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**Caner Bach Farm**

Blackmill,  
Bridgend,  
Mid Glamorgan,  
CF35 6EP

## Caner Bach Farm

Asking price **£799,950**

A truly unique opportunity to purchase a hilltop small holding, extended and fully refurbished to an award winning standard. Sold with commoners rights over the neighbouring Coity Walia common and enjoying breath-taking Panoramic views.

Beautifully presented detached stone built farmhouse

Set in grounds totalling 1.16 acres

Self-contained one bedroom annex cottage

Extended and sympathetically restored to an award winning standard in 2009/2010

Landscaped gardens and paddock

Outbuildings and stables

Commoner's rights over the neighbouring Coity walia common

Adjacent to bridal path for riding out

Stunning panoramic views





Caner Bach farm house is a truly stunning property which was sympathetically restored to a high standard winning awards for building excellence at the National Building Quality Awards. It is a unique opportunity to purchase a hilltop small holding above the village of Blackmill with direct access onto hundreds of acres of common land. The beautifully restored property has been finished to the highest of standards, retaining a wealth of charming character with all of the comforts of a modern property. The ground floor with flagstone laid floors benefits from under floor heating throughout. The entrance hallway leads through to a reception hall/study which benefits from window to front, a multi fuel wood burning stove set within an angle nook brick built fire place with large wooden beam mantle over. There is part exposed stone work to one wall. The L shaped lounge benefits from window and French doors leading out to the garden and enjoys the panoramic views over the rolling hills. A multi fuel stove is set within a brick built angle nook fire place with flagstone hearth and large wooden beam mantle over. Flagstone laid and lead to curved feature stone stairs, which lead to the first floor accommodation. The room benefits from stained glass feature windows with two storage cupboards. The hugely impressive kitchen/dining/living room with mistral balcony over measures 30' 19" long. It benefits from windows to two aspects and glazed French doors leading to the garden enjoying the same views as lounge. The high pitched ceilings have visible king post roof timbers with both end walls featuring exposed stonework. The kitchen offers a range of handmade bespoke storage units with a mix of hardwood butchers block and black granite work surfaces. A Rayburn 800 oil fired Range provides cooking facilities and domestic hot water and under floor/central heating. Within the kitchen is an integrated dishwasher, washing machine and washer/dryer. The utility room has a continuation of the same bespoke units as the kitchen, it has Belfast sink unit with mixer tap over, an integrated freezer, door to outside and windows to rear and side aspects.

Off the utility room is a beautiful shower room/WC offering a white four piece suite which includes a double shower cubicle with a rainfall shower over, low level WC, bidet and sink unit with travertine tiled flooring and extensive tiling to walls. To the first floor landing with exposed oak wood floors gives access to three double bedrooms all are light and airy spaces with both windows and skylights. Bedrooms two and three benefit from built in wardrobe space. The family bathroom offers a white three piece suite including free standing roll top bath. It has exposed stone work to one wall and slate tiled flooring. Outside the grounds total 1.16 acres and comprise of landscaped lawned gardens with paved and ornate gravel patio areas. The self-contained annex cottage which is currently being used as an Airbnb with an average revenue of £12,000 per annum. It offers a reception room with fitted kitchenette which includes an integrated oven, four ring hob and washing machine. The double bedroom benefits from an ensuite

shower room with double shower cubicle with electric shower, the room that was once a smokehouse and has a feature fire place. The outbuilding offers a tractor barn which measures 18' 2" x 34' this enclosed space benefits from electric roller shutter door and benefits from power and lighting. It could easily be adapted into an American style stable building. A kennel or nursery for private or commercial use with separate toilet, washing machine and handwashing sink facilities. A further storage room attached to this building houses the water treatment works from the private borehole. The paddock is enclosed with timber panel and picket fencing, there is a detached stable building. This truly unique opportunity must be viewed to appreciate the outstanding workmanship that has gone into creating the beautiful farmhouse and to enjoy the far ranging panoramic views. The property has full HIK, CCTC system installed and fully functional.

Viewings highly recommended.





### Directions

From junction 36 follow signs for Bryncethin. Travel through Bryncethin following signs for Blackmill, upon entering the village, take the 1st right signposted Dan-Y-Bryn. Pass the entrance to the cul-de-sac and travel out onto the country lane. Take the 1st right, proceed up the hill, turn left and travel over the cattle-grid, continue along this lane to the top of the hill where Caner Bach will be found.

### Tenure

Freehold

### Services

Mains electricity with photovoltaic solar panels. Water via a private water supply and water treatment plant. Drainage via environment agency approved digester. Heating via Kerosene oil. Council Tax Band F  
EPC Rating D

72823, 4/16 PH Energy performance certificate (EPC) - Find an energy certificate - GO.UK

Energy performance certificate (EPC)		
Caner Bach Farm Bryncethin CF33 6EP	<b>Energy rating</b> <b>D</b>	Valid until: 21 March 2028 Certificate number: 0205-3005-6071-0006-0941
Property type	Detached house	
Total floor area	177 square metres	
<b>Rules on letting this property</b>		
Properties can be let if they have an energy rating from A to E.		
You can read <a href="#">guidance for landlords on the regulations and exemptions</a> ( <a href="https://www.gov.uk/guidance/energy-ratings-property-owners">https://www.gov.uk/guidance/energy-ratings-property-owners</a> ) or <a href="#">energy standard landlord guidance</a> .		
<b>Energy rating and score</b>		
This property's current energy rating is D. It has the potential to be B.		The graph shows this property's current and potential energy rating.
<a href="#">See how to improve this property's energy efficiency.</a>		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.
For properties in England and Wales: the average energy rating is D the average energy score is 50		

Viewing strictly by appointment through Herbert R Thomas

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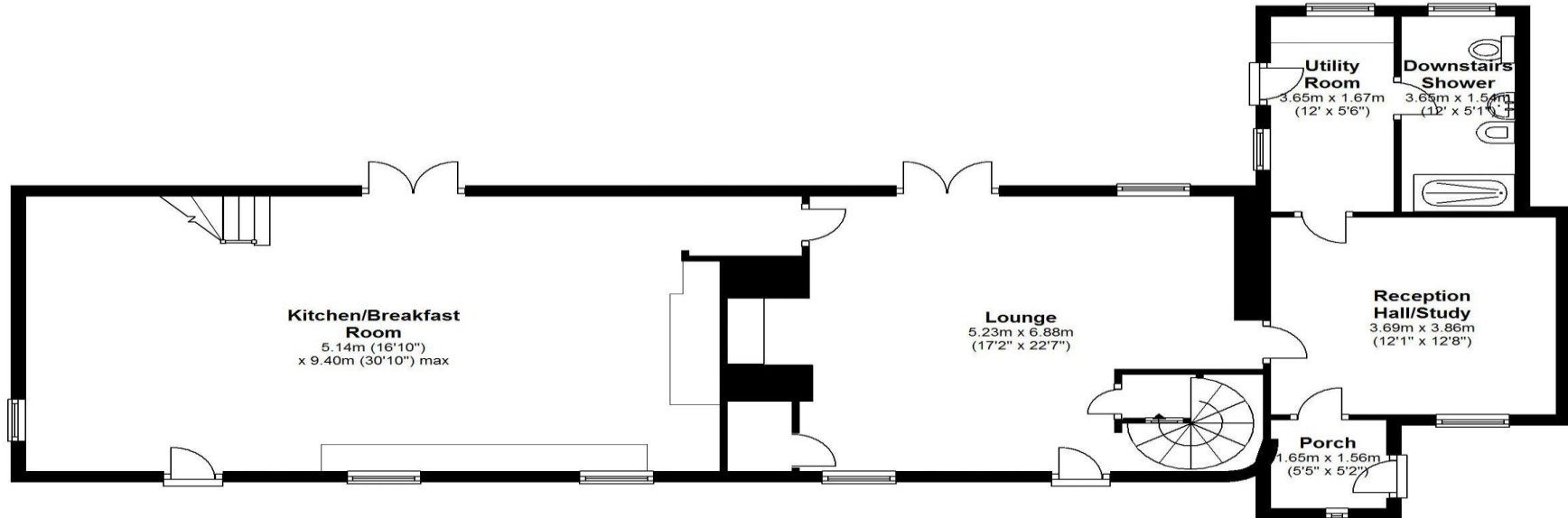
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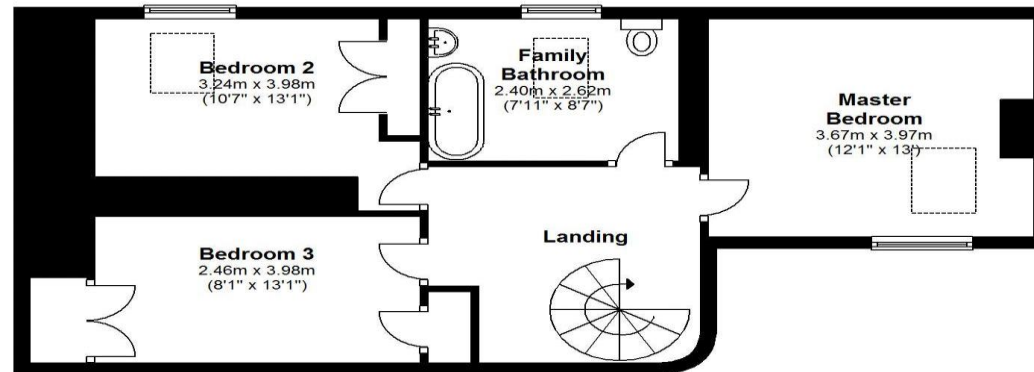
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



**Ground Floor**  
Approx. 116.0 sq. metres (1248.4 sq. feet)



**First Floor**  
Approx. 61.2 sq. metres (658.7 sq. feet)



Total area: approx. 177.2 sq. metres (1907.1 sq. feet)

