



# CHURCH FARMHOUSE

Porthkerry, Nr Rhose, Vale of Glamorgan

savills



## **CHURCH FARMHOUSE**

PORTHKERRY, NR RHOOSE,  
VALE OF GLAMORGAN,  
CF62 3BZ

*Charming Grade II\* farmhouse  
ripe for renovation with numerous  
outbuildings (having potential  
for conversion to residential or  
alternative uses STP)*

- 3 reception rooms
- 3 bedrooms & bathroom
- Set within a pretty village location
- Numerous outbuildings comprising traditional single storey stone barns & modern agricultural buildings
- In all, property extends to circa 1.4 acres (stms)
- Barry Rail Station (c.24 mins to Cardiff Central) – about 4 miles
- Cardiff Airport – about 1.5 miles
- Cardiff City centre – about 12.5 miles

### **SITUATION**

Church Farmhouse (also known as Glebe Farm) enjoys a pretty location near St Curigs Church. It is convenient for local towns including Rhoose to the west (about 1.5 miles) Barry to the east (about 4 miles) while the city of Cardiff and link roads to the M4 motorway network taking you onto the Severn Bridge and beyond is also within easy reach to the east (about 12 miles).

### **DESCRIPTION**

Church Farmhouse is a charming and character Grade II\* Listed farmhouse that has an interesting history, believed to be late medieval/early 16th century, and is thought to have originally been built as a parsonage.





## ACCOMMODATION GROUND FLOOR

An open porch leads into the reception hall with a reception room/study directly off. Further along the hall is the sitting room with an old fireplace. Continuing along the hallway a door opens out into the living room with a stove providing a warm focal point. Beyond this room is the kitchen with fitted base and wall units and a side door to outside.

## FIRST FLOOR

Stairs rise up from the reception hall to the first floor accommodation that includes 3 bedrooms (one with several impressive exposed roof timbers). These share the use of a bathroom that completes the floor.

## EXTERNALLY & THE OUTBUILDINGS

The property is located in the south-east corner of its land with the remainder of the land stretching west and north-west (please see land plan). Immediately adjacent to the farmhouse rear is a pretty garden together with a number of old stone traditional farm buildings. These may have potential for conversion to other uses (subject to all the usual necessary planning consents). Please see Planning Appraisal for further information. Enquiries should be made to the Vale of Glamorgan County Council). Beyond these traditional barns are a number of useful modern farm outbuildings with a separate road access. In all the outbuildings extend to approx. 8401 sq ft / 780 sq m. In all, the property extends to circa 1.4 acres (stms – subject to measured survey).

## PLANNING APPRAISAL

A detailed Planning Appraisal report has been commissioned by the vendors and is available through the selling agents.





## General Remarks and Stipulations

### Fixtures & Fittings

All fixtures & fittings are included in the sale.

### Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water, and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Conditions of Sale or not. Please check with the Highways Department at the local County Council for the exact location of public footpaths/ bridleways.

### Plans, Areas and Schedules

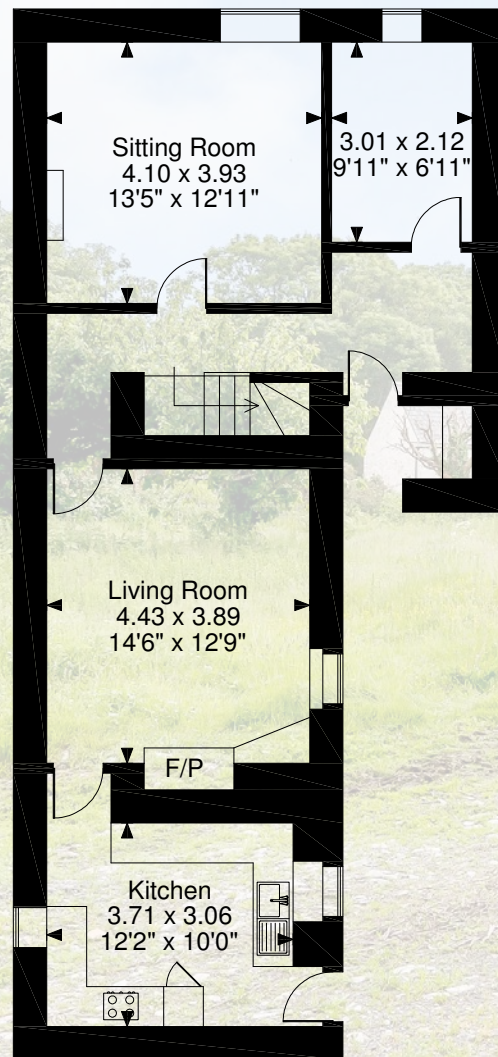
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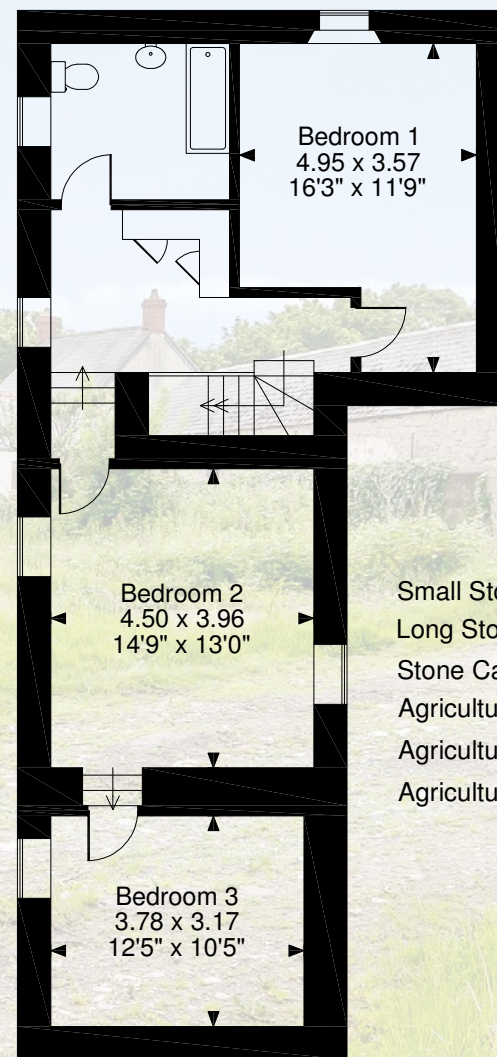
## FLOORPLANS

Main House gross internal area = 1,514 sq ft / 141 sq m

Outbuildings gross internal area = Approx. 8,401 sq ft / 780 sq m



Ground Floor



First Floor

Small Stone Barn - 6.7m x 4.5m  
Long Stone Feeding Shed - 23.2m x 5.2m  
Stone Cattle Shed - 7.9m x 4.7m  
Agricultural Barn 1 - 13.4m x 5.5m  
Agricultural Barn 2 - 27.1m x 10m  
Agricultural Barn 3 - 28.2m x 8.8m



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