



## Croesheolydd Farm Bassaleg

Bassaleg

£3,750 Per Calendar Month

HARRIS & BIRT



Harris and Birt are pleased to offer this gracious farmhouse to rent, located in Bassaleg. This beautiful early 17th century grade 2 listed property offers an impressive six bedrooms, two reception rooms, one large dining/living area, two kitchens and two bathrooms, all with unique traditional character.

Surrounded by breathtaking countryside, this property not only offers a tranquil setting but also the opportunity to enjoy the beauty of rural living while remaining close to local amenities. Bassaleg is known for its friendly community and has excellent transport links. At just over two miles to Pye Corner railway station or J28 of the M4, there is easy access to nearby towns and cities, or further afield. For those who are horse owners, on-site stables and grazing are available on a DIY livery basis, at an additional cost.

Pentrepoeth Primary School is less than two miles away and Bassaleg School (secondary) is just over half a mile away. Both are extremely well regarded.

This farmhouse is a rare find, combining spacious living with the charm of country life. Whether you are looking to create lasting family memories or simply enjoy the serenity of your surroundings, this property is sure to impress. Do not miss the chance to make this delightful farmhouse your new home.

The heating and hot water are via a main biomass boiler that heats five properties on the farm including the farmhouse. Offered for rental at £3750pcm on a furnished basis. Rental includes the heating and hot water supplied by biomass. Deposit £3850. EPC Rating E. Council Tax Band G. Available immediately.



### **Entrance Porch**

Large covered entrance from front garden drive. Flagstone floor. Outside light just above the front door. Leading to

### **Living and Dining Room**

Much larger than average main reception room with beamed ceilings and chandeliers. Large Inglenook fireplace ( not in use ) to one end and log burner to the other. Four radiators. Three windows to the front aspect and one window to side aspect. Impressive staircase leading to first floor. Access to all ground floor reception rooms.

### **Kitchen Diner**

Light and sunny kitchen diner with beamed ceiling and tiled floor. Fitted with a range of units including integral oven and hob. Space for dishwasher. LED batten lights. Stainless steel sink and drainer with mixer tap. One large window to rear aspect and one side window. Radiator.

### **Rear Hallway and Cellar**

Access to cellar with light, providing useful storage. Radiators in the hallway and the cellar. Tiled porch to the rear with window and wooden back door leading to the outside. Access to

### **Reception Room One**

Reception room with window to rear, ceiling light and shelving. Radiator. Ideal sitting or reading room. You can access the main living room from here as well as the second kitchen/utility area.

### **Second Kitchen/Utility**

Fitted with a range of wall and base units to include the integral oven and hob. Space for washing machine. Stainless steel sink and drainer with mixer tap. Ceiling light fitting. Radiator. Half glazed wooden door leading to second rear porch. Second staircase

with stair lift, leading to first floor. Access to reception room two

### **Reception Room Two**

Sunny reception room with large window to front aspect and one to side. Beamed ceiling with chandelier. Two radiators. Leads back into the living and dining room and the principal staircase with access to the first floor

### **Principal two-flight Staircase**

Impressive wide oak grade 2 listed staircase with turned spindles and substantial ball-capped newel posts. Beamed ceiling. First flight leads to mid landing with chandelier. Large window with seating overlooking the fields to the rear. Radiator under window. Leading to

### **Bedroom Four**

Bedroom with beamed sloped ceiling and Velux windows overlooking rear aspect and fields. Window overlooking side garden. Ceiling light and radiator. Second flight of principal stairs leads to main landing and hallway to

### **Main Bathroom**

Beautifully appointed bathroom with beamed ceiling and two windows overlooking side garden and lake. Radiator underneath one window. Heated airing cupboard. Oak effect laminate floor. Half tiled walls. Three piece suite in white with chrome fittings. Roll top bath with clawed feet. Huge walk-in shower. Towel Rail.

### **Bedroom Six**

One window to front with beamed ceiling, wall lights and radiator. Ideal as a study.

### **Main First floor Landing**

### **Bedroom Two with Dressing Room**

Beamed ceiling. Ceiling light, radiator and front aspect window. Access to a dressing room with front window aspect, radiator and ceiling spot lights.

### **Bedroom Five**

Window to front aspect. Radiator underneath. Ceiling light.

### **Main Bedroom**

Large double bedroom with oak floor and beamed ceiling. Windows to front and side. Two radiators. Wall and ceiling lights with vintage glass shades.

### **Second Bathroom**

Beamed ceiling. Ceiling light with window to rear. Radiator underneath. Walk in shower and WC. Deep storage cupboard with shelving.

### **Bedroom Three**

Beamed ceiling. Window overlooking fields to rear. Radiator underneath. Ceiling light. Leads back to the mid landing area.

### **External**

This beautiful farmhouse is located on a large plot with generous sized gardens to front and side. Parking at the front.











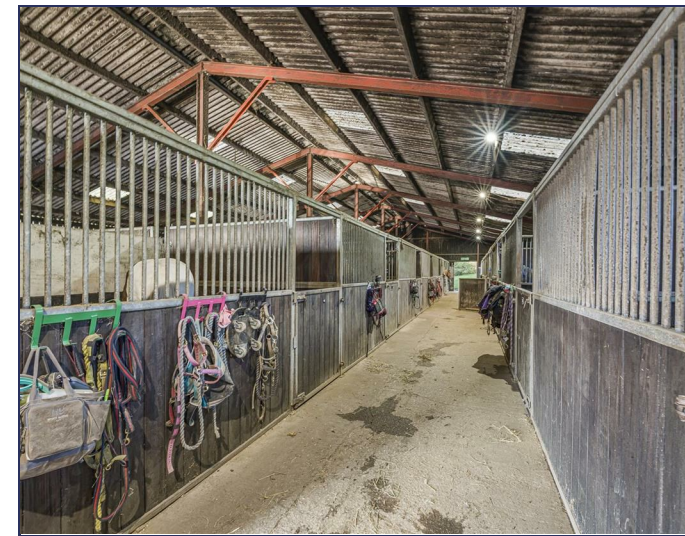
FLOOR 1



FLOOR 2

**HARRIS & BIRT**

GROSS INTERNAL AREA  
 FLOOR 1 2,255 sq.ft. FLOOR 2 2,107 sq.ft.  
 EXCLUDED AREAS : VERANDA 92 sq.ft. REDUCED HEADROOM 48 sq.ft.  
 TOTAL : 4,362 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# HARRIS & BIRT

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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>42</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

