



WATTS & MORGAN 150
ANNIVERSARY
1857-2017

GREEN MEADOW FARM
YSTRAD WAUN, PENCOED
CF35 6PW

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£679,950 - FREEHOLD

- Cardiff City Centre 18.6 miles
- Pencoed 0.6 miles
- M4 (J35) 1.6 miles

Watts & Morgan are delighted to present to the market this wonderful equestrian property with land of approximately 7.37 acres.

Offering a semi-rural feel, situated on Hirwaun Common with the town of Pencoed only a short drive away.

Excellent commercial opportunities for use as an established Bed & Breakfast and Livery.

The town of Pencoed enjoys excellent transport facilities being on the London Paddington - Swansea main line and Junction 35 of the M4.

The property briefly comprises;
Entrance Hall, Lounge, Sitting Room, Study, Conservatory, Kitchen/Breakfast Room, Utility Room, Cloakroom, First Floor Landing, three double Bedrooms, Family Bathroom and two guest double Bedrooms with En-Suites.

Externally the property enjoys;
Approximately 7.37 acres of land, stable yard, six stable boxes, a hay barn, tack room and a large workshop/utility room, rubber laid Manège.



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DESCRIPTION OF PROPERTY

Entered through an obscured timber and glazed door into the Entrance Hall which benefits from tiled flooring and a cloaks cupboard. A door leads to the Music Room which has a broad archway leading to the Lounge. This spacious principle reception room offers a central feature fireplace, carpeted flooring and windows to the front elevation. The Study enjoys original timber flooring and a window overlooking the front elevation. The Kitchen/Breakfast Room has been fitted with a range of base and wall units with granite work surfaces and an inset stainless steel sink. Integrated appliances to remain include; an 'Aga' oven and a 'Lovell' dishwasher. An archway leads to a spacious Conservatory which is currently utilised as a Dining Room by the current vendors. Leading off the Kitchen/Breakfast room is a further reception room currently used as a Sitting Room which enjoys a wood burning stove set within an inglenook chimney breast. A door leads to the rear Hall which offers access to the guest accommodation. Previously used as Bed & Breakfast accommodation, there are two generous double Bedrooms which both enjoy their own En-Suite Shower Rooms. The ground floor accommodation is further complimented by a Utility Room, Cloakroom and a Tack Room.

Accessed via a carpeted staircase from the inner Hall, the First Floor Landing provides access to the main bedroom accommodation. The first floor of the main house enjoys three spacious double Bedrooms, two to the front elevation and one to the rear elevation. These Bedrooms are served by a Family Bathroom which has been fitted with a four piece white suite comprising; a panelled spa bath, a shower enclosure with thermostatic shower, a pedestal wash basin and a low level dual flush WC.

GARDENS & GROUNDS

The property is offered for sale with approximately 7.37 acres of grounds comprising; a large paved stable yard area with parking available for cars and equestrian vehicles. There is a stable block offering six stable boxes, a hay barn, tack room and a large workshop/utility room which has the potential for conversion into additional accommodation subject to any necessary consents. The property has the benefit of solar panels which enjoys a high feed in tariff and a built in hot tub.

The grounds also include a rubber laid Manège which adjoins approximately 6.49 acres of gently sloping pastureland set into two separate enclosures. Both enclosures benefit from a natural water supply.

Stables 1 – Timber and Box profile sheet building with painted concrete block walls and a concrete floor comprising of three stables and a tack room. The building has the benefit of mains water and electricity available.

Stables 2 – Timber and Box profile sheet building with painted concrete block walls and concrete floor comprising of two stables and a hay barn. The building has the benefit of mains water and electricity available.

Stables 3 – Timber and Box profile sheet building with painted concrete block walls and concrete floor comprising a stable/store. The building has the benefit of mains electricity available.

Workshop/Utility Room – Box profile sheet building with painted concrete walls and concrete floor. The building has the benefit of mains water and electricity available.

SERVICES & TENURE

We have been reliably informed that all mains services are connected to the property. The property is Freehold.

DEVELOPMENT CLAWBACK

The whole property is offered for sale subject to a 50% development clawback clause for a period of 50 years from 2014 in favour of the previous owners.



Ground Floor

Approx. 166.5 sq. metres (1792.1 sq. feet)

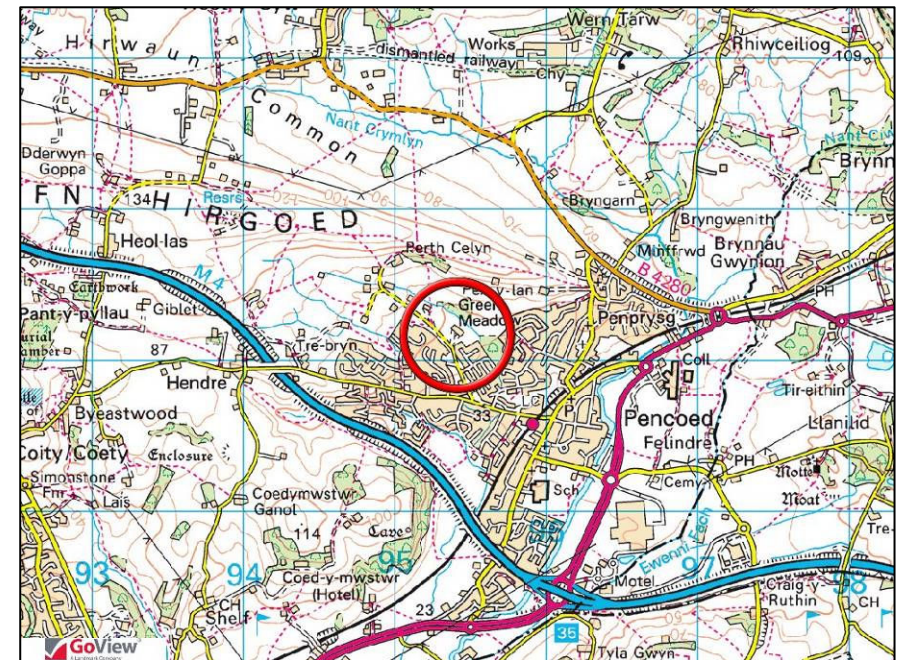
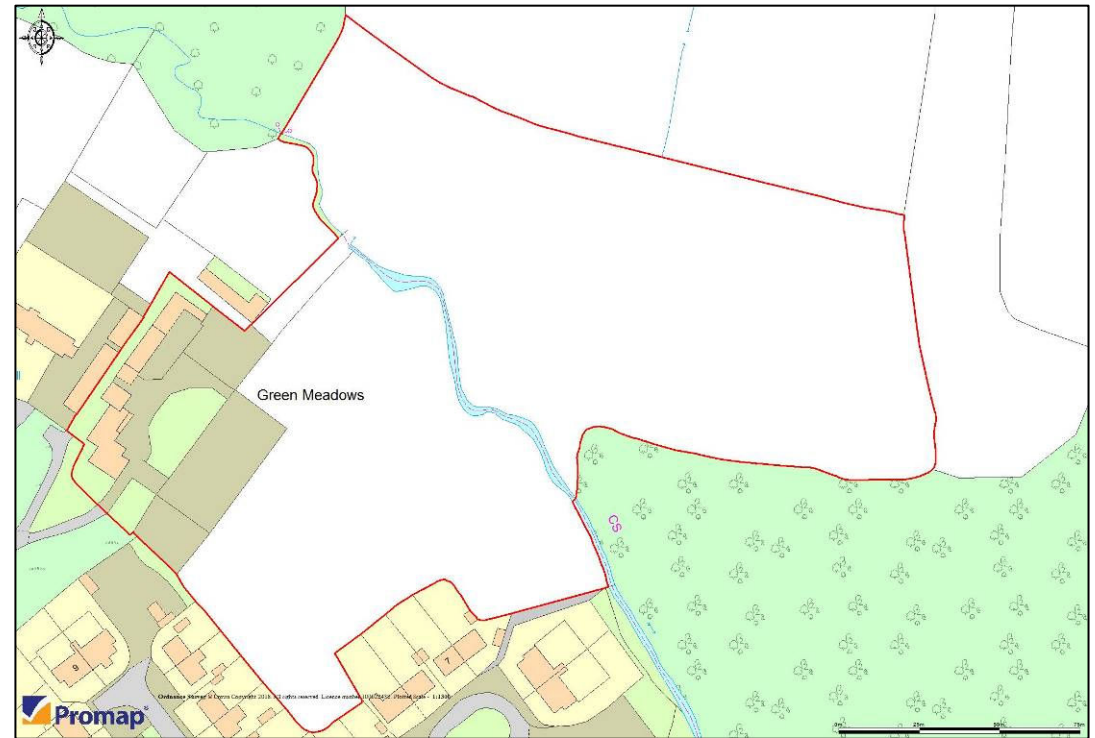
First Floor

Approx. 77.2 sq. metres (831.3 sq. feet)



Total area: approx. 243.7 sq. metres (2623.4 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		55	84
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		50	79
EU Directive 2002/91/EC			



