

# LLANERCH VINEYARD HENSOL VALE OF GLAMORGAN CF72 8GG

**burnett  
davies**

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# Particulars

- Fine Dining Destination Venue
- Cookery School
- Quality Guest Accommodation
- Working Vineyard
- 2 Miles J34, M4

**Contact: 029 2062 1162**



**LOCATION**

Llanerch Vineyard is located in a rural setting in the picturesque Vale of Glamorgan approximately 12 miles north west of Cardiff and 5 miles north east of Cowbridge.

The location is very accessible and, via the country lanes of the Vale, is approximately 2 miles from J34 of the M4.

**DESCRIPTION**

The original farmhouse dates back to the 1800's and in more recent times has been run as a lifestyle experience. It is now a fully fledged fine dining venue, cookery school and working vineyard with accredited quality guest accommodation.

The ownership extends to 20 acres of woodland, carp lakes, paddock and gardens offering walks or strolls and an enclosed outdoor swimming pool.

The venue is capable of growing some of its own produce, has adequate parking facilities and can accommodate large marquees for outside events such as wedding receptions, corporate functions, launches and similar.

The restaurant has 50 covers for lunch and dinner; the cookery school 6 'stations' and the guest accommodation comprises a total of 14 bed and breakfast offers configured as studios, cottages, farm house rooms and an apartment located in the Outbuilding and Stable Cottages as well as in the Farmhouse.

Cool climate viticulture is practised at the 6.5 acre vineyard which is planted with mainly Northern European grape varieties.

The buildings comprise stone washed walls under a variety of pitched roofs, predominantly slate.

**ACCOMMODATION**

The property comprises the following blocks measured on a gross internal areas basis;

	<b>SQ.MT</b>	<b>( SQ.FT)</b>
Farmhouse	395.48	( 4,257)
Outbuilding	503.43	( 5,419)
Stable Cottages	123.00	( 1,324)
<b>TOTAL</b>	<b>1,021.91</b>	<b>( 11,000)</b>

A breakdown of floor area by user is available as are plans.

**SERVICES**

The property is connected to mains water supply and mains electricity. Gas is via LPG tanks and drainage is by way of on site septic tanks. Heating is via a water filled system to the farmhouse and outbuilding and electric night storage to one of the studios.

**TENURE**

Freehold.

**EXPRESSIONS OF INTEREST**

Price guide **£1,950,000**.

**RATES**

To be confirmed.

**VAT**

To be confirmed.

**LEGAL COSTS**

Each party to bear their own legal costs incurred in any transaction.

**FINANCE LEASES**

Cookery School and Kitchen equipment are subject to lease finance arrangements.

**VIEWINGS**

Strictly by prior appointment. For further information please contact either;

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Or Joint Agents,

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Subject to contract and availability.

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