaging/leisure/ guest accommodation (subject to planning permission). All set in a substantial plot of approximately 1.17 acres, nestled on the edge of the village with spectacular, far ranging southerly views.

Range of stone barn conversions with planning permission.

Principal dwelling including entrance hallway and cloakroom, open-plan kitchen, dining and sitting rooms.

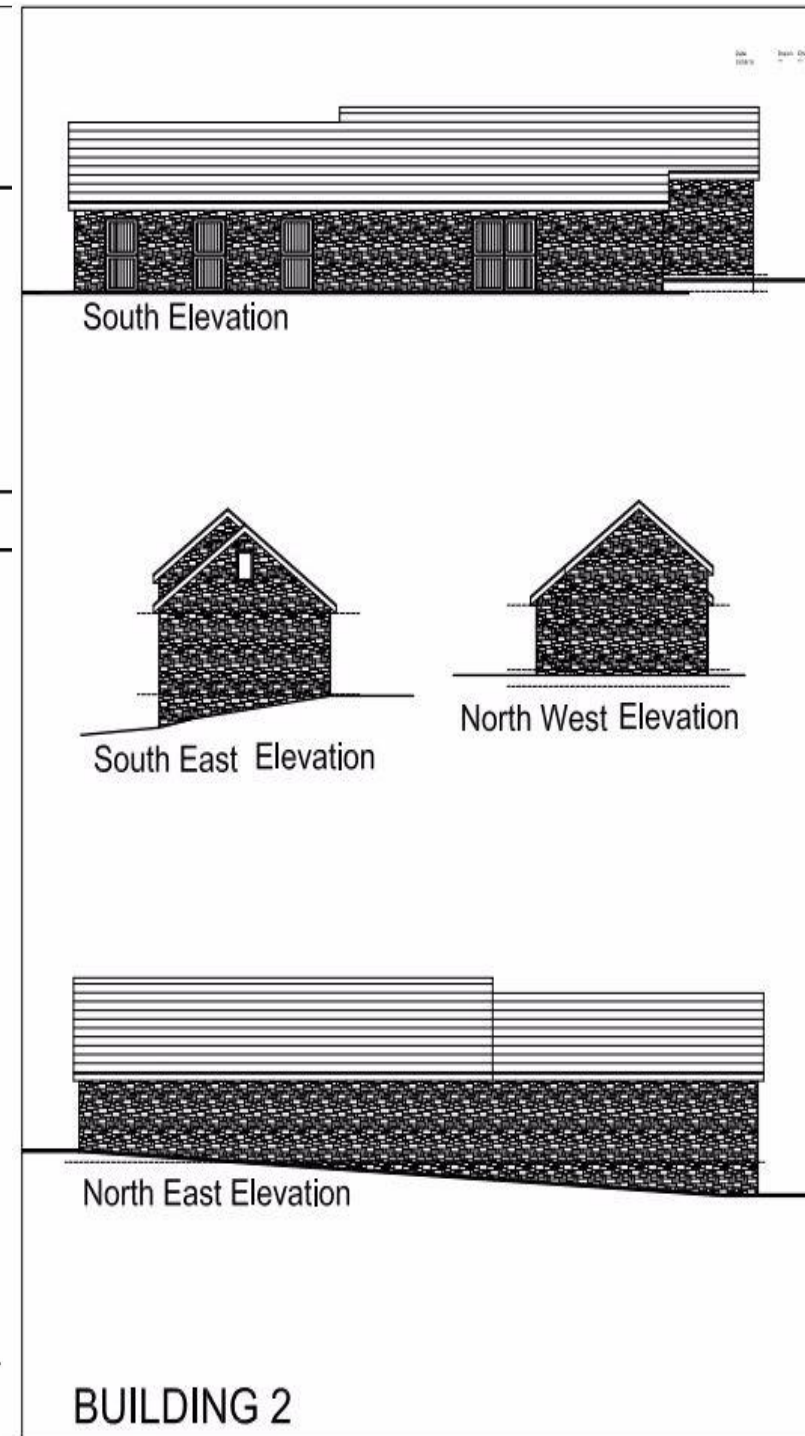
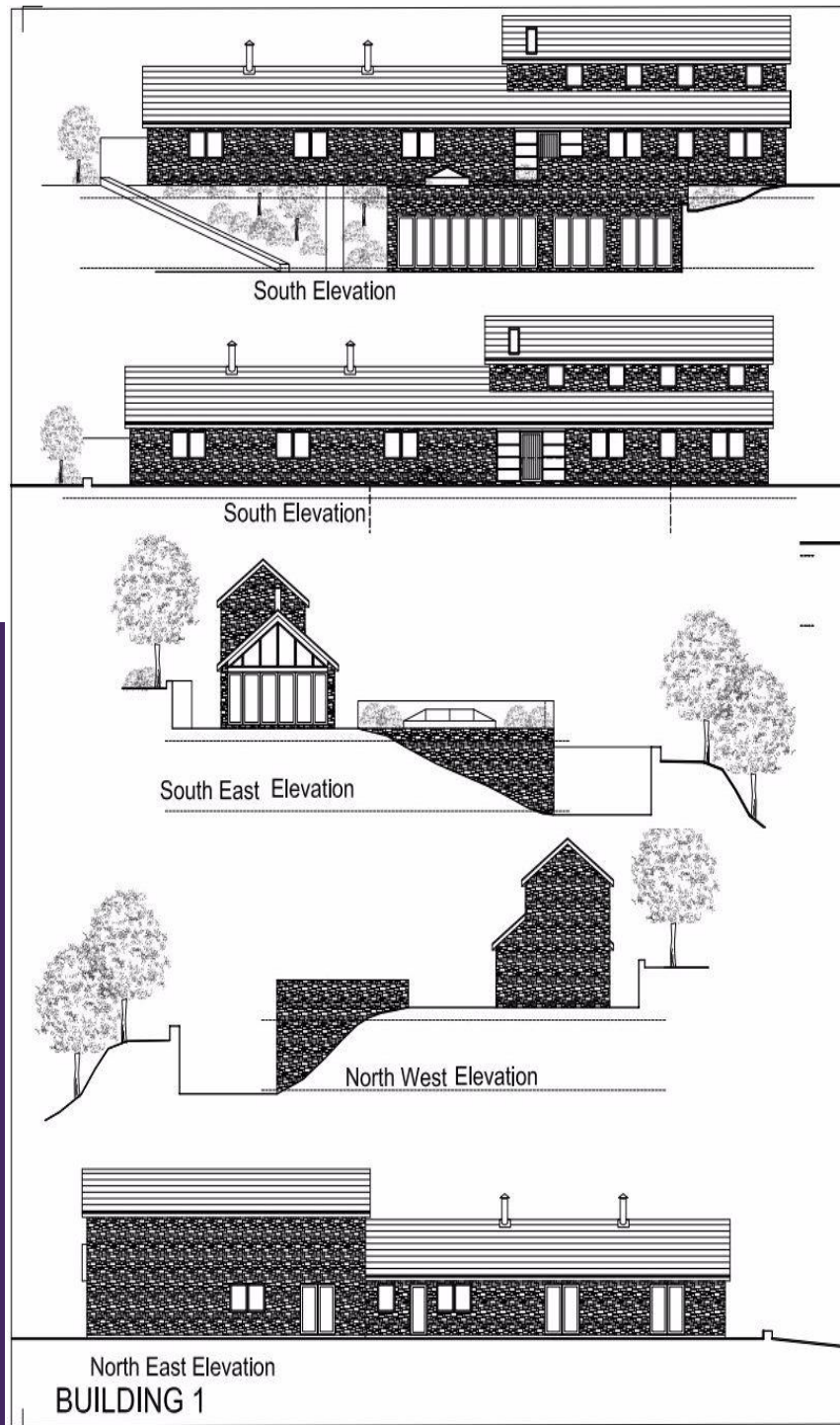
Five bedrooms, four bathrooms/ shower rooms.

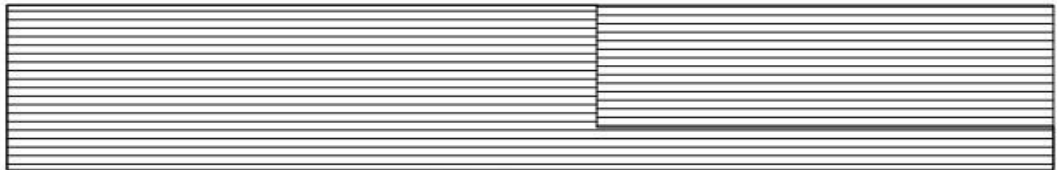
Leisure facility including indoor pool and spa, changing rooms and gym/ cinema room.

Further detached stone barn with potential for garaging/ leisure/ guest accommodation (subject to planning permission).

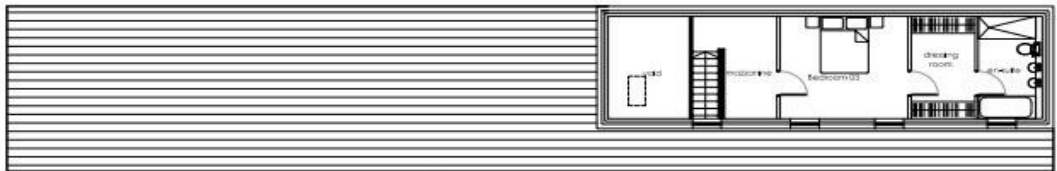
Beautiful secluded rural setting with fabulous views.

Large plot of approximately 1.17 acres.

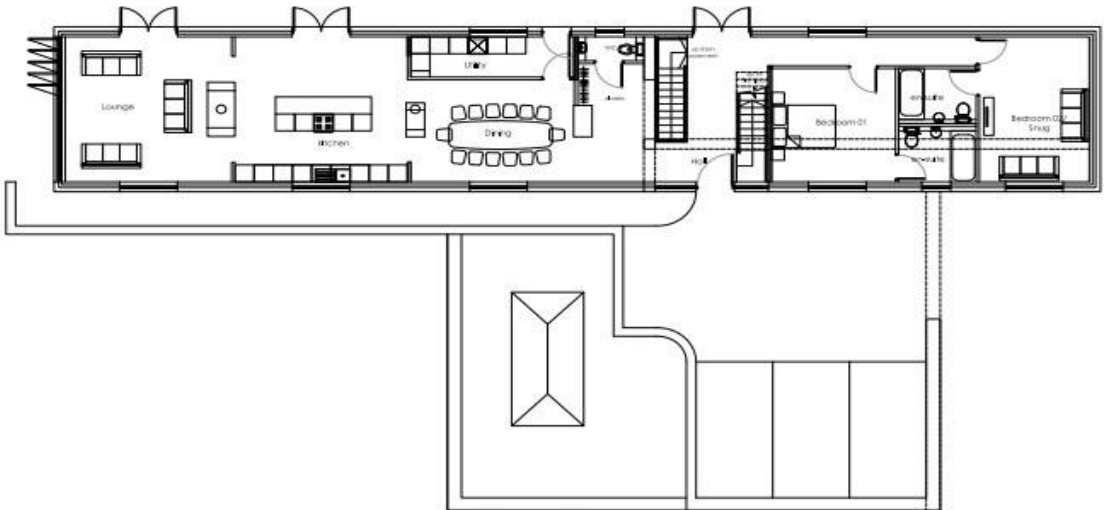




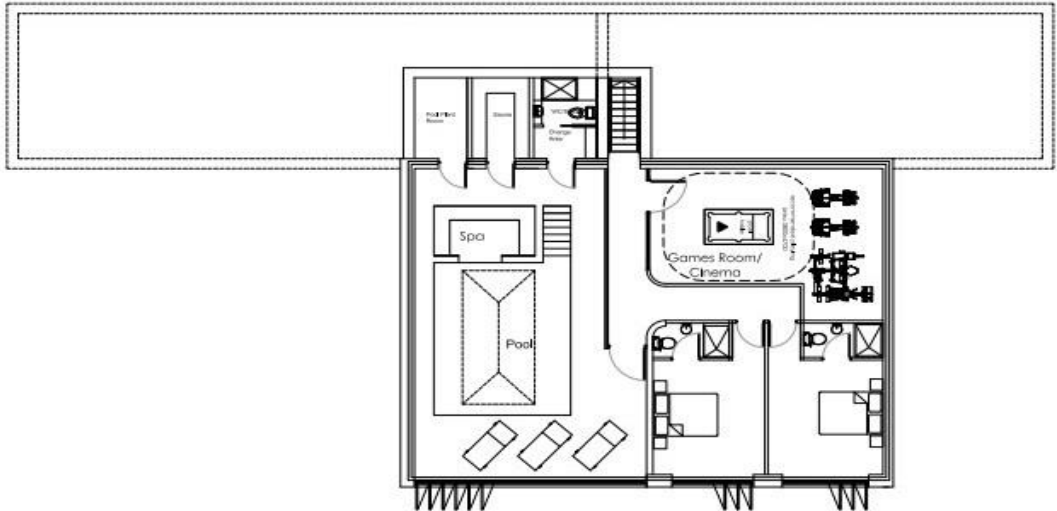
Roof Plan



First Floor



Ground Floor



Basement

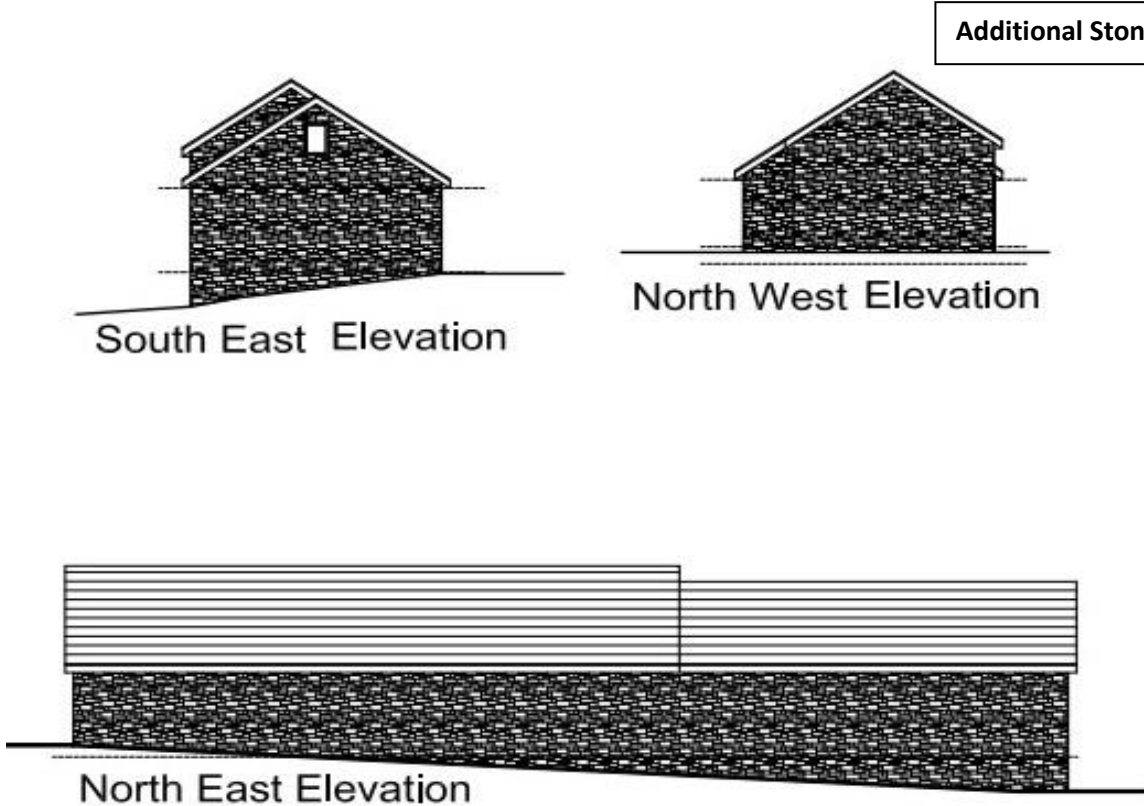
Principal Dwelling

Substantial range of stone barns offered for sale with planning permission to convert into a substantial five bedroom barn conversion with indoor pool, together with a further stone barn, offering potential for garaging/ leisure/ guest accommodation (subject to planning permission). All set in a substantial plot of approximately 1.17 acres, nestled on the edge of the village with spectacular, far ranging southerly views.

Pentyrch is a wonderful village and community on the western edge of Cardiff, approximately 6 miles northwest of the city centre, near Garth Mountain and overlooking the River Taff. The

village is accessible via the M4 (Junction 32), A470, and local roads and blends historic and modern housing, with older buildings like St. Catwg's Church and the King's Arms pub (a Grade II listed building dating back to 1711) located within the village. The area is also home to Acapela Studio, a music venue and recording space in a converted chapel, hosting Welsh and international artists.

The village supports active sports, including Pentyrch Rugby Club and Pentyrch Rangers Football Club. It also has a village hall and a primary school.



Planning permission which was extended via a living decision notice registered the 22.03.23 application no. 23/00630/VAR by Cardiff council allows for the conversion of the principle building to provide upper ground floor accommodation including HALLWAY and CLOAKROOM, large open plan KITCHEN DINING ROOM and LIVING ROOM, UTILITY ROOM, and TWO GROUND FLOOR BEDROOMS, both EN-SUITES. A staircase from the hallway extends from the first floor with BEDROOM, DRESSING ROOM and EN-SUITE. The lower ground floor includes an indoor SWIMMING POOL and SPA, SAUNA, CHANGING ROOM and SHOWER, CINEMA ROOM and two further EN-SUITE DOUBLE BEDROOMS.

An additional stone barn offers potential for conversion into garaging/ workshop, leisure or holiday/ guest accommodation (subject to planning permission).

The barns occupy a fabulous location at the very end of the Heol Y Parc Road, nestled in a particularly private, rural location and enjoying outstanding and far ranging southerly views. The property will be approached by it's own lengthy private driveway with generous parking.

The overall plot extends to approximately 1.17 acres.

**Directions**

From Junction 32 of M4 (Coryton), travel north along the A470. Take the first exit sign posted Tongwynlais. At the roundabout take the first exit. At the next roundabout take the 3rd exit and continue on this road, up the hill into Pentyrch. At the T-junction turn left, follow this road passing the shops and primary school. As the road bears right, turn left (straight on) onto Heol Y Parc, proceed along this road and the Barns are the last plot on the right hand side.

What3words: waving.offers.number

**Tenure**

Freehold

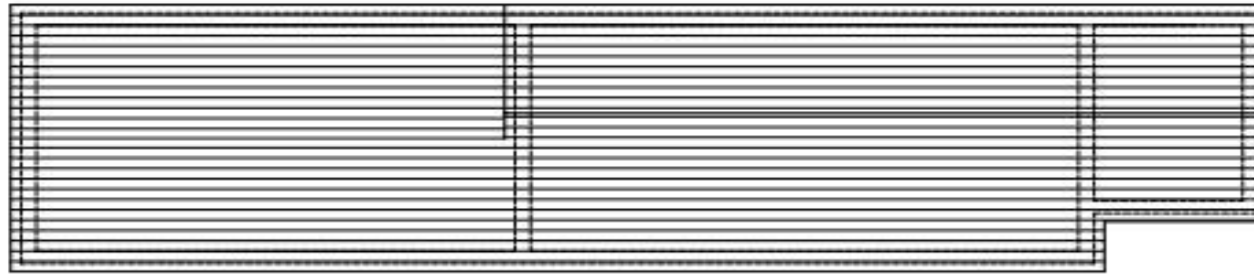
**Services**

All mains services available in the vicinity.

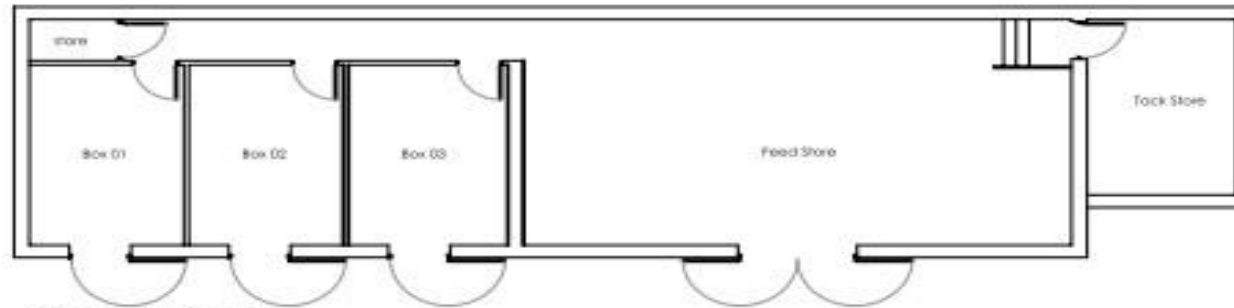
Council Tax Band

EPC Rating

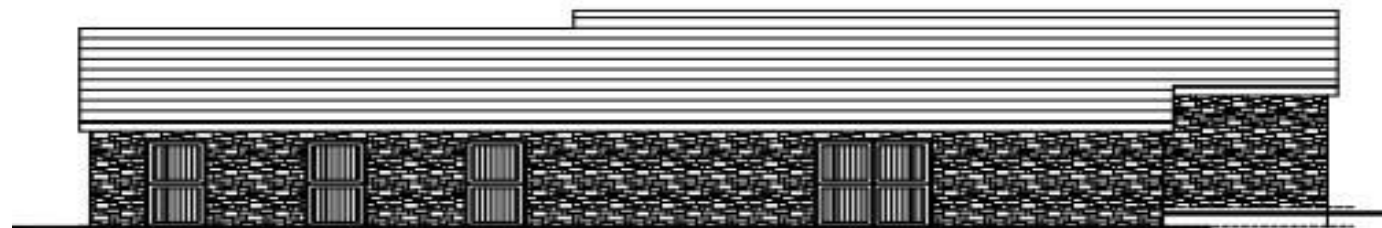
**BUILDING 2**



Roof Plan



Ground Floor



South Elevation

## BUILDING 2

Viewing strictly by  
appointment through  
Herbert R Thomas

[hrt.uk.com](http://hrt.uk.com)

**hrt**  
herbert r thomas

59 High Street, Cowbridge, Vale of  
Glamorgan, CF71 7YL,  
**01446 772911**  
[sales@hrt.uk.com](mailto:sales@hrt.uk.com)

**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.



North



No proposed changes to the neighbouring site in applicant's ownership

Existing location of 30mph sign

Proposed barn conversion

Proposed cycle store

Proposed planting

Proposed stone walls circa 1100mm high

Proposed parking areas

Proposed 2m wide footpath

Existing hedgerows to be maintained

Existing field to be maintained

Proposed gravel track

Proposed cut back of existing hedgerow to allow for vision splay at existing access

Proposed bin store

Existing northern, western and southern boundary fences and hedgerows to be maintained

Proposed location of 30mph sign (Details to be agreed via condition)