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herbert r thomas

Barns with Planning Permission, Heol Y Parc, Pentyrch

Pentyrch

In Excess of £675,000

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Stone barns with planning for a 5 bedroom home with indoor pool, plus extra barn (potential garaging/guest use), set on 1.17 acres with private drive and stunning views on the edge of Pentyrch. Council Tax band: TBD

Tenure: Freehold

- 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.



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-SUITE. 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).

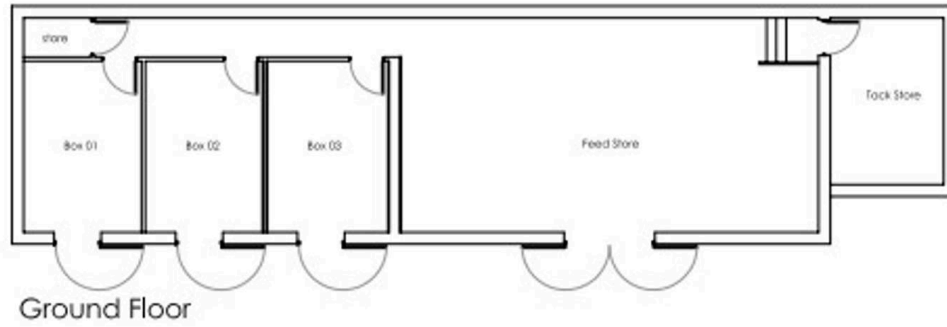
The barns occupy a fabulous location at the very end of the Heol Y Parc Road, nestled in a particularly private, rural location and enjoying outstanding and far ranging southerly views. The property will be approached by it's own lengthy private driveway with generous parking.

The overall plot extends to approximately 1.17 acres.

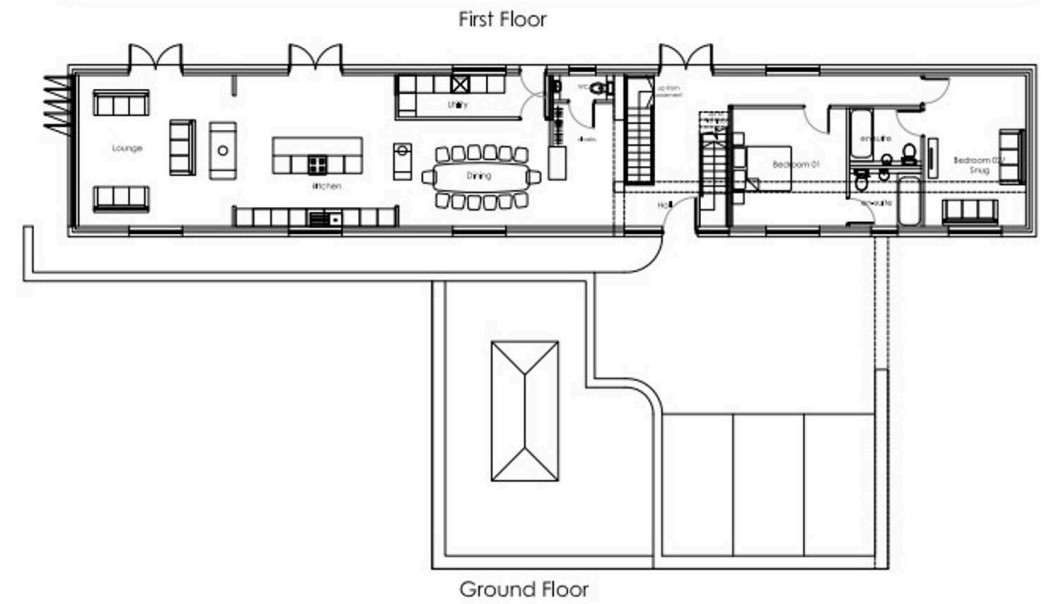
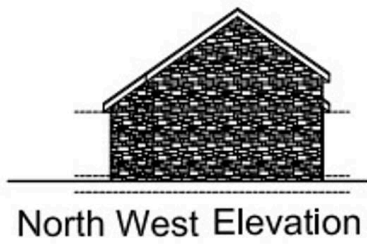


- No proposed changes to the neighbour site in applicant's ownership
- Existing location of 30mph sign
- Proposed barn conversion
- Proposed cycle store
- Proposed planting
- Proposed stone walls circa 1100mm h
- Proposed parking areas
- Proposed 2m wide footpath
- Existing hedgerows to be maintained
- Existing field to be maintained
- Proposed gravel track
- Proposed cut back of existing hedgerows 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)

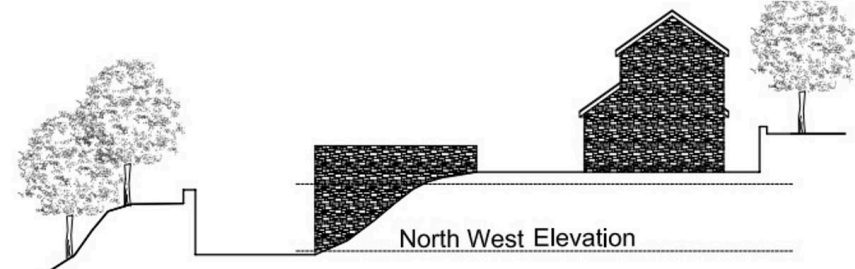
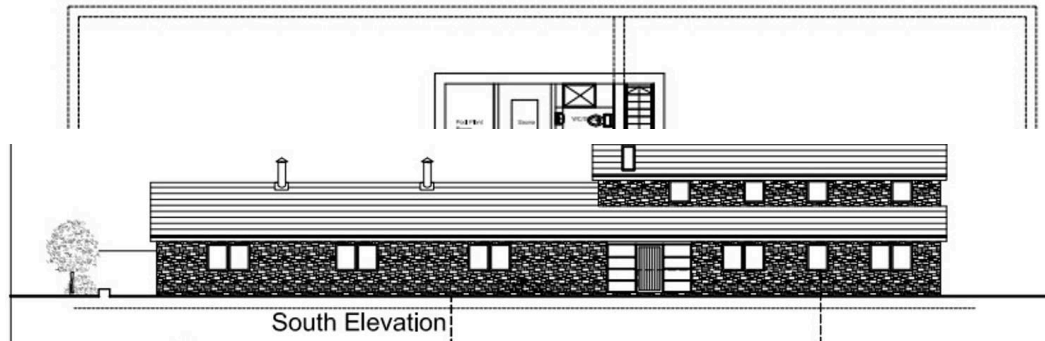
Roof Plan



Ground Floor



Ground Floor





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