

Detached House - Treorchy

£495,000

Property Reference: PP11306



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Built around 1911, is this beautifully designed, 8 bedroom, Edwardian manor house, situated in its own grounds, built for the colliery agent for Fernhill Combine. It was later extended in the 1920s and was purchased by the current family in 1969 as a family home which sadly is being sold today due to bereavement. In 1982 this family home opened as Fernhill House Hotel which traded as a hotel and bed and breakfast until 1997 when it closed due to ill health. Over the years the land surrounding this property has been divided to accommodate two family self-build properties, however this is by far the dominant dwelling. All of the original character and charm remain throughout this property offering diverse possibilities to be extended for family living, perhaps reopen a guest home, nursing home. It was electrically rewired in 2008 with a new gas central heating boiler in 2018. It benefits from full gas central heating, some UPVC double-glazing and is all connected to mains, water sewerage etc. Fernhill House is situated at the far end of Coldra Road, Tynewydd, Treorchy. It is surrounded by picturesque views of the hills and mountains including Penpych. It offers peace and tranquillity with amazing wildlife on your doorstep. A most impressive outstanding, Edwardian, 8 bedroom family home surrounded by its own grounds and accessed via driveway. While situated in this private location, it offers easy access to all amenities and facilities including schools, leisure facilities, transport connections and not forgetting the outstanding walks over the surrounding countryside. A viewing appointment is essential to appreciate this outstanding property. It briefly





comprises, impressive, spacious, open-plan hallway, with heavily carved staircase to gallery landing and first floor, reception room 1, reception room 2, reception room 3, lobby with bathroom/WC, inner hallway, main lounge/diner, fitted kitchen/diner, workshop covered storage, covered way, workshop, laundry room with cloaks/WC, first floor splendid gallery landing, 8 double bedrooms, family bathroom/WC, two further bathroom/WCs, gardens to front, side and rear, balcony garden above main entrance, private driveway.

Entranceway

Entrance via original tiled entrance porch with solid timber door allowing access to a most impressive open-plan entrance hallway.

Entrance Hallway (4.96 x 8.65m not including depth of recesses)

UPVC double-glazed bay window to front with feature panelling beneath, further UPVC double-glazed window to front, central heating radiators, beautifully panelled décor with original picture rail, papered ceiling with original coving, two pendant ceiling light fitting, genuine parquet flooring, outstanding beautifully carved and maintained impressive open-plan stairway to gallery landing on first floor elevation, recess alcove with archway ideal for ornamental display, original Inglenook fireplace with tiled insert and matching hearth with feature heavily carved display above, original panel doors allowing access to reception room 1, reception room 2, reception room 3, further door allowing access to inner porchway, bevel-edged glazed panel door allowing access to inner hallway.

Reception Room 1 (4.59 x 6.51m into bay)

UPVC

double-glazed bay window to front overlooking front gardens and mountains in the distance, papered décor with original picture rail, papered and original coved ceilings, fitted carpet, radiator, electric power points, original open fireplace to main facing wall with tiled insert and matching hearth with feature mahogany display above.

Reception Room 2 (4.95 x 5.54m)

UPVC double-glazed bay window to side offering views of the parking area, plastered emulsion décor, original papered décor with wood panelling to one wall, papered and original coved ceiling, fitted carpet, electric power points, central heating radiator, Inglenook recess fireplace.

Reception Room 3 (3.99 x 4.06m not including depth of recesses)

Papered décor, original picture rail, original heavily coved ceiling with matching ornate centrepiece and pendant ceiling light fitting, fitted carpet, radiator, ample electric power points, patterned glaze double French doors with matching panels either side allowing access to the covered way.

Porch

Papered décor, original coved ceiling, parquet flooring, solid panel door to rear allowing access to bathroom/WC.

Bathroom/WC

Window to rear through to covered way with Xpelair fan, quality ceramic tiled décor floor to ceiling, ceramic tiled flooring, plastered ceiling, modern suite in white comprising panelled bath with central mixer taps and shower attachments, low-level WC, wash hand basin set within high gloss base vanity unit.

Inner Hallway

Impressive inner hallway with plastered emulsion décor and ceiling, quality wood panel décor, electric power points, white panel door to built-in storage cupboards, bevel edged glaze panel door allowing access to kitchen/diner, further door allowing access to main reception room/dining room.

Built-In Storage Cupboard

Plastered emulsion décor and ceiling, original parquet flooring, fitted with shelving.

Main Lounge/Dining Room (9.66 x 4.67m not including depth of recesses)

UPVC double-glazed bay window to front overlooking front gardens with unspoilt views of the surrounding mountains including Penpych, UPVC double-glazed door to side allowing access onto side garden, plastered emulsion décor, original heavily coved ceiling with paper and ornate centrepiece, quality wood panel flooring, radiator, ample electric power points, feature fireplace floor to ceiling which must be viewed with original decorative pillars with tiled walls and tiled insert with marble-effect hearth, two feature pillars allowing access through to impressive dining section with two further UPVC double-glazed windows to side overlooking side gardens, plastered emulsion décor, papered and coved ceiling with ornate centrepiece and chandelier light fitting, matching wood panel flooring, radiator, ample electric power points, feature cast iron fireplace set onto black marble-effect hearth to remain as seen.

Kitchen/Diner (7.72 x 3.46m)

UPVC double-glazed window to side overlooking side gardens, further timber window to side to covered way, plastered emulsion décor and coved ceiling with range of spotlight fittings to remain.

Kitchen Section

Ceramic tiled flooring, full range of light oak fitted kitchen units comprising ample wall-mounted units, base units, corner display shelving, dish racks, integrated fridge and freezer, contrast single sink and drainer with authentic mixer taps, integrated double electric oven, four ring electric hob with extractor fitted above, ample work surfaces with co-ordinate splashback

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.