

# Great House Farm

ST FAGANS, CARDIFF, CF5 6FL

OFFERS IN EXCESS OF £500,000

Hern &  
Crabtree



# Great House Farm

The Grade II listed Great House Farm has been extensively refurbished by LivEco Homes, the award-winning developer creating a collection of smaller, sustainable eco homes on the former farm site on the edge of Cardiff.

Dating from the late 16th century (circa 1580–1600), Great House Farm is a remarkable example of a traditional Welsh farmhouse. Historically, the property once owned all the surrounding land stretching as far as Culverhouse Cross. Alongside the nearby St. Michael's Church, which dates from AD 1254, it was one of the most prominent buildings in the local area. Both landmarks were first recorded on maps in 1776.

Following its careful restoration, the farmhouse will become the largest property within the LivEco development. Its preservation not only protects an important piece of local history but also provides the new community with a strong architectural heritage. Once derelict, Great House Farm has now been thoughtfully brought back to life and will once again stand as one of the area's most significant homes. EPC rating: D.



# 1535.00 sq ft

## Entrance

Entered via solid wood door into entrance hall.

## Entrance Hall

Oak wood flooring. Door to utility room.

## Utility Room

Sigma 3 Kitchens with Silestone 20mm worktop surfaces and matching upstand. Double glazed wood window to the front. Gun metal sink with mixer tap. Plumbing for washing machine. Base and wall storage units. Tiled flooring.

## Wet Room & WC

Suite comprising of w/c and wash hand basin. Vanity mirror cupboard. Spot lights. Extractor fan. Fully tiled. Wet room style shower. Underfloor heating.

## Kitchen/Dining/Sitting Room

Farmhouse kitchen designed by Sigma 3 with a selection of framed wood units. Vaulted ceiling. Double glazed windows to the side and rear. Double glazed wood French doors leading out to the rear garden. Spot lights. Complementary Silestone 20mm work surfaces and matching upstands. Gun metal sink and drainer with mixer tap. Integrated Smeg full length dish washer. Fully integrated Smeg fridge and freezer. Smeg gas five ring range cooker with cooker hood over, matching Silestone splash back and Smeg double oven. Continuation of engineered oak flooring and under floor heating. T.V Points. Open squared off archway to the lounge.

## Lounge

Handmade wood sliding double glazed sash windows to the front and further double glazed window to the rear with deep flag stone window sills. Open archway with decorative lighting. Part of the lounge has the restored stone walls capturing where the original bread oven would have been. Cast iron wood burning stove. Bressummer (timber) over the Fireplace and stone hearth. Original limestone and sandstone staircase rising to the first floor.

## FIRST FLOOR

### Landing

On the half landing there is a double glazed window looking out to the court room. Feature lighting leading to the upstairs. Stone staircase rising from the Lounge to the first floor with up lighters.

### Bedroom One

Sliding double glazed wood sash window to the front. Solid 'air dried oak' window sills. Original feature medieval Fireplace recess

with a restored wood timber bressomme lintel beam. Vaulted ceilings. T.V Point. Radiator. Exposed wooden beams. Recess for wardrobe. Wooden door leading to en-suite. Solid oak 'ledge and brace' farmhouse doors throughout the property.

### En-suite Shower

Walk in shower cubicle with sliding glass doors. Fully tiled with a range shower head attachments. Wash hand basin and w/c. Light up mirrored vanity unit. Tiled flooring. Heated towel rail. Extractor fan.

### Bedroom Two

Double glazed wood window to the side aspect with deep solid oak window sill. Radiator. Loft access and ladder to warm roof area for added storage. Solid oak 'ledge and brace' farmhouse doors throughout the property.

### Bedroom Three

Double glazed wood window to the front with solid oak window sill. Radiator. Secondary loft access for added storage. Solid oak 'ledge and brace' farmhouse doors throughout the property.

### Family Bathroom

Double wood window to the side. Bath with shower plumbed over and glass splash back screen. W/c and wash hand basin. Vanity unit with large mirror. Heated towel rail. Tiled flooring. Solid oak 'ledge and brace' farmhouse doors throughout the property.

## OUTSIDE

### Front

Laid to lawn enclosed with a newly built limestone solid wall and hedging. Sandstone pathway to front door.

### Rear

Enclosed rear garden. Landscaped with sandstone paved terrace with outside light. New bed and soil for raised vegetable patch. Raised flower beds and laid to lawn. Gravel area. Two timber storage sheds. Flower bed in front of window. Double outside electrical sockets.

### Parking

Enclosed to the side with off street parking for two vehicles.

### Additional Information

We have been advised that this property is Freehold. Council tax band is F.

### Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

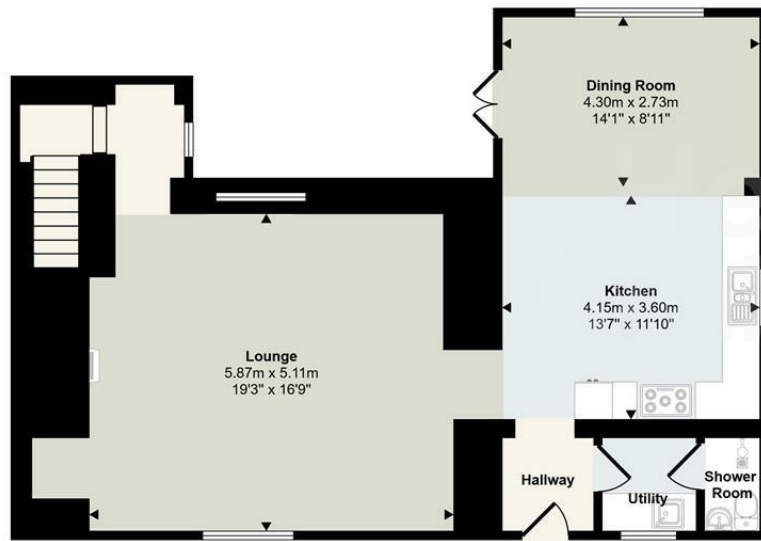




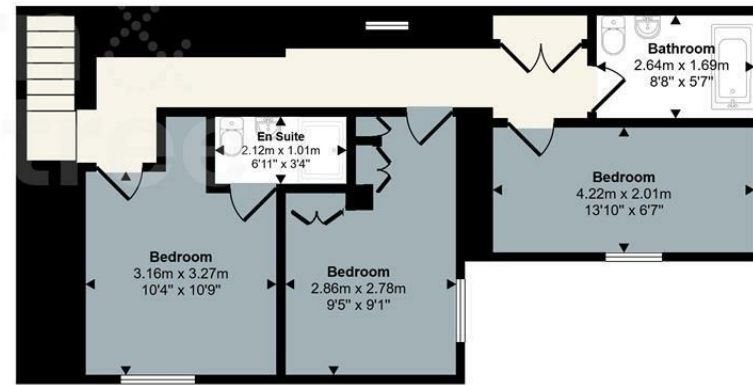
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Approx Gross Internal Area  
143 sq m / 1535 sq ft



Ground Floor  
Approx 83 sq m / 892 sq ft



First Floor  
Approx 60 sq m / 643 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Good old-fashioned service with a modern way of thinking.

