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The Old Stables
Cefn Cribwr,
Bridgend
CF32 0BP

The Old Stables

Asking price **£750,000**

Herbert R Thomas are pleased to present this unique equestrian property to the market with no ongoing chain. Located just a few minutes from the M4 corridor, The Old Stables is a four double bedroom detached barn conversion situated amongst 5.68 acres of land with a 40m x 20m professionally installed menage, separate paddock, fully equipped barn with four stables and tack room, 24 aviaries and two additional outbuildings. With great outdoor space and views, the property also comes with an outdoor kitchen, covered patio area complete with koi pond and a secluded area with hot tub. There are extensive surrounding bridal paths and access to the forestry.

Unique equestrian property on 5.68 acres

Fantastic location just a short drive from the M4 corridor

Detached four double bedroom barn conversion

Barn with four stables, storage and tack room

24 bespoke aviaries

Professionally installed 40 x 20 menage

Covered outdoor seating area with outdoor kitchen

Off road parking for multiple vehicles o
Workshop

Summer house





The property is entered via a double glazed stable door leading into the entrance hallway with beautiful oak doors leading to all four double bedrooms, the family bathroom and kitchen/diner.

The kitchen is fitted with a range of oak base, wall, and drawer units with complementary granite work surfaces and display cupboards with bespoke etched glass. The sink is inset with a mixer tap and there is an integrated dishwasher and coffee machine with further space allows for an American fridge freezer and washing machine. The kitchen benefits from underfloor heating and there is plenty of room for a table and chairs or alternatively, an island counter and doors lead to the lounge and the boot room. The lounge is generous in size and benefits from French doors leading onto the garden along with four additional double glazed windows and a Topstak wood burning fire. The boot room houses the second wood burning fire and has four double glazed windows overlooking the garden and two skylight windows above.

There are four double bedrooms to the property. The main bedroom has French doors opening onto the garden and a handy cloakroom/WC. The cloakroom comprises a two piece suite with WC and a vanity unit with wash hand basin inset. Bedroom Two also benefits from French doors opening onto the garden. Bedrooms three and four are both generous in size and have windows to the front overlooking the garden. Bedroom three is currently being used as a walk in dressing room and bedroom four is being used as a home office. All of the bedrooms capture the views of the surrounding woodland. The family bathroom is fully tiled and comprises a beautiful four piece suite. There is a whirlpool bath with an off tap shower attachment and waterproof TV along with a combination unit with WC and wash hand basin.

The bathroom also has additional storage, underfloor heating and a fully enclosed bespoke multi jet steam shower.

The property is approached by a long sweeping driveway which allows access to just two properties. At the top of the drive there is off road parking for multiple vehicles. There is a drive and five bar gate behind the property which allows access to the barn. To the rear is a beautiful outdoor seating area with fully equipped outdoor kitchen complete with pizza oven. Steps lead to a secluded area with hot tub. The barn is 60 foot in length and houses four separate stables comprised of composite framework and secure doors. There is storage, a tack room and mezzanine level above and benefits from power, light & water and is secured by an electric shutter door. There is an additional sliding door to the rear which allows access to the bespoke aviary. The area consists of 19 - 8x8

and 5 - 16x8 aviaries, there is power, light and water. There are two fields, one contains the menage which was professionally installed in 2018 by Total Equestrian. It measures 40m x 20m and laid with rubber sand. The other provides a paddock for the horses. There are two additional outbuildings, a wooden cabin/summerhouse and workshop, both with power and light.

The property benefits from access to the forestry allowing the use of the surrounding bridal paths and walks.





Tenure

Freehold

Services

Mains water and electric, oil central heating and cesspit

Council Tax Band

EPC Rating

Referral Fees

Herbert R Thomas are happy to refer you to local solicitors and financial advisors.

If you choose to use their services, they will pay a referral fee. However, you are under no obligation to use their services.

We refer sellers and purchases to:

- Thomas & Thomas and Howells solicitors in Bridgend. We would receive a referral fee of £200 from Thomas & Thomas and Howells solicitors if you decide to use their services.
- TD Financial LTD (Rebecca Hall) and Randall & James (Oliver Randall). We would receive a referral fee of 25% of the procurement fee they earn from the financial provider.

Please note that the referral fees are paid by the solicitors and the financial advisors, not by you.

Please also note should you chose to instruct the solicitors via referral from ourselves the fee will be NO SALE, NO FEE.

AWAITING EPC

Directions

Travelling in a westerly direction exit the M4 at the Sarn interchange following the signs for Maesteg A4063. Cross 2 roundabouts and down a short stretch of dual carriageway travelling through 2 sets of traffic lights . At the next roundabout take the 2nd exit/straight on signposted 'Aberkenfig'. Follow this road for approximately 3/4 of a mile turning right opposite the Fountain Restaurant. Over a level crossing and just after the park slip nature reserve you will reach a T Junction, turn left. Follow this road for approximately 1 and a half miles turning right up a private driveway sign posted 'The Stables, Ty Talwyn Farm'. At the top of this road 'The Old Stables' lies on your right hand side.

Viewing strictly by appointment
through Herbert R Thomas

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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.



Approx Gross Internal Area
394 sq m / 4241 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Mode Snappy 360.

