



CARNCELYN AND PENYGRAIG FARM

PENYGRAIG, TONYPANDY CF40 1EY



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FOR SALE AS A WHOLE

Tonypandy 4 miles • Llantrisant 7.5 miles • Cardiff 19 miles

Carncelyn Farm and Penygraig Farm present an exciting opportunity to acquire a significant upland livestock rearing holding with potential for future diversification to renewable energy and environmental enhancement.

The farms are situated in an elevated position above Penygraig and less than 1 mile from the A4119. Carncelyn and Penygraig extend to approx. 325 acres of mainly upland permanent pasture.

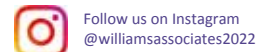
FOR SALE BY PRIVATE TREATY



CHARTERED SURVEYORS - ESTATE & LAND AGENTS - AUCTIONEERS VALUERS

The Old School, The Bryn, Penpergwm, Abergavenny, Monmouthshire. NP7 9AH

Tel: 01873 840726 Email: info@williamsassociates.org.uk web: www.williamsassociates.org.uk



Carncelyn Farm has been in the family since the 1600s and the farm is deeply rooted in history within the region.

Situated on the easterly facing slope of Carn-y-Celyn and Mynydd Pen-y-Graig the farm has uninterrupted views across the Rhondda Valley, yet located within 19 miles of the Capital City Cardiff.

Carncelyn farmhouse offers a generous three bedroom property together with three reception rooms. Penygraig farmhouse is in need of complete renovation.

The extensive upland livestock holding is currently used for sheep rearing with potential for renewable energy or carbon sequestration schemes in the future, subject to planning permission.

CARNCELYN FARMHOUSE

Situated in a sheltered location yet with magnificent views over open countryside the farmhouse is nestled into the hillside with adjacent stone outbuildings and ample parking/turning area.

The rough cast rendered farmhouse is well positioned and has a modern feel with mains electricity and mains gas supply, and its own spring water supply.

The accommodation briefly comprises:-

Porch

UPVC door opens to porch area with side aspect double glazed window. Further glass panel door opens to;

Lounge

Generous sized living area with double glazed window to front aspect. Feature cast iron log burner set in surround. Exposed beams to ceiling. Radiator.

Family Room

Second reception room adjoins the lounge with double glazed window to front aspect. Radiator.

Sitting Room

Situated to the rear aspect of the property with two double glazed windows providing a good level of natural

light. Again the exposed beams to the ceiling are a great feature. Wood panel door opens to enclosed staircase leading to first floor landing. Radiator.

Kitchen

The Kitchen and dining area extends over two rooms, comprising of a good selection of beechwood coloured wall and base units with two stainless steel sinks inset to worktops. Integrated appliances include; oven and four ring gas hob. Wall mounted gas boiler. Double glazed windows. UPVC door opens to courtyard area.

First Floor

Shower Room

Shower room with modern white suite comprising; walk in shower, WC and wash hand basin set in a white vanity unit. Ample white fitted storage. Double glazed window. Radiator.

Bedroom 1

Main bedroom with double glazed window to the front aspect occupying superb views over the countryside. Radiator.

Bedroom 2

Double bedroom, with double glazed window to the front aspect occupying superb views over the countryside. Radiator.

Bedroom 3

"L" shape bedroom with double glazed window overlooking the courtyard. Built in storage cupboard. Radiator.

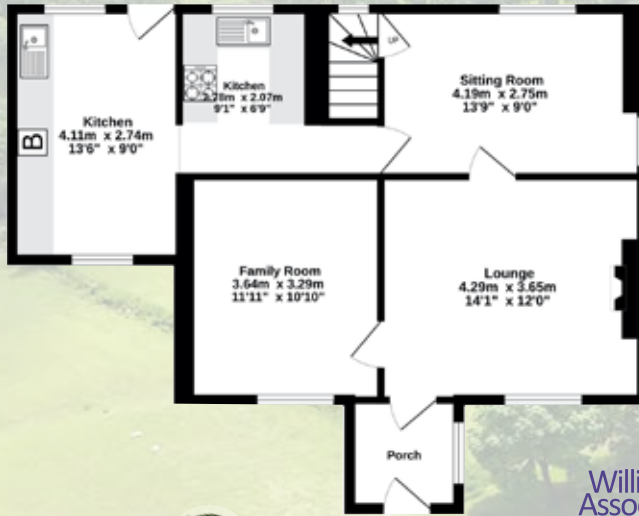
There is a range of traditional stone outbuildings together with various Lean to's under corrugated tin roofs adjacent to the farmhouse. There is a separate smaller stone building also within the yard.

To the north west of the farmhouse is a range of dilapidated traditional stone buildings which are believed to be the former farmstead.



CARNCELYN FARMHOUSE

Ground Floor
60.3 sq.m. (649 sq.ft.) approx.



Williams Associates
chartered surveyors

TOTAL FLOOR AREA: 108.8 sq.m. (1171 sq.ft.) approx.

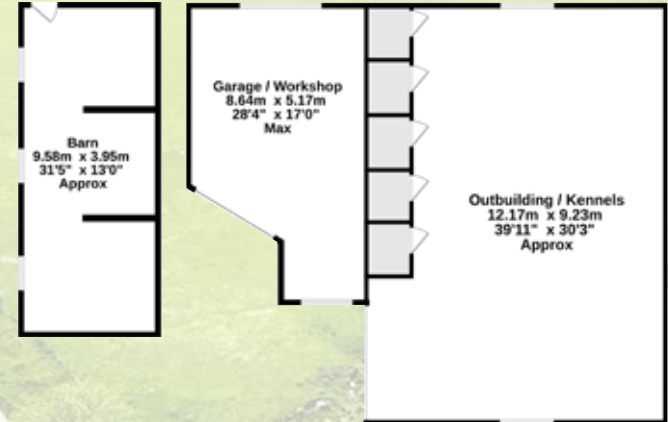
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1st Floor
48.4 sq.m. (521 sq.ft.) approx.



OUTBUILDINGS

Ground Floor
180.2 sq.m. (1940 sq.ft.) approx.



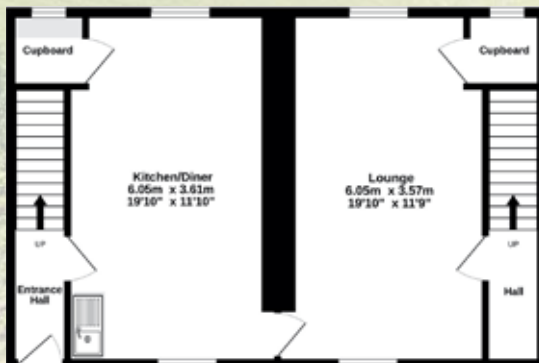
Williams Associates
chartered surveyors

TOTAL FLOOR AREA: 180.2 sq.m. (1940 sq.ft.) approx.

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PENYGRAIG FARMHOUSE

Ground Floor
52.3 sq.m. (563 sq.ft.) approx.

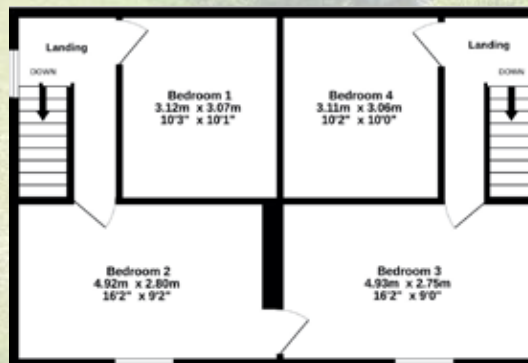


Williams Associates
chartered surveyors

TOTAL FLOOR AREA: 106.4 sq.m. (1145 sq.ft.) approx.

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1st Floor
54.2 sq.m. (583 sq.ft.) approx.



OUTBUILDINGS

Ground Floor
245.6 sq.m. (2644 sq.ft.) approx.



Williams Associates
chartered surveyors

TOTAL FLOOR AREA: 245.6 sq.m. (2644 sq.ft.) approx.

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PENYGRAIG FARMHOUSE

Penygraig farmhouse is located on the lower slopes and adjacent to a modern portal frame steel livestock building and brick outbuildings. The property is in need of complete renovation and is a blank canvas for future development. The original dwelling appears to have been two semi detached cottages in the past.

The accommodation briefly comprises:-

Entrance Hall

Wood panel door opens to entrance hall with stairs leading to first floor landing. Wood panel door opens to;

Kitchen/Diner

Dual aspect living area with UPVC windows providing generous natural light. Single base unit houses stainless steel sink. Under stairs storage cupboard.

Lounge

Second reception room with dual aspect UPVC windows providing generous natural light. Single base unit houses stainless steel sink. Under stairs storage cupboard.

Hallway

Second hallway situated off the lounge with additional staircase leading to first floor landing.

Bedroom 1

Situated to the rear aspect of the property with double glazed window occupying delightful views.

Bedrooms 2 and 3

Situated to the front aspect of the property with UPVC double glazed window. Wood panel door opens to Bedroom 3 mirroring this room.

Bedroom 4

Situated to the rear aspect of the property with double glazed window enjoying excellent views.



AGRICULTURAL BUILDING

Modern steel portal frame agricultural building approx. 31.72m x 10.37m with concrete block wall, vent air corrugated sheeting and concrete floor. Roller shutter doors to front together with pedestrian door to the side. Electricity supply to the outbuildings.

STABLE BLOCK

Brick built with corrugated tin roof and white wash walls approx. 9.81m x 4.15m.

LAND

The upland livestock holding extends in total to approximately 325 acres. The land is mainly permanent pasture with some small areas of established woodland and scrub which makes it ideal shelter for livestock.

The lower land adjacent to Penygraig has been improved and reseeded in recent years, providing enhanced grazing for livestock and higher yielding hay/silage crop for winter feed.

The larger areas of Mynydd Pen-y-graig and Carn-y-celyn are typical open upland grazing with traditional grasses and permanent pasture. A stone track leads up from Carn-celyn onto the mountain. There is also a historic 'parish road' from Thomas Street in a westerly direction. The land is classified as grade 4/5 on the Predictive Agricultural Land classification map.



DIRECTIONS

Sat Nav: CF40 1EY



swipes.indicates.diagram (Penygraig Farm)

METHOD OF SALE

The property will be sold by Private Treaty.

TENURE

Freehold with vacant possession on completion.

SERVICES

Carcelyn Farmhouse benefits from mains gas, electric and septic tank drainage. The house and land benefit from a natural spring water supply. Penygraig Farmhouse has no mains services connected to the property although we are advised services are available in the area. The house and land benefit from a natural spring water supply.

OVERAGE

The land is sold subject to an overage provision of 30% for a period of 25 years. The overage provision will apply to all future development other than agricultural or equestrian uses.

FIXTURES AND FITTINGS

All fixtures and fittings are excluded from the sale unless specifically referred to in the sales particulars.

COUNCIL TAX:

Carcelyn Farmhouse - Band D
Penygraig Farmhouse - Exempt

ENERGY PERFORMANCE CERTIFICATES (EPC):

Carcelyn Farmhouse - E
Penygraig Farmhouse - Exempt

IMPORTANT NOTICE

These particulars have been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves, by inspection or otherwise, regarding the items mentioned below and as to the contents of these particulars. If any points are particularly relevant to your interest in the property please ask for further information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. It should not be assumed that any contents/furnishings/furniture etc. photographed are included in the sale, not that the property remains as displayed in the photograph(s). No assumption is made with regard to parts of the property that have not been photographed. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are NOT precise. Purchasers must rely on their own enquiries. It should not be assumed that the property has all the necessary planning, building regulations, or other consents. Where any reference is made to planning permission, or potential uses, such information is given in good faith. The information in these particulars do not form part of an offer or contract and neither the Agents or their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

VIEWINGS

Strictly by appointment only through the sole selling Agents.

LOCAL AND PLANNING AUTHORITY

Rhondda Cynon Taff Council,
Sardis House, Pontypridd, CF37 1DU.
Tel: 01443 494700

HEALTH & SAFETY

Neither the seller nor the selling Agents are responsible for the safety of those viewing the property and accordingly, all individuals do so at their own risk.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is sold subject to, and with the benefit of, all existing rights of way, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves or masts, pylons, stays, cables, drains and water, gas or other pipes, whether referred to in the general remarks and stipulations or particulars of sale or not, and to the provisions of any planning scheme of County or Local Authorities.

BOUNDARIES, PLANS, AREA AND SCHEDULE

The purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor, nor the Vendor's Agent, will be responsible to define all the boundaries or the ownership thereof. Should any dispute arise as to the boundaries, or any points on the particulars or plans, or its interpretation of them, the questions shall be referred to the Vendor's Agent whose decision acting as experts will be final.

PLANS, AREA AND SCHEDULE

The property is registered at HM Land Registry under the following title numbers: CYM75818, CYM586670 and WA188478. These are based upon Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

BASIC PAYMENT SCHEME

No Basic Payment Scheme Entitlements are included in the sale.

MONEY LAUNDERING

We are required by Law to verify the identity and address of everyone who offers, bids or buys property.

Please provide the following documentation with your offer:-

1. Photo ID e.g. Passport or Driving Licence
2. Residency ID e.g. current Utility Bill

SOLE SELLING AGENTS

Williams Associates Chartered Surveyors
The Old School, The Bryn, Penpergwm,
Abergavenny, Monmouthshire, NP7 9AH.
Tel: 01873 840726

Email: info@williamsassociates.org.uk
Contact: Stephen Williams, Eifion Morgan
or Sally Bigley.

