



Berllanllwydd Farm The Fairways, Blackwood

guide price £550,000

01495 231199

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# 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

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other





providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### **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. 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**

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

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 paneling

### **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.



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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](http://www.focalagent.com)

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