



Gelynis Farm, Morganstown

£895,000 Freehold

Gelynis Farm is a substantial Grade II* listed farmhouse dating back to the 1500s, and was listed as being one of the most preserved examples of early vernacular houses in the region. The property offers extensive accommodation, comprising a 2 bedroom farmhouse with a main reception room, sitting room with beamed ceiling and fireplace, as well as the main kitchen and utility room. On the first floor, there are two bedrooms and a family bathroom. There are two separate staircases at the central and eastern wings of the property. The guest wing, which was most recently used as bed and breakfast accommodation has a separate staircase and provides 7 en suite guest bedrooms, a separate kitchen and dining room. Four of the bedrooms are self contained and are accessed externally.

Council Tax band: H

Tenure: Freehold

DESCRIPTION

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LOCATION

The Property is located on the north western edge of Cardiff in the suburb of Morganstown and in the shadow of the historical landmark Castell Coch. Pughs Garden Village is 0.5 miles north of the Property and offers a good range of amenities.

ADDITIONAL INFORMATION

Evidence of Japanese Knotweed at the property's curtilage. There are formal rights of access to Gelynys Farm from the B4262. Acreage: 1.06 Acres

ENTRANCE HALLWAY

KITCHENETTE

Dimensions: 9' 7" x 8' 1" (2.93m x 2.47m).

FAMILY ROOM

Dimensions: 14' 5" x 14' 0" (4.41m x 4.29m).

SITTING ROOM

Dimensions: 2' 8" x 14' 0" (.82m x 4.28m).

DRAWING ROOM

Dimensions: 18' 5" x 16' 4" (5.62m x 4.98m).

KITCHEN

Dimensions: 17' 9" x 8' 2" (5.42m x 2.50m).

UTILITY ROOM

Dimensions: 10' 6" x 8' 5" (3.21m x 2.59m).

ADDITIONAL ROOM

Dimensions: 9' 6" x 8' 5" (2.91m x 2.59m).

BEDROOM FIVE

Dimensions: 10' 11" x 10' 10" (3.34m x 3.31m).

ENSUITE

BEDROOM NINE

Dimensions: 14' 0" x 12' 8" (4.28m x 3.87m).

BATHROOM

Dimensions: 6' 8" x 3' 9" (2.05m x 1.15m).

PRIMARY BEDROOM

Dimensions: 20' 6" x 16' 7" (6.27m x 5.06m).

BOILER ROOM

Dimensions: 17' 9" x 8' 8" (5.42m x 2.65m).

ANNEX

GROUND FLOOR

BEDROOM THREE

Dimensions: 10' 7" x 12' 7" (3.25m x 3.86m). Door to balcony.

ENSUITE

Dimensions: 6' 8" x 3' 9" (2.05m x 1.15m).

BEDROOM FOUR

Dimensions: 12' 7" x 10' 1" (3.86m x 3.09m). Door to balcony.

ENSUITE

Dimensions: 7' 0" x 4' 11" (2.15m x 1.51m).

FIRST FLOOR

HALLWAY

BEDROOM SIX

Dimensions: 10' 8" x 10' 0" (3.26m x 3.05m).

ENSUITE

Dimensions: 8' 7" x 7' 3" (2.62m x 2.21m).

BEDROOM SEVEN

Dimensions: 10' 2" x 9' 10" (3.12m x 3.01m).

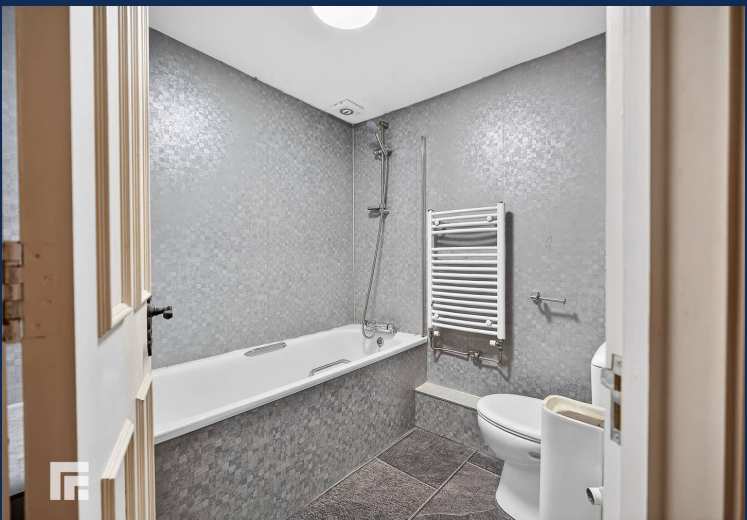
ENSUITE

Dimensions: 7' 0" x 4' 11" (2.15m x 1.51m).

STORE ROOM









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