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The Vicarage
Upper Church Village
Pontypridd
CF38 1EP

The Vicarage

Asking price **£695,000**

The Vicarage is a landmark period property sitting in an elevated position enjoying far reaching views over Llanwit Fardre and the surrounding area. The property offers well-proportioned living and bedroom accommodation. Generous size garden plot with stone outbuildings.

Impressive stone-built detached property

Offered to the market for the first time since it's construction

Landmark property enjoying far reaching elevated views

Generous size living and bedroom accommodation

Four reception rooms plus kitchen/breakfast room

Four large double bedrooms, family bathroom and second bathroom

Wine cellar and attic storage room

Generous size garden plot

Out buildings with potential to convert subject to relevant planning permission

Property requires extensive modernisation





Situated in an elevated position enjoying far reaching views over the village of Llanwit Fardre and the surrounding areas, lies this impressive stone-built former Vicarage.

Offered to the market for the first time since it's construction, the property which needs decorative improvement throughout, offers well-proportioned living and bedroom accommodation and will make an ideal statement family home.

The ENTRANCE HALL has original ornate quarry tiled flooring, a broad staircase with arts and crafts features, rises to the first floor landing. The property offers generous sized reception rooms with 10' high ceiling heights. The LOUNGE, SITTING ROOM and DINING ROOM all enjoy far reaching views to front. The sitting room is dual aspect with further window to side plus a ceramic tiled feature fireplace. The dining room has a woodburning stove set on a flagstone hearth, with built-in storage cupboard to side. The STUDY has a window to side overlooking the lawned garden. All four reception rooms have original character features with deep set skirting boards, picture rails, and ornate coving. The KITCHEN with two windows to rear, plus pedestrian door to side, has a fitted range of Shaker style base and wall-mounted units, integrated double oven, four burner gas hob with cooker hood over. Door and steps lead down to a wine cellar with original flagstone cold shelf. Finally, off the in a hallway, is a ground floor cloakroom with white two-piece suite.

The first floor LANDING with window to rear enjoying views over fields and gives access to the

bedroom accommodation. BEDROOM ONE, TWO and THREE are all located at the front of the house enjoying the far reaching views. BEDROOM FOUR has a window to rear with the same views as the landing. The FAMILY BATHROOM has a white four piece suite comprising: panel bath, double shower cubicle, low-level WC and pedestal wash hand basin with splashback tiling to dado height. Smaller second FAMILY BATHROOM also houses a white three-piece suite including panel bath.

A narrow staircase leads to an ATTIC STORAGE ROOM with potential to convert into an additional bedroom if required.

Outside, to the rear of the property is a gravel drive/parking area which is bordered from the roadside by high stone walls. To the side of the house is a level lawn garden which was once a tennis court. There is potential of a building plot subject to relevant planning permission. To the front of the property is a lawned garden bordered by mature hedgerow.

Accessed from both the driveway and side garden are two detached stone-built OUTBUILDINGS which are in need of full renovation, but offer potential to convert into annexed accommodation subject to relevant planning permission.

Notes: The property is sold subject to an average charge should planning be approved for a separate dwelling within the grounds. The charge will be 25% of the uplift in value and will last for the term of 25 years.

The Vicarage is being sold on behalf of The Representative Body of the Church In Wales and is subject to the covenants listed below:

Not to use the Property for any purpose other than for one single private dwelling unless planning permission is granted for the erection of a separate dwelling or conversion of any outbuildings to a separate dwelling in which case an average payment of 20% of the uplift in value over the sale price shall be payable to the vendor.

Not to use the Property for carry on any trade or business at the Property (provided that the use of part of the Property as a home office or the letting of the Property shall not constitute a breach of this clause)

Must not be used for Manufacture, distribution or sale of alcohol

Must not be used for Religious use

Must not be used for Immoral, sacrilegious, offensive or noisy purposes; use for the occult or psychic mediums; or any use which may cause nuisance or annoyance to the vendor or the use of any retained land where present;

The property shall cease to be called "The Vicarage" or "The Rectory", as the case may be, and shall not be called by any name expressing or implying it to be or to have been the residence of a Minister of Religion and in particular it shall not be called "The Old Vicarage" or "The Old Rectory".

To erect and thereafter forever maintain a good and sufficient stockproof boundary around all sides of the land conveyed.

Where near to an open church:

The purchaser must not make or suffer or allow to be made any complaint or bring action about the noise or disturbance caused by the ringing of any bell or bells in the neighbouring church vested in the Transferor.

If the property is sold to another party (the acquiring party), the purchaser will enter into a contract with the acquiring party and the Representative Body to the effect that the acquiring party will accept and uphold the covenants contained in the original conveyance and incorporate the same clause in the terms of any contract with any successive purchaser.

In accordance with our client's charitable status (Registered Charity Number: 1142813), the property may remain on the open market until exchange of contracts; our clients reserve the right to consider any other offer which is forthcoming.



Directions

From the M4 Junction 32 (Coryton) travel north along the A470. Take the third exit signposted Upper Boat. At the roundabout, take the second exit and follow this road through the business park. Proceed up the hill and at the roundabout, take the third exit. At the traffic lights turn left and proceed up into Ton Teg. Proceed through the traffic lights and continue onto Church Road. The Vicarage is found behind high stone walls on the brow of the hill.

What3words: expandturnedgladiator

Tenure

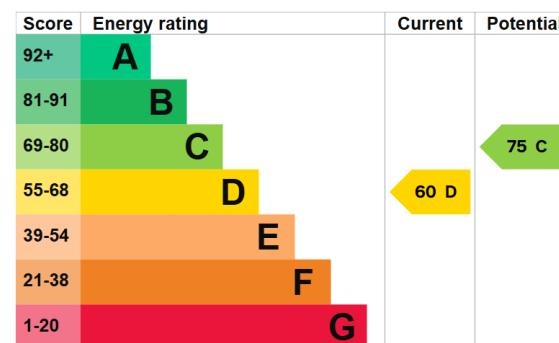
Freehold

Services

Mains water, electricity, gas. Drainage to be confirmed.

Council Tax Band G

EPC Rating



Viewing strictly by appointment through Herbert R Thomas

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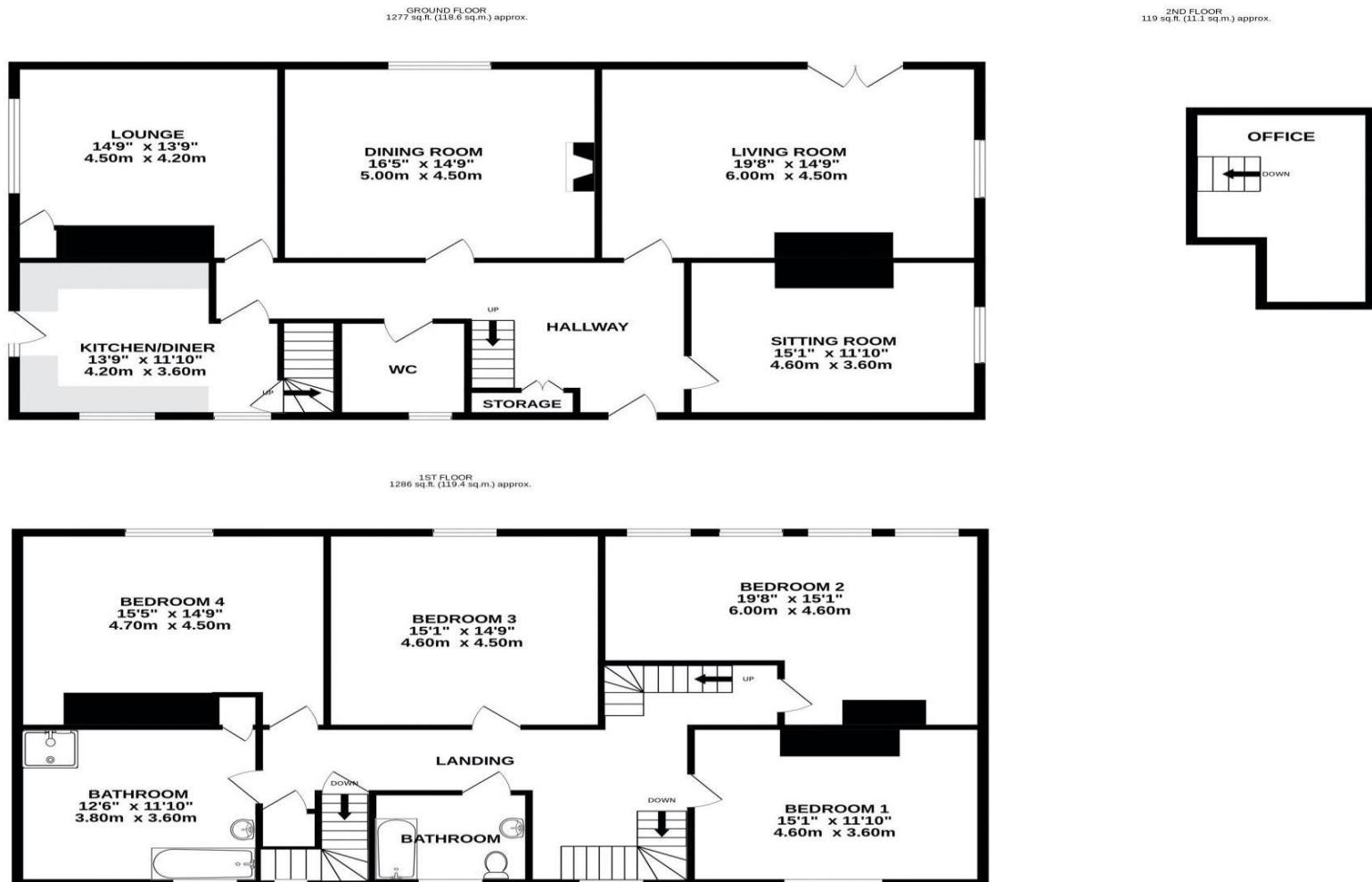
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TOTAL FLOOR AREA : 2682 sq.ft. (249.2 sq.m.) approx.

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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