



Edwardsville, CF46 5PD

**£790,000**

**BRINSONS**



Pontygwaith Farm lies in a idyllic location on the back of the Taff in approx 40 acres of pasture land including approx 4 acres of landscaped gardens. There are 7 stables attached to the property with a further 3 located in an adjacent field. There is also a tack room, hay barn, manège and beautifully constructed lake within the grounds.

This picturesque farm house, with origins going back possibly over 500 years, offers spacious and adaptable accommodation of immense charm and character with original features retained, including a spiral stone staircase, inglenook fire place, bread oven and exposed beams. This unique farmhouse offers enormous potential and a separate self contained annex could easily be created from within the existing building subject to necessary permissions.

The current owners have carefully managed to blend the traditional and modern to create comfortable accommodation comprising entrance porch, hallway, 6 reception rooms, conservatory, two shower rooms, kitchen/breakfast room and on the first floor, feature galleried landing, 3 bedrooms, one with en-suite bathroom, dressing room and family bathroom. There is also a large attic area which could provide one or two further bedrooms. Further features include grand mezzanine landing, ornate oak doors throughout, oaks clad walls and feature beams.

## Accommodation

### Ground Floor

#### Entrance Porch 7'5 x 6'6 (2.26m x 1.98m)

Double glazed entrance door and double side screen. Wood laminate flooring. Arch to;

#### Inner Hallway 11'9 to understairs x 8'8 (3.58m to understairs x 2.64m)

Full turn staircase to galleried landing and full height vaulted ceiling. Wood panelling along staircase. Double glazed window to front. Wood laminate flooring. Radiator. Door to;

#### Study Area 11'10 x 7'8 (3.61m x 2.34m)

Carpet. Skimmed ceiling. Door to lounge, sitting room and;

#### Conservatory 14'8 x 12' (4.47m x 3.66m)

A UPVC conservatory with french doors leading to garden. Tiled flooring.

#### Family Room 23' x 17'7 (7.01m x 5.36m)

Double glazed door to front and two double glazed windows to rear. Radiator. Log burning stove. Full height vaulted ceiling

with exposed beams. Two radiators. Door off to a room currently used as;

#### Gym 17'6 x 14'3 (5.33m x 4.34m)

Double glazed french doors and window to side. Skimmed ceiling. 8 down lights. Open turn staircase up to;

#### Attic Room 20' x 13'10 (6.10m x 4.22m)

Double glazed window to side and velux window.

### Shower Room

Low level WC, wash hand basin and full tiled shower cubicle with Mira shower. Radiator. Door from living room to;

#### Sitting Room 16'6 x 11'4 (5.03m x 3.45m)

Double glazed window to rear. Radiator. Wood strip flooring. Door to;

#### Kitchen/Breakfast Room 24'11 x 11'3 (7.59m x 3.43m)

A range of wall and base units in a high gloss finish, 10 base cupboards, integrated fridge freezer and dishwasher, larder unit, 11 wall cupboards, work surfaces and breakfast bar. Stainless steel inset sink with mixer tap. A

Bosky Thermoross oil/wood burning Aga which heats the central heating system. Tiled slate flooring to kitchen area. Double glazed window to front and door to side. Wood flooring to the breakfast area. Radiator. Skimmed ceiling. French doors to rear garden. Door to;

#### Dining Hall 16'10 x 9'9 (5.13m x 2.97m)

Double glazed window to front. Inglenook fireplace with stone hearth and bread oven, timber mantle. Door to stone spiral staircase to the side of the fire place. Exposed beamed ceiling. Wood flooring. Tiled flooring to the small rear porch, off the dining hall with double glazed door to the rear garden. A shallow flight of 4 steps from the dining hall gives access to;

#### Lounge 19' x 18'6 (5.79m x 5.64m)

A dual aspect room with double glazed windows to front and rear and double glazed door to side. A log burning stove in a recess fire place on a tiled hearth with wooden mantle over. Two radiators. Wood laminate flooring. Skimmed and coved ceiling with moulded relief.

## Shower Room

White suite comprising low level WC, wash hand basin set on vanity unit, with cupboards and drawers beneath and shower cubicle. Fully tiled cubicle. Chrome heated towel rail. Tiled slate flooring. Obscure double glazed window to front. Skimmed ceiling with 4 down lights.

## First Floor

### Landing

The galleried landing is a real feature of the property. Dual aspect with double glazed window to front and rear and a circular window to the side with coloured lights. Full height pitched ceiling with exposed beams. Carpet. Polished spindles and balustrade. Door to;

### Suite Bedroom One 16'3 x 11'5 (4.95m x 3.48m)

Double glazed window to rear. Radiator. Cushion flooring. Pitched ceiling with exposed beams.

### Suite Bathroom One 7' x 5'6 (2.13m x 1.68m)

White suite comprising low level WC, pedestal wash hand basin and panelled bath with splash backs surround. Chrome heated towel rail. Cushion flooring. Pitched ceiling with exposed beams. Feature circular window to front.

### Bedroom Two 17'7 max x 7'10 (5.36m max x 2.39m)

Dual aspect room with double glazed windows to front and double glazed door to rear giving access to the balcony, which enjoys views over the landscaped garden and hills beyond.

### Dressing Room 12'5 x 8' (3.78m x 2.44m)

There is a second landing/dressing room area, with access via the stone spiral staircase. A range of fitted furniture including, wardrobes, dressing table, drawer units and shelving. Laminate flooring. Skimmed and coved ceiling.

### Bedroom Three 11'7 x 8' (3.53m x 2.44m)

Double glazed window to front, fitted wardrobes to one wall. Carpet. Skimmed ceiling with exposed beams. Fitted cupboard with hanging space.

### Outside

There are approx 4 acres of landscaped gardens.

### Gardens

A particularly attractive feature of the property is the formal garden, beautifully landscaped, with well stocked herbaceous borders, mature trees and shrubs with the focal point being a Japanese inspired garden, with water feature, ornamental

bridge and complimentary planting.

The house enjoys panoramic views from the majority of the windows, one of the bedrooms has a balcony offering views over the garden and meadow towards the lake in the distance.

### Land/Outbuildings

There are a number of pasteurised fields perfect for live stock, one of these includes a large lake. The property also benefits from a sand based manège with separate access from the road and excellent stock proof fencing. There are also 3 stables located within these fields and further stables are located on the farm grounds which are:

1. 19'5 x 11'10
2. 15'3 x 12'
3. 15'3 x 12'
4. 15' x 11'7
6. 10'8 x 10'7

### Further Information

The property is on mains water/electricity and has oil central heating. Drainage by cesspit.

### Tenure

The property is to be sold on a Freehold basis. This should be verified by your Solicitor upon completion.

### Council Tax

Band D.

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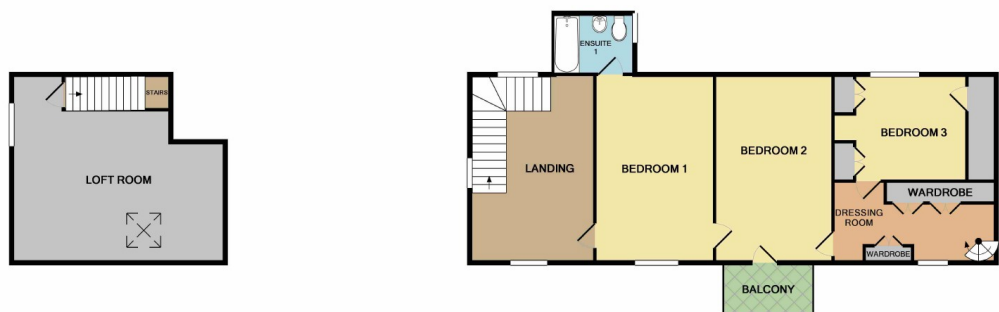








GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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