



Y FAN

GWERN Y DOMEN FARM LANE | CAERPHILLY





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POWELLS ARE PROUD TO BE SELLING ONE OF THE MOST IMPORTANT MANSION HOUSES IN GLAMORGAN. Y FAN IS A GRADE II LISTED TUDOR MANSION HOUSE WITH A RECORDED HISTORY GOING BACK TO 1529. HAVING UNDERGONE SUBSTANTIAL RESTORATION TO AN EXCEPTIONALLY HIGH STANDARD IT HAS NOW BEEN RESTORED TO ITS FORMER GLORY AND IS A HOME OF DISTINCTION. THIS ICONIC HOME BOASTS A SPECTACULAR DRAWING ROOM AND DINING HALL ALONG WITH 7 EN-SUITE BEDROOMS NAMED AFTER LOCAL WELSH FIGURES. THIS BEAUTIFUL MANSION WOULD APPEAL TO THOSE LOOKING FOR A HISTORICAL FAMILY HOME OR THOSE LOOKING TO RUN A HOSPITALITY BUSINESS IN THIS SOUGHT AFTER AREA.

- Located in an Area of Outstanding Natural Beauty •
- Currently run as a boutique Bed and Breakfast business•
 - Registered Historical Park and Garden •
 - Pretty gardens enclosed by stone walling •
 - Car park large enough for many vehicles •
- Approximately half an acre of gardens surrounding the property •

Distances from Y Fan

Caerphilly 1.1 miles • Cardiff 8.5 miles • Newport 10.3 miles • Bristol 43.0 miles • London 149.8 miles • Cardiff Airport 21.4 miles • Bristol Airport 48.4 miles • Birmingham Airport 114.5 • Risca and Pontymister Station 7.2 miles • Rogerstone Station 8.3 miles • Cardiff Central Train Station 9.5 miles • Cross Keys Railway Station 10.1 miles • Newport Train Station 10.3 miles • Cardiff Central Train Station 9.5 miles (all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact.
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LOCATION & SITUATION

Y Fan is situated on a ridge to the east of Caerphilly on a north and north west facing slope overlooking the town of Caerphilly. Caerphilly is located 7 miles north of Cardiff and 12 miles north west of Newport. It is the largest town in Caerphilly County Borough, and lies within the historic borders of Glamorgan, on the border with Monmouthshire. Caerphilly is famous for two reasons, Caerphilly Castle and Caerphilly cheese. Caerphilly Castle is arguably one of the most recognised castles in Wales. Constructed in 1268 by Marcher Lord Gilbert de Clare it is the biggest castle in Wales, second only to Windsor in the whole of Britain. Caerphilly cheese is a hard, crumbly white cheese that originated in the area and is thought to have been created to provide food for the local coal miners. The town also hosts a farmers and artisan market on the 2nd Saturday of every month.

The Taff Trail is easily accessible and there is a mountain biking park just a short drive away. There are two golf courses in Caerphilly and a number of other courses within easy travelling distance. The property provides the perfect base from which to explore and enjoy the many delights of South Wales.

Caerphilly has a bustling town centre with an array of shops and eateries. The area is spoilt for choice when it comes to private education as there are both primary and secondary schools in the local area and many excellent independent schools in Cardiff to include, Howells School, Westbourne School, Cardiff Montessori School and Nursery, Kings Monkton School, Cardiff Steiner School, Cardiff Muslim Primary School and St Johns College.

THE PROPERTY

A property on the site of Y Fan was first mentioned in 1529 when it was purchased by Edward Lewis, a sheriff of Glamorgan. In 1583 Edwards Lewis's son obtained the lease for Caerphilly Castle and used the dressed stone from there to build Y Fan. Y Fan fell into ruin but was later inherited by the Earl of Plymouth. Y Fan became The Van or Van Mansion and was extended in the late sixteenth and early seventeenth centuries and was at that time one of the largest houses of the period in the whole country. Now known as Y Fan, it has been sympathetically restored to its former glory and is now a Grade II listed home of distinction currently run as a boutique Bed and Breakfast business.

Step inside and into the vestibule where you get your first taste of the period features found throughout this exceptional home. Stone steps lead the way up into the grand drawing room which is a vast space with a stone fireplace. The period features marry well with modern features such as Victorian style radiators. Restored, elegant stone mullion windows, a feature found throughout much of the property allow light to flow into the room. The oak flooring found in the drawing room, along with the stone mullion windows continues through into the dining hall, unifying the space. Grand, bespoke doors, thought to be approximately 117 years old were reclaimed from an old church connect the two rooms, the features in each room echoing the other.



The kitchen has a range of cream, shaker style cupboards and an enormous island with a solid marble worktop. Between the cupboards is space for a range style cooker. Integral appliances include 2 AEG ovens and a dishwasher. The kitchen also benefits from period features to include a stone fireplace, exposed ceiling beams and a beautiful stone mullion window. A bespoke solid oak door made by Seasons Joinery and Timber opens into the rear entrance. Within the rear entrance hall is a cloakroom.

Move through into the cosier sitting room where a woodburning stove stands proudly within the fireplace. The windows in this room overlook the courtyard at the front aspect and a door opens into the garden at the rear.

A reception area located centrally within the property provides access to a further cloakroom, next to an external door opening out to the garden and a small staircase leading down to the cellar. The cellar has restricted head height but offers space for a washing machine and a tumble dryer and even has a stainless steel sink. It is utilised as a utility room and store. It does have a radiator to help maintain an even temperature.

The grand staircase is a feast for the eyes and can be found within the inner reception area. There is space for long drop chandelier style lighting to cascade down between the different floor levels. Glide up the staircase to the first floor and find the first of the bedroom suites all named after local Welsh figures.

The Green Lady

Legend has it that a Green Lady, the ghost of Princess Alice of Angouleme, haunts the ramparts of Caerphilly Castle, waiting to be reunited with her prince, Gruffydd the Fair, whom her husband, Gilbert de Clare conspired to murder. This is a spacious en-suite bedroom overlooking the front aspect.

Gruffydd The Fair

Gruffydd The Fair, Prince of Brithdir visited the home of the beautiful Princess Alice of Angouleme, who was married to Gilbert De Clare. They fell in love and soon the two were lovers until Gruffydd The Fair confessed to a monk who told Gilbert De Clare. Gilbert De Clare banished his wife to France and executed Gruffydd. This is an en-suite double bedroom suite with an attractive faux fireplace and ceiling beams. A window with exceptionally deep sill overlooks the side aspect.

Edward Lewis

Edward Lewis, the Sheriff of Glamorgan first purchased the original Y Fan in 1529. His son went on to obtain the lease for Caerphilly Castle and used the dressed stone from Caerphilly Castle to rebuild Y Fan in 1583. This bedroom suite is large enough to house a four-poster bed. It has a feature fireplace and two enormous windows framing views across the treetops and distance hills. It has a sumptuous en-suite bathroom.





Gilbert De Clare

Gilbert De Clare or Gilbert 'The Red' as he was known by the fiery colour of his hair. The young earl was just 25 at the time he commenced building Caerphilly Castle. The scheme for the stronghold at Caerphilly was one of the most ambitious ever to have been conceived in the kingdom. Another generous bedroom suite worthy of a four-poster bed. This room has a very spacious en-suite bathroom.

The Principal Bedroom Suite

This magnificent bedroom has not yet been named and has a short staircase leading up to a sumptuous en-suite bathroom. Arched windows frame wonderful views of the rolling hills and countryside. A doorway reveals uneven steps up to the vast attic space.

The first floor is also where the plant room / laundry room is located housing two gas boilers. The staircase continues to wind up to the second floor.

Ifor Bach

Ifor Bach, Lord of Senghenydd, was a twelfth-century leader of the Welsh people. Ifor Bach was a tenant of William Fitz Robert, 2nd Earl of Gloucester, who held Cardiff Castle. Gloucester was trying to take land which under Welsh law belonged to Ifor. Ifor scaled the walls of Cardiff Castle using his bare hands, seized the Earl, his Countess Hawise, a daughter of the Earl of Leicester, and their young son Robert, and kidnapped all of them to the woods of Senghenydd. He refused to release them until he had recovered the land he had lost. This en-suite bedroom has a vaulted ceiling and a magnificent, exposed A frame beam.

Owain Glyndwr

Owain Glyndwr was a Welsh leader, soldier and military commander in the Late Middle Ages, who led a 15-year-long revolt with the aim of ending English rule in Wales. This en-suite bedroom also has a wonderful exposed A frame and two low level windows overlooking the garden.

ATTACHED STONE BARN

Attached to the main house is a two storey stone barn with the ground floor currently being utilised as a workshop. The first floor was formerly used as a self-contained apartment but is currently an empty shell with plumbing and electrics in situ. It is in need of a complete renovation, but the potential is there to turn this into a holiday let or self-contained annexe (STP).

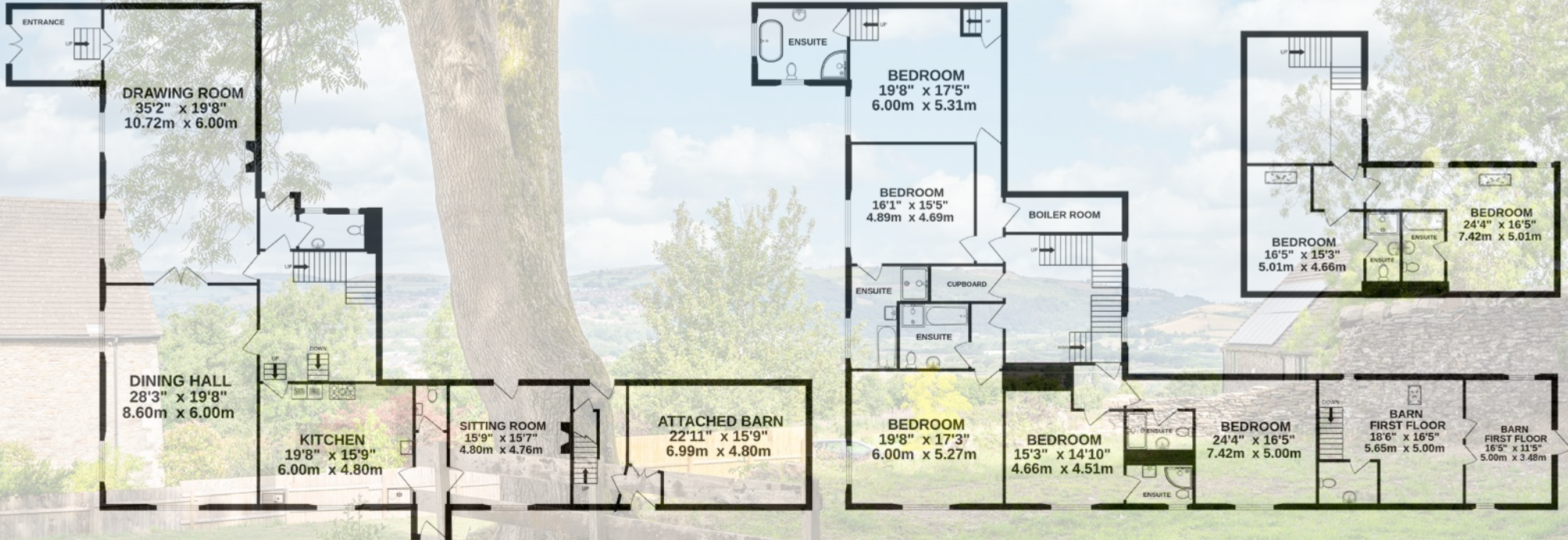


FLOORPLANS

GROUND FLOOR
2796 sq.ft. (259.7 sq.m.) approx.

1ST FLOOR
2819 sq.ft. (261.9 sq.m.) approx.

2ND FLOOR
890 sq.ft. (82.7 sq.m.) approx.



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TOTAL FLOOR AREA : 6824 sq.ft. (634.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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OUTSIDE

Cadw has registered the Tudor walled and terraced gardens at Y Fan as a Historic Park and Garden. To the front aspect is ample car parking for many vehicles, a well-manicured lawn and a stone arch providing access into the rear garden. The gardens, enclosed by stone walling comprise of a lower and upper lawn and a pretty, low maintenance barbecue and al-fresco dining and entertaining area. Mature trees provide shade from the summer sun. Wonderful views of the surrounding hills and countryside can be appreciated. The gardens surrounding Y Fan amount to approximately half an acre in total.

KEY INFORMATION

Services: Mains water, electricity, gas and drainage.

Wayleaves, Easements and Rights of Way: The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

Tenure: Freehold

Council Tax Band: Band I

Local Authority: Caerphilly County Borough Council. Telephone: 01443 815588

Viewings: Strictly by appointment with the selling agents

Directions: From Caerphilly Train Station, Station Terrace, head east towards the roundabout. Take the first exit and continue until you reach another roundabout. Take the third exit onto Van Road and proceed for a short distance until you reach Cwrt Ty Mawr. Turn left and continue until you reach the end of the road. At the crossroads drive straight across onto Gwern Y Domen Farm Lane. After a short distance you will see the property on the left.

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