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Pen Yr Heol

Blackmill,
Bridgend,
CF35 6EN

Pen Yr Heol

Asking price **£499,995**

This charming detached four bedroom farmhouse sits on just under 0.5 acre and offers a fantastic opportunity for those seeking a spacious family home with a rural feel.

Charming four bedroom detached farmhouse

A beloved family residence for over 47 years

Generous plot with wrap-around gardens and fantastic countryside views

Farmhouse kitchen with Rayburn

Large workshop/barn, garage & log store

Lounge with inglenook fireplace & log burning fire

Peaceful outlook whilst still within easy reach of the nearby Villages

****Check out the 360 virtual tour****





A rare opportunity to purchase this delightful detached farmhouse, nestled on just under 0.5 acre of land and cherished as a family home for over 47 years. Offering a generous plot with wrap-around gardens, garage, workshop, and log store, this property combines rural charm with practical living, all framed by stunning countryside views. The spacious accommodation has four double bedrooms over two levels offering versatile living options. The farmhouse kitchen features the original flagstone flooring and a traditional Rayburn, perfect for cooking and heating the home. A generous lounge with a rustic inglenook fireplace and log burner creates a cosy atmosphere admiring the views. There is a separate utility and boot room for added convenience. A large workshop/barn with an inspection pit, mezzanine level, and inner storage offers fantastic potential for various uses. Positioned at the top of the common, the property offers uninterrupted countryside views, while still being within easy reach of local villages for all essential amenities. Whether you're looking for a family home or a property with potential for further development, this is an opportunity not to be missed.

The property is entered via a small porch with a UPVC door, opening into the entrance hallway. The hallway provides access to the lounge, dining room, kitchen, main bedroom, and family bathroom. The lounge is a generously sized dual-aspect room with windows to both the front and rear, capturing stunning views. The lounge is carpeted and features a large inglenook fireplace with a log burner/multi-fuel fire, creating a fantastic focal point. The dining room is another spacious room with fitted carpet and a window to the rear, also enjoying countryside views. The main bedroom is positioned on the ground floor and is a well-proportioned double room with ample space for wardrobes. It enjoys views over the surrounding countryside and has a doorway providing direct access to the family bathroom. The family bathroom is fitted with a four-piece suite comprising a panelled bath, WC, shower cubicle, and pedestal wash hand basin. The walls are fully tiled, and there is a window to the rear. Laminate flooring is fitted

throughout. The kitchen lies at the heart of the home. Originally three separate rooms, the space was combined around 40 years ago to create a large farmhouse-style kitchen. Features include: original flagstone flooring (partially carpeted), a range of base, drawer, and display units, laminate work surfaces, freestanding gas cooker, space for an under-counter fridge, 1.5 bowl sink unit, multiple windows to the front and rear, Rayburn cooker, which also serves as the property's heat source and a stone fireplace with a large mantle. A boot room leads off from the kitchen with access to a separate utility room with WC, a door allowing access from the garden and offers a range of cupboard space with laminate work surfaces and room for a fridge. The utility area includes a range of fitted units, a Belfast sink with plumbing for a washing machine, a wood work-surfaces and concrete flooring and WC.

The first floor is accessed via a carpeted staircase from the kitchen, leading to a carpeted, L-shaped landing with a window to the rear and a useful storage cupboard. Bedroom one is a spacious double room featuring a built-in wardrobe, exposed beams, a part-pitched ceiling, a window to the front and fitted with carpet. Bedroom two is another double bedroom with built-in storage and a window to the front. Bedroom three is a smaller double bedroom with built-in storage housing the hot water tank, and a window to the rear.

The property sits on approximately 0.43 of an acre and is surrounded by fantastic countryside views. A long driveway with farm gates leads to the yard at the front. There is secure parking for multiple vehicles, a substantial size workshop/barn with an inspection pit and internal storage facilities and additional outbuildings which include a log store and garage structure. Gardens surround the property with areas of lawn and sections of mature trees and shrubs.





Tenure

Freehold

Services

Electric, cesspit, Spring water supply

Council Tax Band E

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

From Junction 35 of the M4 Motorway, head north towards Pencoed with Starbucks to your right and continue over the next two roundabouts. At the fourth roundabout, take the first exit and follow this road for approximately a mile and a half taking the second right and then pass the Rockwool factory on your left hand side. At the T junction bear right and follow along Chapel Road until you reach the crossroads. Turn left and follow uphill and continue up the common, passing two cattle grids. After the second cattle grid, the property can be found on the right hand side just a few yards along the road.

Viewing strictly by appointment
through Herbert R Thomas

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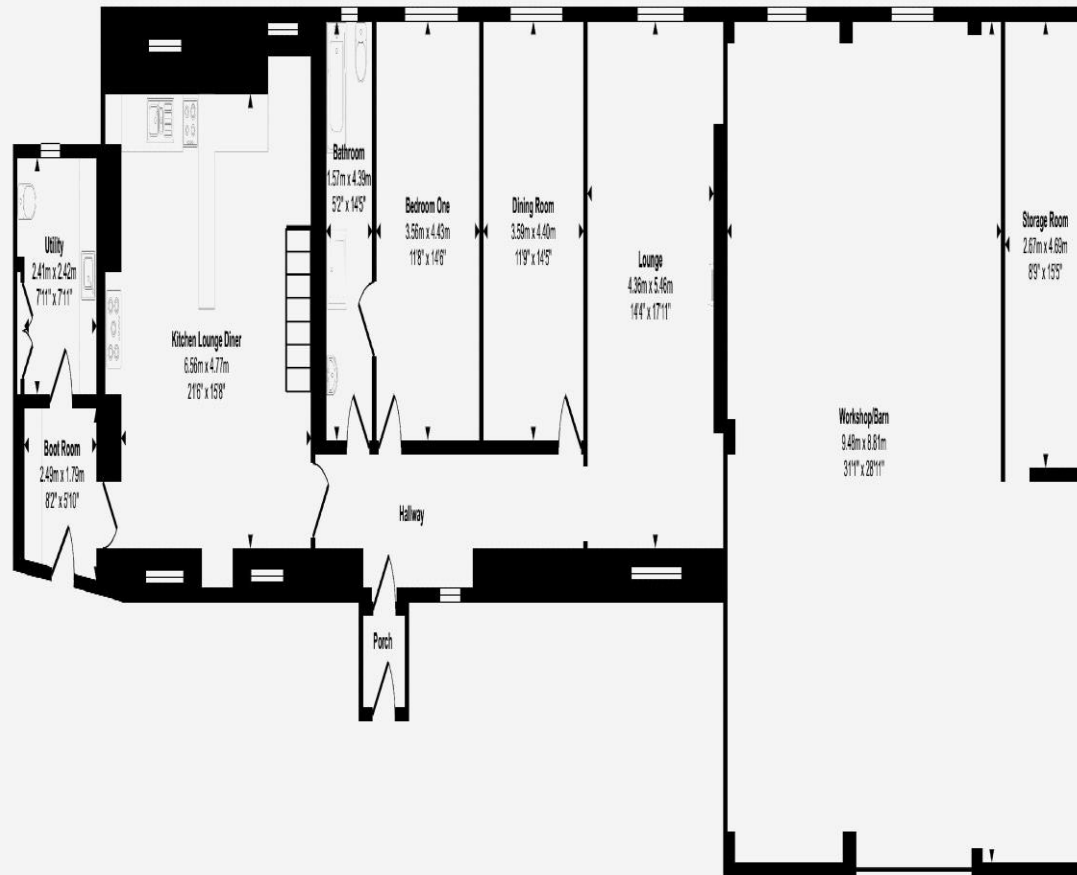
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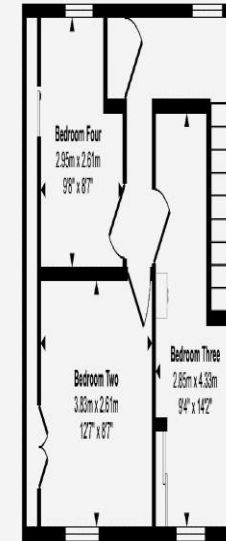
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



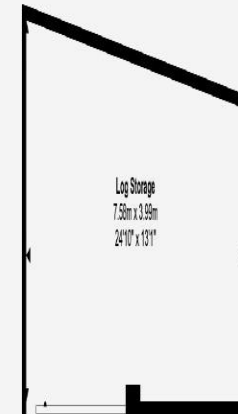
Approx Gross Internal Area
332 sq m / 3573 sq ft



Ground Floor
Approx 247 sq m / 2659 sq ft



First Floor
Approx 39 sq m / 418 sq ft



Storage
Approx 27 sq m / 288 sq ft



Garage
Approx 19 sq m / 206 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 Make Snaggy 360.

