

# The Barn & The Cottage,

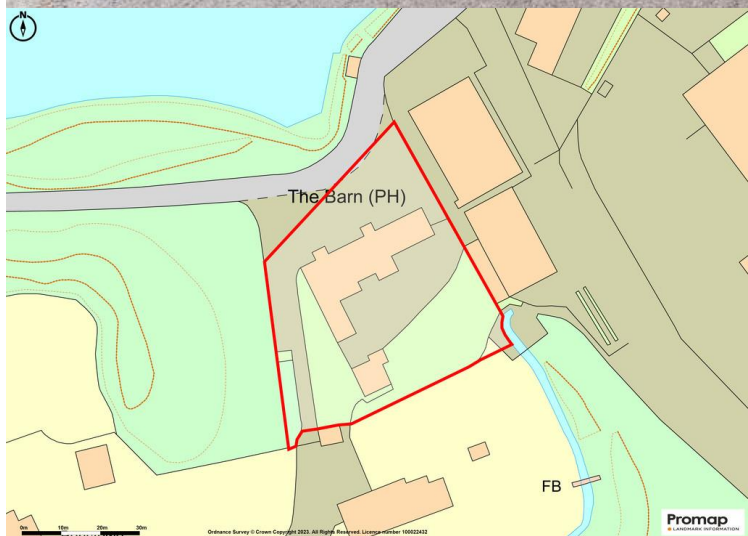
Mwyndy, Pontyclun, CF72 8PJ



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£950,000**



Detached Barn & 3 Bedroom Detached Cottage  
With Planning For Development

# Property Description

**\*\*DEVELOPMENT OPPORTUNITY \*\* WITH PLANNING PERMISSION \*\* FORMER PUB & COTTAGE FOR SALE \*\* NO CHAIN \*\*** MGY are pleased to offer this former public house and 3 bedroom detached cottage for sale, situated in a secluded position within Mwyndy, which is small hamlet approximately 10 miles from Cardiff. Only a few minutes drive is the Talbot Green Retail Park plus convenient transport links to the A470 and M4 motorway. This barn was thought to be part of an original farmhouse dating back to 1570, opening its doors as a pub in 1988, and now offers a fantastic development opportunity, or continuation as a restaurant/pub establishment. The property is sold with planning consent (planning no. 22/0273/10) to convert and extend the original barn into 4 spacious 3 and 4 bedroom terraced homes with a mix of old stone and contemporary glass. To the front is a large car park with parking for over 40 cars, and to the rear is a large garden adding up to approximately 0.73 acres (0.29 ha). EPC Rating Cottage: F. EPC Rating The Barn: C .

**Tenure Freehold**

**Council Tax Band Cottage: D**

**Floor Area Approx**

**Barn: 6,000    Cottage: 990 sq ft**

**Viewing Arrangements  
Strictly by appointment**

## LOCATION

Situated about 10 miles northwest of Cardiff. Mwyndy is a small Hamlet with easy access to Llantrisant, providing out of town shopping. The property is also within easy access to Junction 34 of the M4 motorway. Highly regarded schools nearby.

## ENTRANCE

Entered via large forecourt with parking for approximately 44 vehicles. Access to right hand side leading to the cottage (included in sale price).

## ENTRANCE PORCH

5' 8" x 5' 0" (1.74m x 1.53m)

Feature stone built porch with solid wood door and stained glass window to both sides. Door into reception area.

## RECEPTION ONE

28' 6" x 17' 4" (8.70m x 5.29m)

Previously the living quarters dating back to the 1800's and in recent years used as a cosy seating area as part of the public house. Feature stone chimney breast with wood burner and flagstone hearth. Part flagstone flooring, part carpeted. Two windows to front. Openings to the main bar and service area. Latch wooden door to toilets. Radiator. Spotlights. Opening to games room.

## GAMES ROOM

15' 9" x 14' 2" (4.82m x 4.32m)

Window to side and door to rear gardens. Two radiators. Opening to lobby.

## LOBBY

14' 7" x 9' 7" (4.46m x 2.93m)

Doors to three toilets. Stairs to first floor guest room, shower room and office. Radiator. Flagstone flooring. Glazed double doors to rear garden. Spotlights. Door to cellar.

## CELLAR

24' 7" x 16' 2" (7.51m x 4.93m)

Light and power. Loft access. Double external doors to side.

## TOILETS

Three doors to the gents, ladies and disabled toilets.

## MAIN BAR/DINER

30' 8" x 19' 7" (9.36m x 5.99m)

A superb double height reception room with vaulted ceiling, previously used as the main bar/dining area. Glazed double doors and window to rear. Two windows to front and door to front porch (1.61m x 1.21m). Wooden bar with space for drinks coolers. Door to utility room. Fitted seating and dining tables. Part flagstone flooring and carpets. Feature stone walls. Wall heater. Opening to dining room. Stairs leading to the first floor function room.

## UTILITY ROOM

12' 0" x 5' 3" (3.68m x 1.62m)

Stable door to rear garden. Tiled walls. Stainless steel sink and drainer. Space for fridge/freezer and dishwasher. Extractor fan.

## DINING ROOM

22' 0" x 19' 7" (6.73m x 5.99m)

Two windows to rear, window to front. Two radiators. Under stair storage cupboard. Door to kitchen.

## KITCHEN

19' 7" x 10' 9" (5.98m x 3.28m)

Fully tiled walls with fitted commercial extractor fans. Windows to front and rear. Serving hatch to laundry room. Opening to laundry room and door to stairs leading to first floor office and function room. Radiator. Window to rear. External door to rear.

### LAUNDRY ROOM

14' 7" x 10' 11" max (4.47m x 3.33m)

Tiled walls. Window to front. Sink. Space for washing machine, tumble dryers and dishwashers. Under stair storage space.

### FIRST FLOOR GUEST SUITE

With independent staircase entrance. Entrance door to east wing storage/accommodation.

### SECOND ENTRANCE

Entrance doorway to inner hall, fire exit to emergency outside stairway.

### ROOM ONE

17' 1" x 15' 5" (5.21m x 4.72m)

A spacious room with kitchen net area including worktop, units and sink. Window to side.

### ROOM TWO

14' 1" x 8' 7" (4.31m x 2.64m)

Window to side. Radiator.

### SHOWER ROOM

Comprising low level wc, wash hand basin, shower cubicle with 'Mira' shower.

### FIRST FLOOR FUNCTION ROOM

34' 4" x 19' 8" (10.47m x 6.01m)

Approached via a single flight staircase leading to the large first floor function room. Vaulted and exposed beam ceiling, overlooking the ground floor bar area, windows to front and rear aspect. Door to rear landing.

### REAR LANDING

Staircase down to ground floor. Wall mounted boiler. Windows to front and side. Door to office.

### OFFICE

15' 2" x 10' 2" max (4.64m x 3.10m)

Window to rear and side. Radiator.

### THE BARN GARDENS

Sizeable Garden of paved patios and artificial lawns. Side yard are previously used as delivery area.

### THE COTTAGE

The sale also benefits from a detached 3 bedroom cottage.

### ENTRANCE PORCH

Approached via a composite entrance door with obscure double glazed window to upper part, leading to the entrance porchway, large cloaks storage. Door to lounge.

### LOUNGE

20' 4" x 15' 3" max (6.22m x 4.65m)

A good sized reception with windows to front and side, stone built fireplace with cast iron wood burner. Staircase to first floor. Radiator. Door to kitchen.

### KITCHEN/DINING/SITTING ROOM

26' 7" x 9' 4" max (8.12m x 2.85m)

With kitchen units and worktops to two sides, inset stainless steel sink with side drainer, inset four ring hob with oven below, curved glass cooker hood above, matching range of

eye level wall cupboards, ample space for family dining and seating area, laminate flooring, three windows and door to side. Recessed spotlights. Radiator.

### FIRST FLOOR LANDING

Approached via a quarter turning staircase. Doors to all rooms.

### BEDROOM ONE

15' 1" x 8' 5" (4.61m x 2.58m)

With windows to front and side, a good sized principal bedroom, access to roof space. Radiator.

### BEDROOM TWO

12' 1" x 11' 3" (3.70m x 3.43m)

Aspect to front, a second double bedroom. Built out wardrobe with hanging rail. Radiator.

### BEDROOM THREE

9' 4" x 6' 9" (2.87m x 2.06m)

Aspect to side, built out storage cupboard housing the electric powered boiler. Radiator.

### FAMILY BATHROOM

Modern white suite comprising low level wc, vanity wash basin with storage below, panelled bath with chrome shower above, swivel shower screen, obscure glass window to side, full wall tiling, recessed spotlights and chrome heated towel rail.

### OUTSIDE FRONT GARDEN

Area of decorative stones to front with low level stone walls, driveway leading to double opening gates.

### REAR GARDEN

Continuation of driveway from the front, leading to a long rear garden. Currently open plan with the pub garden.

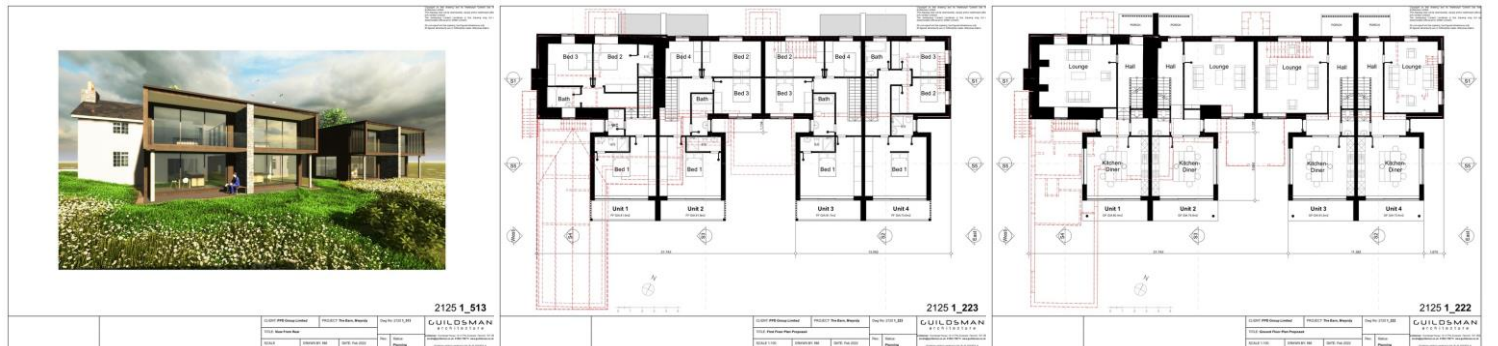
### BARN HISTORY

The Barn consists in part the original farmhouse called 'Mwyndy Bach' (Small Ironhouse), dating back to 1570 and owned by Jenneta daughter of William Morgan and occupied by Lewis ap Jevan. The farm consisted of 13 acres of cleared woodland and in the 17th century was occupied by minor gentry, Evan ap Rees related through marriage to the Bassetts of Lanelay. Agriculture remained the principal occupation of the locality. In 1861 the farm house was occupied by Rosser Evans, a widower of 75 years, with his son Edward age 33 years as farm labourers and Jane David 14 years as servant. The original house can be identified from the remains, and was probably a long Welsh house with cow sheds attached, covered in thatch, later with walls were raised to make first floor bedrooms with a stone tile roof. The dining room stands on the part used by our forefathers for replenishing the needs of the body since 1570 or even earlier. We hope that this background to the barn will give you enlightenment to the full enjoyment of your visit.

### ADDITIONAL INFORMATION

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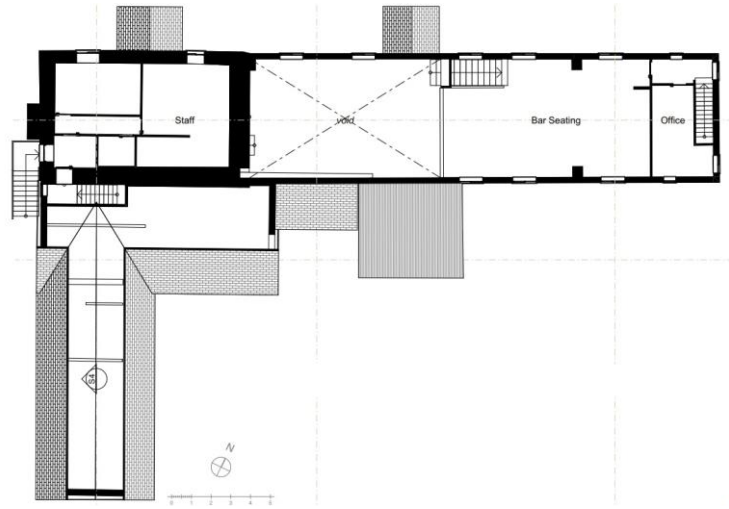
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CLIENT: PPD Group Limited		PROJECT: The Barn, Mwyndy	Dwg No: 2125 1_512	<b>GILDSMAN</b> architecture <small>Sedlesden, Exchange House, 12-14 The Crescent, Twickenham, TW9 1EX          studio@gildsman.co.uk 01822 782111 www.gildsman.co.uk</small> <small>Guildsman Limited is registered in the UK. No. 07835527 at          Office House, Park Drive Road, Cardiff, Wales, CF24 3LF</small>
TITLE: View From Side				
SCALE	DRAWN BY: NM	DATE: Feb 2022	Rev: Planning	





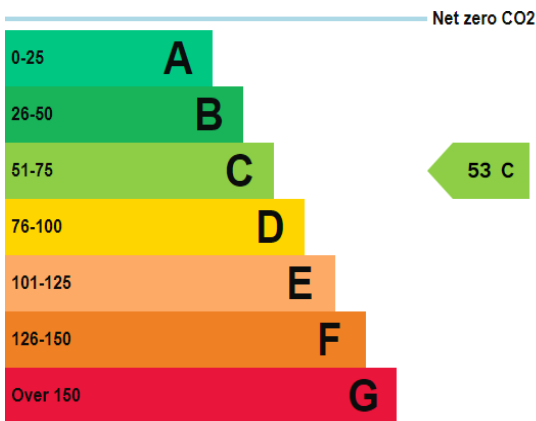
GROUND FLOOR  
509 sq ft. (47.3 sq.m.) approx.



1ST FLOOR  
481 sq ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA: 990 sq ft. (92.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by only prospective purchasers. The services, systems and apparatus shown here are not tested and no guarantee as to their operability or efficiency can be given. Made with Letting 10000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	21	

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