



Garth Fawr Farm

Cilfynydd, Pontypridd, Mid Glamorgan, CF37 4HP

**hrt**  
herbert r thomas



# Garth Fawr Farm

Cilfynydd | Pontypridd | Mid Glamorgan | CF37 4HP

An upland hill farm with a large 6 bedroom detached farm house; range of farm buildings in all extending to about 104.55 acres (42.31 hectares).

Spacious Detached 6 Bedroom Brick Faced Family Home set in a lovely rural setting with superb far ranging views.

Sold Subject to an Agricultural Occupancy Condition.

Range of Farm Buildings, Large Farm Yard in all extending to about 104.55 acres.

For Sale as a whole or in two lots.





## Garth Fawr Farm

Garth Fawr Farm offers an opportunity to purchase a healthy upland hill farm with Common Rights on the adjoining Craig Evan Leyshon Common in a pleasant rural location yet within easy access of Nelson, Cilfynydd and via the nearby A470 further afield to Pontypridd, Merthyr Tydfil and Cardiff.

## Garth Fawr Farmhouse

Substantial brick faced detached family home providing outstanding spacious family accommodation in a wonderful rural setting with exceptional views and sold subject to an Agricultural Occupancy Condition.

UPVC double glazed entrance door with glass panels to HALL WAY (20'10" x 7'1") traditional spindle staircase to first floor with understairs cupboard, wood block floor, small paned glazed internal door to large LIVING ROOM (28'7" x 14') 2 rooms connected by a wide archway with herringbone pattern woodblock floor, double glazed windows and french doors to garden, natural stone feature wall with fireplace and shelved display niches, separate DINING ROOM (14'7" x 11'5") solid timber block floor and double glazed window with rural view, serving hatch to kitchen.

Farmhouse style KITCHEN/BREAKFAST ROOM (19' x 14'4") extensive range of timber fronted base and wall cupboards, roll top work surface and stainless steel double bowl sink and mixer tap, electric cooker and extractor to remain, spaces for fridge and freezer, ceramic tiled floor, double glazed windows and ample room for family sized breakfast table. Doorway to UTILITY ROOM (14'3" x 9'7") base cupboard, stainless steel double bowl sink and drainer, ceramic tiled floor, double glazed window and built in storage cupboard, doors to STUDY (10'2" x 9'8") woodblock floor, double glazed window.

Further doors from Utility Room to REAR HALL (9'10" x 10'3") Ceramic lined 'live' chimney, UPVC double glazed door and window to driveway, built in cupboards

and white Belfast style porcelain sink, and SIDE HALL with ceramic tiled floor, UPVC door to side and doors to ground floor BATHROOM (9'6" x 6'7") white panelled bath with electric shower and shower screen, low level WC and pedestal wash hand basin, part tiled to walls, separate CLOAKROOM (6'6" x 3'9") white pedestal basin and low level WC, ceramic tiled floor and lower walls, frosted double glazed window to side.

LANDING, double glazed window to front elevation, deep airing cupboard with foam lagged cylinder tank and doors to BEDROOM 1 (14' x 12'8") floor to ceiling mirror doored wardrobes and double glazed windows. BEDROOM 2 (11'5" x 13'1") excellent bank of louvre doored wardrobes and double glazed window with a beautiful rural aspect. BEDROOM 3 (14'5" x 14') louvred doored wardrobes and double glazed window to side elevation. DOUBLE BEDROOM 4 (9'3" x 14'4") 4th generous double bedroom with double glazed window and low door to general STORE ROOM (25' x 11'8") part pitched plastered ceiling with a maximum height of 5'9", double glazed window to pine end and built in cupboards.

FAMILY BATHROOM (9'5" x 9'4") traditional white suite including panelled bath with mixer tap, low level WC, bidet, wash hand basin and vanity cupboard and fully tiled shower cubicle with mains shower attachment, frosted double glazed window.

Staircase from first floor landing to second floor landing with doors to BEDROOM 5 (17' x 11'6") fitted carpet, double glazed window to side elevation and door to storage cupboard. BEDROOM 6 (14'2" x 17') fitted carpet, built in cupboard and double glazed window to side elevation.

Approached via a private farm track which extends across the rear of the property with a concrete hard standing. Predominantly lawned gardens with paved sitting area and fruit trees and mixed shrubbery and a dry stone wall to the rear boundary framing a majestic panoramic view. Garden shed, workshop and block built kennels to remain.



## Directions

Travelling from the M4 Motorway take junction 32 and proceed in a northerly direction along the A470 for about 11 miles (passing the turn off for Caerphilly and Pontypridd). At the roundabout take the 3rd exit, at the next roundabout take the 2nd exit proceed along the A472, Mafon Road. Take the first right hand turn, at the Railway Inn Public House and proceed up Llanfabon Road. Take the next right hand turn. After about 400 metres turn right, continue along this road for about half a mile and turn left into Garth Hall and proceed through Garth Hall and follow the drive up to the farm.

## Farm Buildings at Garth Fawr Farm

Garth Fawr Farm benefits from a useful range of traditional and modern farm buildings which are to be sold within lot 1.

The Buildings are suitable to house livestock in addition to storing forage crops and farm machinery.

The buildings are detailed below: -

1. The ruins of the former Garth Fawr House with attached lean-to housing Biomass Boiler serving central heating requirements of the Farmhouse. (30'x12' approx.)
2. Sheep Shed (100'x65' approx.)
3. Portal Framed Silage Shed (75'x40' approx.)
4. Lean-to for cattle/sheep (75'x40' approx.)
5. Lean-to for storage (60' x 30' approx.)
6. Collecting yard to include sheep pens/race.

## Farmland

The agricultural land at Garth Fawr Farm extends to about 104.55 acres (42.31 hectatres) including the site of the farm buildings/farm yard.

The majority if the land is productive pasture land capable of being mown and grazed by livestock. A small portion is woodland and rough grazing.

The farm benefits from Common Grazing Rights on CL55 Graig-Evan Common to graze in all seasons:-

38 Head of Cattle or 38 Horses or 300 sheep with followers.

## Lotting

Garth Fawr Farm is available as a whole, or in two lots as follows:-

### Lot 1:

Farmhouse, garden shed, workshop, dog kennels, farm yard and farm buildings set in 62.183 acres of pasture land as edged red on the plan. Access through Garth Hall Farm or for large agricultural machinery a point B.

### Lot 2:

42.372 acres of pasture and woodland. Access to this lot is available at Point A (off the adopted highway) or Point B (via a right of way over a track on adjoining land in third party ownership before exiting onto an adopted highway).

The buyer of this lot will be responsible to obtain a new metered mains water supply from the Dwr Cymru Welsh Water main which crosses the land.

## Basic Payment Scheme

The Farm Has been registered under the Welsh Basic Payment Application Scheme. The entitlements are excluded from the sale but are available to purchase by separate negotiation. The seller will retain the benefit of the 2017 Basic Payment Scheme claim.





## **General Remarks & Stipulations**

### **Tenure & Possession**

Freehold with Vacant Possession on Completion.

### **Method of Sale**

The farm is offered for sale, as a whole or in two lots, by Private Treaty.

### **Services**

Garth Fawr Farmhouse benefits from mains electric and water with a private drainage supply to a septic tank. The farmhouse has an offsite Biomass Boiler serving the central heating system. the farmhouse has a 3.8 Kw Solar Panel system on the roof to provide electricity supply to the farmhouse and benefits from the feed-in-tariff. The Farmhouse benefits from a free internet supply from an agreement with Airband. The Agreement covers the installation of antennas and associated equipment to distribute broadband signal for an alternative broadband network for businesses in South Wales – Rent received, £40 per month. Solar Panels have averaged £1,700 per year since installation.

### **Council Tax**

Band E

### **Fixtures and Fittings**

All fixtures and fittings are excluded from the sale unless specifically referred to in these particulars.

### **Sporting, Timber & Mineral Rights**

The sporting rights, mineral rights and timber are included within the freehold in so far as they are owned.

### **Wayleave, Easements & Rights of Way**

The property is sold subject to and with the benefit of all existing rights and obligations including rights of way, whether public or private, light, support, drainage, water and other obligations, easements, quasi-easements and all wayleaves whether referred to or not in these particulars.

### **Boundaries**

The purchaser(s) shall be deemed to have full knowledge of all boundaries and neither the vendor nor the vendors agents will be responsible for defining the boundaries or the ownership thereof.

## **Cross Compliance**

The seller will be responsible for the cross compliance up to the date of completion. The purchaser(s) will take over the cross-compliance obligations on completion and will indemnify the seller for any non-compliance which results in a penalty or reduction in the seller's payments.

### **Disputes**

Should any dispute arise as to the boundaries or any point arising in the General Remarks and Stipulations or Particulars of Scale, Schedule, Plan or interpretation of any of them the question shall be referred to the arbitration of the selling agents, whose decision acting as expert shall be final.

### **VAT**

Should any sale of the property, as a whole or in lots, or any right attached to it become a chargeable supply for the purpose of VAT, such Tax shall be payable by the purchaser(s) in addition to the contract price.

### **Plans, Areas and Schedules**

These have been prepared as carefully as possible and are based on the Title Deeds and Single Application Form 2015 Maps. The plans and schedules are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.

### **Viewings**

Viewings of Garth Fawr Farm including land and farm buildings is strictly by appointment only. Interested parties should contact Herbert R Thomas;

Andrew Thomas

Tel: 01446 776386/776379

Email: [andrewthomas@hrt.uk.com](mailto:andrewthomas@hrt.uk.com)

### **Guide Price**

Lot 1 - £620,000

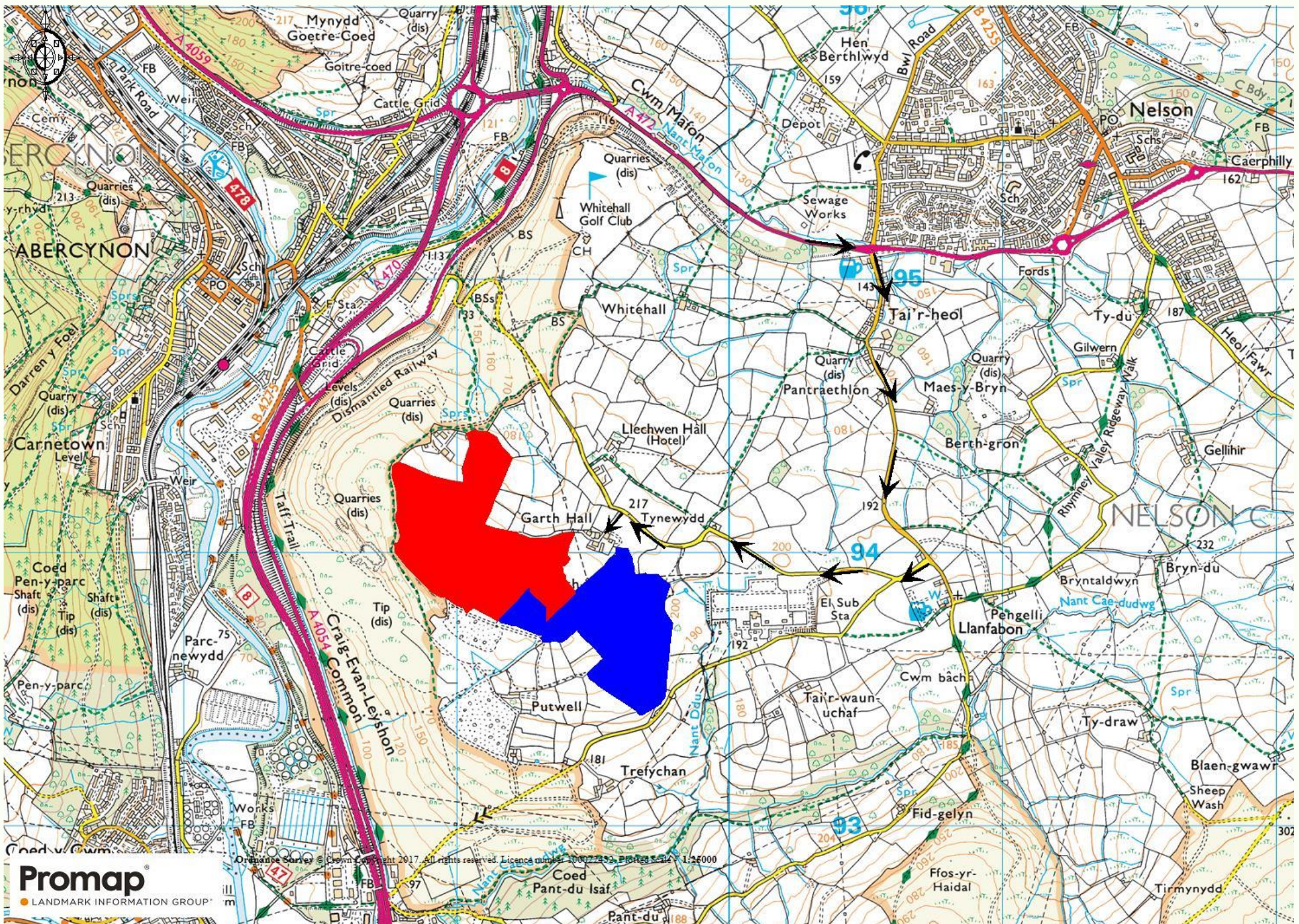
Lot 2 - £200,000

As a Whole - £795,000

### **Health and Safety Note**

The property is a working farm and therefore viewers should be careful and vigilant whilst on the holding. Neither the seller nor selling agents are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk.







# Energy Performance Certificate



Garth Fawr Farm, Cilfynydd, PONTYPRIDD, CF37 4HP

Dwelling type: Detached house  
Date of assessment: 23 October 2017  
Date of certificate: 02 November 2017  
Reference number: 8690-8675-6429-8927-9033  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 325 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 10,896
Over 3 years you could save	£ 1,755

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 504 over 3 years	£ 504 over 3 years	
Heating	£ 9,066 over 3 years	£ 8,172 over 3 years	
Hot Water	£ 726 over 3 years	£ 465 over 3 years	
Totals	£ 10,896	£ 9,141	You could save £ 1,755 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating

Very energy efficient • lower running costs



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 243	✓
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 788	✓
3 Heating controls (programmer and TRVs)	£350 - £450	£ 480	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

## Tenure

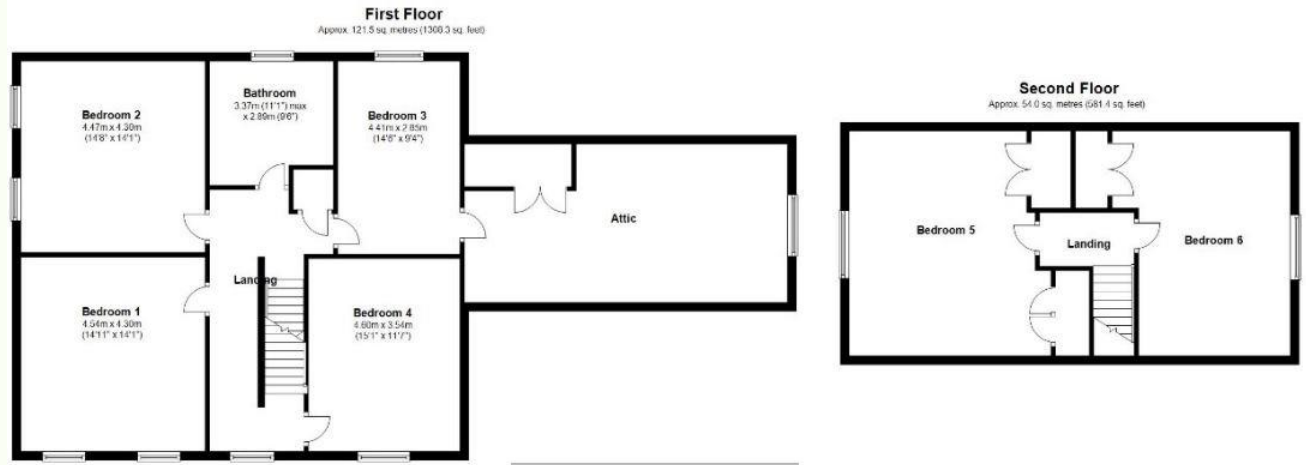
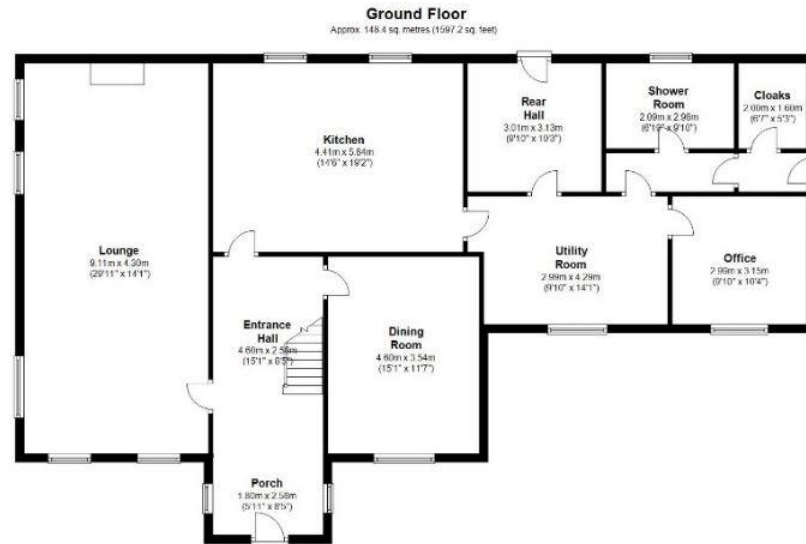
Freehold

## Services

Mains gas, electricity, water and septic tank drainage

Council Tax Band E

EPC Rating D



Viewing strictly by appointment through Herbert R Thomas

These particulars are believed to be accurate, but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



