

Tyn Y Coed Farm

Brynnu, Pontyclun, CF72 9QT

Price £850,000

HARRIS & BIRT



Attractive Farmstead set in 42.25 acres

An attractive farmstead comprising of a Victorian detached house and a range of farm buildings set in 42.25 acres of long-term pastureland. The house itself is a substantial detached four bedroom farmhouse which was built in the late nineteenth century. It is sited in a private position and benefits from attractive rural views. The accommodation itself is well laid out in a traditional format albeit that it is somewhat dated. The ground floor comprises entrance porch, WC, utility room, kitchen/dining room with feature oil fired Aga and log burner, hallway and living. On the first floor, there is family bathroom, master bedroom, two double bedrooms with wash hand basins and a further single bedroom.

The farm buildings comprise of a mix of modern and traditional buildings, which are well suited to equestrian/livestock uses together with fodder storage. The land is gently undulating and laid to long term pasture offering good quality livestock grazing and mowing utility. Overall Tyn Y Coed Farm offers a mix of land that would provide year round grazing.

Brynna and its adjacent village Llanharan, offer a variety of amenities including three post offices, three established pubs, independent shops and local supermarkets, and three churches and coffee shops. The train station is a three minute walk from the property with main line railway links to Cardiff and Swansea. Also both M4 junctions 34 and 35 are just a few minutes drive away. There are three English primary schools and one Welsh primary school close by and there are plenty of community activities on offer via the community hall and rugby/social club. The village is surrounded by wonderful open countryside with many beautiful walks to hand.

- Attractive Farmstead
- Detached Four Bedroom Detached Farmhouse
- Outskirts of Brynna
- Circa 42 Acres of Pasture Land
- Range of Outbuildings
- Good Equestrian Facilities

Main House

Accommodation

Ground Floor

Entrance Hallway 5'10 x 19'6 (1.78m x 5.94m)

The property is entered via UPVC front door with inset lead lined opaque glazed vision panel. Further natural light via lead lined opaque double glazed vision panel to open entrance hall. Straight staircase leading up to first floor landing. Papered walls. Wood effect flooring with inset coir matting. Built in radiator. Good sized book storage housing open shelving. Doorway opens through into;

Living/Dining Room living (12'9 x 13'1) dining (12'9 x 9'0) (living (3.89m x 3.99m) dining (3.89m x 2.74m))

An attractive principal reception room with range of UPVC double glazed windows to front and rear elevation. UPVC double glazed patio door opening out to side garden. Open chimney sat on a flagstone laid hearth. Range of pointed stone walls. Inset feature beams. Top hung rolling doors offers good access to storage to rear. Range of built in radiators. Fitted carpet. Attractive alcove shelving adjacent to fireplace.

Kitchen/Dining/Sitting Room kitchen/dining (13'2 x 12'8) sitting (13'2 x 11'4) (kitchen/dining (4.01m x 3.86m) sitting (4.01m x 3.))

Another attractive reception space with open plan kitchen/living/dining space. Fitted kitchen comprising wall and base units in a shaker style with mottle effect worksurfaces. Features to include composite sink and drainer with chrome mixer tap. Free standing Aga in a royal blue finish. Under set ovens and warming trays and two good sized circular hobs, as well as warming plate. Built in Welsh dresser in matching style with glass display

cases. Terracotta tiled flooring. Tiled splashbacks. UPVC double glazed windows to front and rear elevation enjoying plenty of natural light. Good sized space for dining table and chairs. Open fireplace with inset log burning stove set on a tiled hearth. Pointed stone surround. Feature beams. Door through to;

Utility Room 11'3 x 7'9 (3.43m x 2.36m)

Good sized utility room with range of fitted base units in a cream shaker style. UPVC lead lined half glazed pedestrian door. UPVC double glazed lead lined window to rear elevation. Skimmed walls. Wood beamed ceiling. Terracotta tiled flooring.

WC

Two piece suite comprising low level WC and chrome wash hand basin with stainless steel drainer and chrome taps. Space for washing machine and tumble dryer. UPVC double glazed windows to side elevation. Skimmed walls with tiled splash backs. Tile effect vinyl laid flooring.

First Floor

Landing 9'3 x 12'11 (2.82m x 3.94m)

Access via full turn staircase from entrance hall to open landing. UPVC double glazed picture window to rear elevation. Papered walls. Access to loft via hatch. Communicating doors to first floor rooms.

Master Bedroom 11'11 x 13'8 (3.63m x 4.17m)

Good sized double bedroom with attractive high ceilings. UPVC double glazed windows to front elevation. Skimmed walls. Coved ceiling. Fitted carpet. Fitted radiator. Vanity unit with inset China oval sink and mixer tap under set vanity unit.

Bedroom Two 10'3 x 13'9 (3.12m x 4.19m)

Another good sized double bedroom. UPVC double glazed window to rear elevation enjoying open views across

countryside. Papered walls. Coved ceiling. Wood effect flooring. Fitted radiator. Vanity unit housing ceramic sink bowl and taps.

Bedroom Three 11'11 x 9'2 (3.63m x 2.79m)

Good sized double bedroom. UPVC double glazed window to front elevation. Papered walls. Fitted carpet. Fitted radiator. Built in mirrored fronted wardrobe.

Bedroom Four 9'3 x 9'11 (2.82m x 3.02m)

Fourth double bedroom. UPVC double glazed window to front elevation. Papered walls. Fitted carpet. Built in wardrobe.

Bathroom 13'8 x 9'1 (4.17m x 2.77m)

Three piece suite in white comprising low level WC. Wood panelled bath with chrome taps. Pedestal wash hand basin. Fully tiled walls. Fitted carpet. Fitted radiator. UPVC double glazed opaque window to front elevation. Airing cupboard housing hot water tank and open shelving.

Shower Room

Entered via ranch style louvre doors into inset shower. Shower head attachment. Fully tiled walls. Fitted radiator. Fitted carpet.

Outside

Range of outbuildings, stable blocks and pasture spanning to 42.25 acres.

Gardens

Attractive garden laid mainly to lawn with pond and well bedded borders with mature shrubbery etc. Concrete laid pathway wraps around the property with access to front and rear.

Outbuilding One 74'9" x 20'8" (22.8 x 6.3)

Attractive detached stone fronted pitched roof structure. Current housing for wooden double doors offering access

to garage. Good sized log/ coal store. Range of built in loose boxes behind wooden stable doors. Good open space offers plenty of room. Tack room/ storage room. Modern roof timbers. Easy conversion opportunity. Good sized stable with wall mounted hay racks behind aluminium gate.

Outbuilding Two 20'8" x 11'1" (6.3 x 3.4)

Good sized block built outbuilding with monopitched roof, housing log store and good sized secondary storage room.

Stable Block

Range of loose boxes and good sized stable block. Access straight out onto yard.

Hay Barn

Monopitched hay barn of steel construction, currently in use as haystore.

General Barn

Another good sized barn housing American style loose boxes, steel construction with pitched roof.

Land

Tyn Y Coed Farm spans to 42.25 acres of gently sloping, flat, arable pasture of good quality (Grade 3b) with mixed native woodland within one land holding. Divided by a single track drive into the farmyard. Natural water and timber field shelters to most fields. Good quality stock proof fencing comprising mostly sheep fencing, as well as mature hedgerows. Please note we will not be selling the holding with Basic Payment Scheme (BPS) entitlements.

Services

Oil fired central heating, Aga is fired by the oil. Modern Worcester oil fired central heating boiler in Kitchen. Mains electric and water. Cesspit drainage to rear garden.

Public Rights of Way

Please note there are public rights of way across the property. We would recommend liaising with your solicitor at point of purchase.

VAT

The prospective purchaser should familiarise themselves with the VAT status of the property. Should any sale of the property 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 & Schedules

Any plans have been prepared to the foremost accuracy based on Land Registry plans. Any plans within these particulars are published for illustrative purposes. The accuracy of such plans are not guaranteed.

Boundaries

A purchaser shall and will be deemed to have full knowledge of all boundaries. Neither the vendor or selling agents will be responsible for defining said boundaries or the ownership thereof.

Disputes

Should a dispute arise as to the boundaries or any point referenced in the General Remarks, Stipulation, Schedule, Plan within the Particulars of Sale, the question will be referred to the arbitrator specified by selling agents, whose decision acting as expert shall be final.

Health & Safety

Due to the nature of the property, neither the seller nor agents are responsible for the safety of those viewing. All those viewing the property do so at their own risk.

Anti Money Laundering

As part of our obligations under the UK Money Laundering Regulations 2017, Harris & Birt will require any purchaser or tenant to provide proof of identity along with any other supporting documentation requested.

Viewing Arrangements

Viewing to be arranged for daylight hours and by appointment only through the sole agents.

All Enquiries

Please contact Richard T Harris BSc (Hons) MRICS or David M Lakin BA AssocRICS

Harris & Birt
65 High Street
Cowbridge
Vale of Glamorgan
CF71 7AF

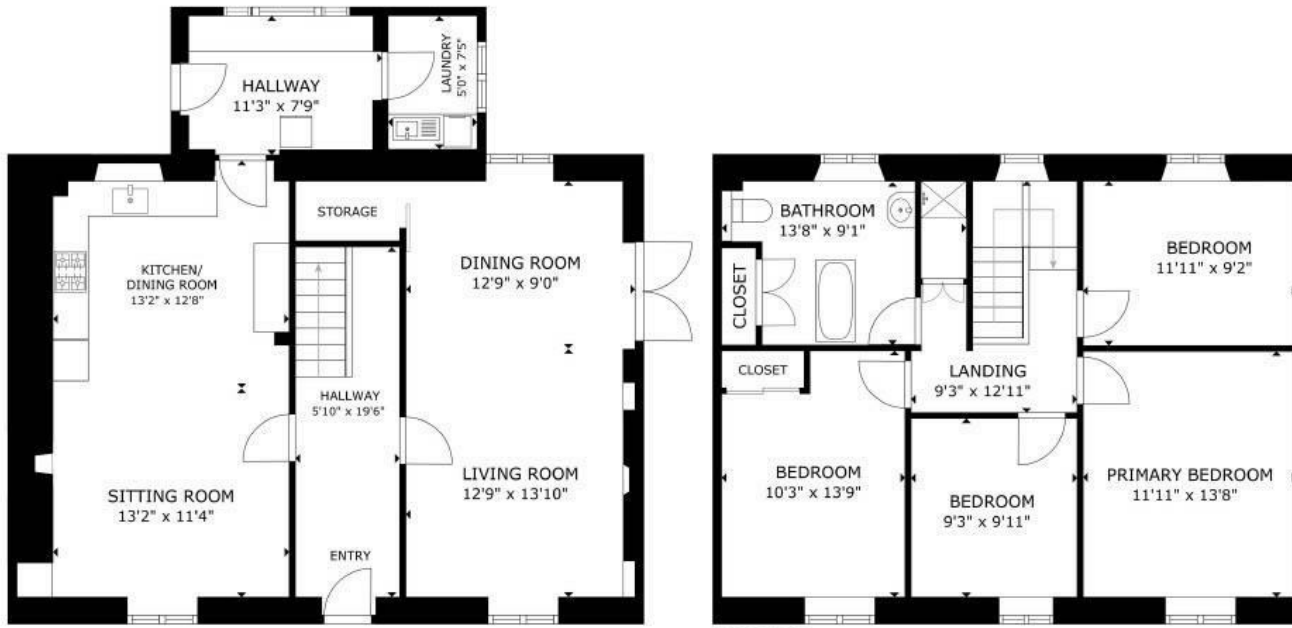












FLOOR 1

FLOOR 2

HARRIS & BIRT
 CHARTERED SURVEYORS & ESTATE AGENTS

GROSS INTERNAL AREA
 FLOOR 1: 934 sq. ft, FLOOR 2: 763 sq. ft
 TOTAL: 1,697 sq. ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge

65 High Street, Cowbridge, CF71 7AF
 01446 771777 cowbridge@harrisbirt.co.uk

Cardiff

359 Caerphilly Road, Cardiff, CF14 4QF
 02920 614411 cardiff@harrisbirt.co.uk

harrisbirt.co.uk

Harris & Birt is the trading name of Ingram Evans Care Ltd. Registered Office: 359 Caerphilly Road, Cardiff, CF14 4QF. Company No: 04845507

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) 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 | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) 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 | | | |
| England & Wales | | EU Directive 2002/91/EC | |

