



 4  3  4

Berllanllwydd Farm The Fairways, Blackwood
offers in excess of £650,000

 **peter
alan**

01495 231199
blackwood@peteralan.co.uk



About the property

We are thrilled to present Berllanlwyd, a rare and exceptional opportunity to acquire a stunning and spacious Welsh Long House, steeped in history and owned by the same family since 1946. Situated in an idyllic location, this beautifully extended and updated property is set within approximately three acres of land, including a paddock, woodland, a loose box, and a double open garage block set in this sought after location.

The ground floor offers versatile accommodation, comprising an entrance porch, hallway, study, kitchen, sitting room, dining room, an impressive 28'2 x 16'6 lounge, side porch, utility room/second kitchen, cloakroom, and WC. Upstairs, the first floor boasts four generously sized bedrooms, two of which feature ensuite facilities, along with a family bathroom.

The outdoor space is equally impressive, featuring expansive formal gardens with mature specimen trees that extend into a wooded area to the front and side. Additional land to the rear includes a gated paddock, and private road,

Conveniently located near local amenities and both Welsh and English medium primary and secondary schools, Berllanlwyd is ideal for families and commuters alike, with excellent road and rail links to Cardiff, Newport, and the M4 corridor. Golf enthusiasts will also appreciate direct access to Blackwood Golf Club.

Accommodation

Entrance Porch

Enter into entrance porch area which has a flagstone floor and door to hallway

Hallway

Parquet wood flooring. Doors to dining room and study. Stairs to first floor. Radiator.

Study

15' 10" x 9' 10" (4.83m x 3.00m)
Kitchen

20' 4" x 75' (6.20m x 22.86m)
Fitted with a range of base units with laminate worktops incorporating a ceramic one and a half sink bowl and drainer. Rangemaster oven. Wall cupboards. Floor mounted Worcester gas boiler. Tiled splashbacks. Integrated dishwasher. Exposed original beams. Stable door to rear elevation. Doors to study, sitting room and dining room.

Sitting Room

13' 1" x 16' max (3.99m x 4.88m max)
Feature log burner. Lime washed walls. UPVC double glazed window to rear elevation. Two windows to side elevation. Exposed beams. Door to lounge and side entrance area.

Dining Room

15' 6" x 15' 11" (4.72m x 4.85m)
UPVC double glazed window to front elevation. Doors to hallway, storage cupboard, kitchen and lounge. Door which leads to original feature stone staircase. Two radiators. Exposed beams. Wood block flooring.





Lounge

28' 2" x 16' 6" (8.59m x 5.03m)

A real feature to the home is this main spacious reception room which is currently being used as a lounge with dining area. UPVC double glazed windows to front and side elevations. A feature fireplace with log burner and flagstone hearth. Finished with the original stone tiles that were on the main roof. Two radiators. Door to side hallway. Exposed beams.

Side Entrance

UPVC double glazed window to side elevation. Door to side. Ceramic tile flooring. Door to utility room

2nd Kitchen/Utility Room

14' x 11' 3" (4.27m x 3.43m)

Originally fitted as a second kitchen with a range of Arthur Bonnet base units with tiled worktops with integrated sink bowl and drainer. Tiled splashbacks. Electric hob. Wall units. Plumbing for washing machine. Door to;

Cloakroom

Door to WC. PVC wall panelling



Wc

Comprising close coupled WC and pedestal wash hand basin. Opaque window to rear elevation.

First Floor Landing

Doors to bedrooms and bathroom. Door to storage into eaves. Feature stone spiral stairs.

Bedroom One

16' x 9' 11" (4.88m x 3.02m)

UPVC double glazed window to front elevation. Radiator. Door to ensuite

Ensuite

Comprising shower with rainfall shower head, close coupled WC and a wash hand basin set in vanity unit. Tiled splashbacks. Feature internal opaque window.

Family Bathroom

Comprising bath, close coupled WC, pedestal wash hand basin and shower cubicle. UPVC double glazed window to front elevation. Tiled splashbacks. Heated towel rail.

Bedroom Two



16' 4" x 13' 4" (4.98m x 4.06m)

Two UPVC double glazed windows to side elevation. Two radiators. Access to loft.

Bedroom Three

12' 4" x 12' 10" (3.76m x 3.91m)

UPVC double glazed window to front elevation. Radiator. Door to bedroom four.

Bedroom Four

20' 11" x 18' 10" max (6.38m x 5.74m max)

UPVC double glazed window to front elevation and UPVC double glazed window to rear. Fitted wardrobes. Two radiators. Two further storage cupboards. Access to loft. Door to ensuite.

Ensuite Bathroom

Comprising bath with electric shower over and screen, close coupled WC, bidet and pedestal wash hand basin. Radiator. Tiled splashbacks. Double doors to airing cupboard with radiator. Opaque UPVC double glazed window to side elevation. Door to storage cupboard. Wood laminate flooring.

Outside



The property is set within approximately three acres of beautifully maintained grounds, featuring formal gardens with a patio area that opens onto expansive lawns adorned with a variety of mature specimen trees, including Eucalyptus, Himalayan Fir, Oak, Beech, a magnificent Acer, Magnolia, and Rhododendron. The grounds also include enchanting woodland areas, which come alive with vibrant Bluebells each Spring, as well as additional lawned spaces.

To the side, there is a securely enclosed and gated paddock, complemented by a double open garage and a loose box. Adding to the character of the property is the original mounting block, a charming reminder of its history. This remarkable setting offers a perfect blend of natural beauty and practicality.



01495 231199

blackwood@peteralan.co.uk



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let mortgages are not regulated.

