

Detached House - Llantrisant

£999,995

Property Reference: PP8807



We offer to the market this outstanding public house/restaurant which can be purchased as seen, or alternatively would create an outstanding individual dwelling or converted to a number of dwellings. It is versatile and offers extensive possibilities. The Barn itself consists of the original farmhouse called Mwyndy Bach which dates back to 1570. The original farmhouse can be identified from the remains and was probably a long Welsh house with cowsheds attached covered in thatch. Later the walls were raised to make first floor bedrooms with a stone tiled roof. The dining room of The Barn stands on the part used by our forefathers for replenishing the needs of the body since 1570 or even earlier.



The Barn Itself

We offer to the market this outstanding public house/restaurant which can be purchased as seen, or alternatively would create an outstanding individual dwelling or converted to a number of dwellings. It is versatile and offers extensive possibilities. The Barn itself consists of the original farmhouse called Mwyndy Bach which dates back to 1570. The original farmhouse can be identified from the remains and was probably a long Welsh house with cowsheds attached covered in thatch. Later the walls were raised to make first floor bedrooms with a stone tiled roof. The dining room of The Barn stands on the part used by our forefathers for replenishing the needs of the body since 1570 or even earlier. The actual location of The Barn sits within the busy South Wales corridor, less than half a mile North of junction 34 of the M4 motorway. It is close to a number of other towns and villages including Llantrisant, Pontyclun and Misquin. The village enjoys excellent communication links, being within 20 minutes motoring time to the centre of Cardiff. Currently The Barn, a character country pub and restaurant, developed in 1988 from an agricultural barn, it still retains an agricultural theme. The business has enjoyed a strong reputation as a destination venue for many years, ideal as a family restaurant with outstanding gardens and parking facilities for approximately up to 42 vehicles. It is a licensed premises, however currently closed. It benefits from a bar, a room of immense character, having heavily beamed ceilings, part flagstone flooring, exposed stone walls with an open feature fire. It has potential to sit 20-24, small servery meeting room to seat another





12-14 comfortably. Some areas are carpeted with attractive wood panel décor. Ladies, gentlemen and disabled toilets, cellar/storage room, a large lounge/dining room again with agricultural theme with vaulted exposed beamed ceilings, a mixture of exposed stone and timber walls, part mezzanine flooring, the ground floor area to this section seats approximately 50. Wood panelled bar/counter and large additional seating area to seat 40+. Kitchen facilities have been removed for two excellent sized kitchen areas and laundry rooms. To the first floor, we also have a separate storage area with two storage rooms, shower room/WC and office space. As mentioned this property is open to much potential and for further details contact us direct.

Entranceway

Entrance via solid timber door allowing access to entrance hallway.

Hallway

Attractive wood panelling to halfway with plastered emulsion décor above, wood panelled ceiling, ornate colour-stained and leaded patterned glaze windows either side, ceiling light and emergency lighting included, fitted carpet, patterned glaze panel door to rear allowing access to lounge/bar.

Lounge/Bar (6 x 9.62m)

Two Georgian timber windows to front, feature panelling to halfway with plastered décor above, feature timber display area, fitted carpet with original flagstone flooring to bar, open-plan stairs with fitted carpet to first floor elevation, barn feature with colour-stained window through to restaurant, stone wall with feature Inglenooks allowing access to additional lounge area, feature racks, display lighting, wall lighting,

seating area, all to remain as seen, bar with display lit shelving with fridges, wine coolers, bar with facilities to remain as seen, ample electric power points, telephone point, double clear-glazed panel doors allowing access to additional lounge/bar/outside dining area.

Additional Lounge Area (8.75 x 5.66m not including depth of recesses)

Further entrance from car park via solid timber door, colour-stained and leaded windows either side, panelled décor to halfway, plastered emulsion décor above, panelled ceiling, fitted carpet, solid timber door allowing access. Additional lounge must be viewed, colour-stained window through to lobby, panelled and original beamed ceiling with range of recess lighting, wall lighting to remain as seen, partially carpeted areas with original flagstone features, bar area, Inglenook recesses, beautifully presented raised feature fireplace with original oak beams, must be viewed, Inglenook with solid fuel fire basket all to remain as seen, seating areas to the recesses, all furniture included if required, door to rear allowing access to inner lobby.

Inner Lobby

Double French doors allowing access to gardens to rear, panelled décor to halfway, central heating radiator, papered ceiling with a range of recess lighting, flagstone flooring, staircase allowing access to loft storage, doors allowing access to disabled WC and baby changing, gents and ladies WC, double opening to the additional dining area.

Dining Area (4.30 x 4.79m)

Georgian window to side overlooking gardens, Georgian door with matching panels either side allowing access onto open gardens and dining areas, papered décor with feature wood panelling above to two walls, papered and coved ceiling with range of recess lighting, central heating radiators.

Disabled Toilet and Changing Facilities

Accessed via inner hallway, plastered emulsion décor, textured and coved ceiling, emergency lighting, quarry tiled flooring, access to disabled toilet. Disabled toilet with Georgian window to front with blinds to remain as seen, tiled décor to halfway, plastered emulsion décor above, textured and coved ceiling, radiator, quarry tiled flooring, low-level WC, wash hand basin with vanity mirror, changing facilities for babies.

Gents WC

Accessed via inner lobby, wood panel décor to halfway, plastered emulsion décor above, textured and coved ceiling, quarry tiled flooring, lighting and emergency lighting, solid door allowing access to men's urinals. Men's urinals of excellent size with patterned glaze Georgian window to front, ceramic tiling to halfway with emulsion décor, plastered emulsion ceiling with coving, radiator, quarry tiled flooring, four urinals, wash hand basin, walk-in separate WC with matching décor and low-level WC, all fixtures and fittings included.

Ladies WC

Accessed via inner lobby, Georgian window to rear, wood panel décor to halfway, plastered emulsion décor above, papered and coved ceiling with recess and emergency lighting, flagstone flooring, radiator, panelled door allowing access to inner hallway to WC, additional door to rear allowing access to storeroom. Ladies WC is an excellent size room with patterned glaze Georgian window to front, wood panelling to halfway with emulsion décor above, textured and coved ceiling, quarry tiled flooring, central heating radiator, two wash hand basins set onto vanity plinth and two separate walk-in ladies toilets, all fixtures and fittings included.

Storeroom/Pumproom (7.52 x 4.97m)

Plastered emulsion décor and ceiling with ceiling light fittings and emergency

Disclaimer

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Notes

About Property Plus

Our Background

The managing director has been a property professional for over 20 years and has made many personal property acquisitions and sales, and through this experience understands the needs, from a client's perspective when it comes to property. With a first class team of professionals ranging from mortgage advisors, solicitors, architects, contractors, planners, insurance brokers and property managers the level of support and experience delivered to our clients is second to none.

Our Vision

Our vision is to be the agent of choice for anyone considering a property related transaction by being the best in our profession. To provide an outstanding level of service to our clients and to make moving home an easy, seamless and pleasurable experience. We believe in keeping clients for life and will stay in contact with clients long after their transaction has concluded so we remain the agent of choice.

Our Mission

OUR CLIENTS - are the most important part of our business. Our main focus is to deliver outstanding service, making moving an easy, seamless and pleasurable experience.

OUR TEAM - is our most valuable asset and we work together in an atmosphere of fun and respect. We support each other to deliver exceptional customer care and achieve our personal goals.

OUR BUSINESS - provides a one-stop service for all property related matters. Our business is built on four strong principles and we have a shared vision to be the best in our profession both in terms of service and results.



INTEGRITY - TEAMWORK - PASSION - PROFESSIONALISM



Buying Your Property

Choosing a property

Viewing properties can be long and laborious if you haven't identified exactly what you want and where. Research the areas you are interested in, paying particular attention to the things that are most important to you, such as local amenities, transport links, schools, open space and council-tax bands.

When you have found the area/s you want to live in and the type of property you can afford, it's time to start viewing properties.



It's best to have a list of things to ask and look out for, to help you identify properties that might be worth a second viewing, for example:

- Ask to see a copy of the energy performance certificate (EPC)
- If it is a leasehold property, how many years are left on the lease?
- Check out the boiler.
- Does the property have gas central heating?
- What council-tax band is the property in?
- Does the property have double glazing?
- Is the attic well insulated (check the EPC)?
- If the property is leasehold, are there any service charges?
- Is the property near suitable transport links?

Making an offer

When you are ready to make your offer, give us a call we will take charge of the sale of the property immediately. If you like the property, the chances are others will too, so speed is essential. You may want to put your offer in writing and give the name of your solicitor.

We will contact the seller and await their decision. Don't be surprised if your first offer is rejected. Buying and selling is about negotiation and this is where we as an experienced estate agent come into our own, so if you are a seller as well as a buyer, we work for you!

Obtaining A Mortgage

Property Plus will be able to recommend a local independent mortgage adviser, who will search for the deals that suit you as an individual.