



Garth Uchaf Farm
Talbot Green | Pontyclun | Rhondda Cynon Taff | CF72 9LE

FINE & COUNTRY



Step inside

Garth Uchaf Farm

Nestled within a stunning rural setting, this historic home effortlessly combines over 500 years of history with a recent, high-end renovation to create a gorgeous dream country home.

Hidden off a small, quiet country lane at the end of a long, meandering driveway, the handsome home has a welcoming ambience, inviting you to step inside its historic rooms lavished with restoration love and luxury additions.

Outside there are approximately 6.5 acres of grounds to explore, where you will find a range of equestrian facilities including 10 stales and a 20m by 40m floodlit manège as well as the option to rent more acreage, and even the chance to create an extra dwelling or more accommodation by converting the outbuildings, subject to planning consent.

The countryside views from the front are spectacular and the access to explore what you see is easy. Straight from the front door to the landscape, pathways take you into surrounding ancient woodland offering peaceful walks and rural rambles.

Inside, the five-bed detached home is a mesmerising blend of old and new. The current living room is the core of the former farmhouse, boasting an original floor, impressive inglenook fireplace with bread oven, exposed beams, wood floor, and original stone staircase.

The sizeable kitchen boasts a new, bespoke, traditional-style oak farmhouse kitchen with an Aga, island unit and pantry, and the joining dining area offers doors out to the garden terrace to be fully immersed in the panoramic views. The study at the rear could also be used as the fifth bedroom, and upstairs four character-packed bedrooms and three bathrooms wait to be discovered and admired.

Hidden away an undulating rural landscape it feels like Garth Uchaf Farm is miles away from the world, but it is actually only a few miles from the popular village of Pontyclun, the sprawling retail park at Talbot Green and local schools, sports facilities, amenities and facilities such as Royal Glamorgan hospital, parks and walks, and places to socialise and eat, drink and be merry.

Further afield is no problem too, with the M4 junction just a short drive away opening up the opportunity to commute for work or more social events towards Cardiff in one direction and Bridgend and Swansea in the other, with the glorious south Wales coastline and beaches never too far from the front door either.

Step Inside:-

Step inside this handsome and historic home and it instantly wraps you in a welcoming warmth created from its 500 years of history and its abundance of impressive original features. The house has been lovingly renovated to respect and revive its history while adding tasteful and timeless features to create a perfect balance within a perfect home for modern family living.

Original features such as beams and floors have been cherished and restored and this is most evident in the living room, the period core of the farmhouse that is steeped in centuries of history. Step inside this cosy yet spacious room and you'll be enveloped in features to adore, from the original floor below to the exposed beams above. In the corner the original stone staircase curves around the corner, tempting you to explore upstairs, but there's much to enjoy on the ground floor first.

The stand out feature of the living room is surely the massive inglenook fireplace, complete with bread oven, that is so sizeable you can sit inside to warm your cold winter toes to the maximum next to the robust log burner that sits pride of place on a stone hearth.

An abundance of comfy armchairs and squishy sofas can cluster around this incredible feature to share social gatherings. It's the place to effortlessly make memories that last for a lifetime as the chat and laughter continues long after the dying embers of the fire.

Into the kitchen and it's a successful combination of timeless and tasteful design, soft countryside inspired shades, and hidden modern appliances, creating the perfect farmhouse kitchen for now and into the future.



The cook will be in their element, with an Aga to support their feast creation, an abundance of oak worksurfaces, oodles of storage across the bespoke, oak kitchen units, plus a kitchen island as well as a feature much-hoped for by many buyers - a separate pantry.

The kitchen is the heart of this lovely home, with the cook being kept company via the spacious, open-plan dining room in the added side extension. This bonus area also boast large French doors to the front terrace and those absorbing rural views, a seamless connection inside to outside that adds to this kitchen diner social hub.

If you're working or quietly reading in the study, as well as being joined by mesmerising country views, you are cocooned in history as you work within this distinctive space once being used as a milking parlour. The house is as versatile as it is beautiful, with this third reception space easily able to adapt to a different function, such as a fifth bedroom.

Throughout the house the current owners have spent 10 years creating the perfect balance of old and new and seamless flow between spaces supported by their chosen decor - natural materials such as wood, rattan, leather and stone, soft textures, fresh white walls mixed with gentle shades of grey.

This attention to detail continues up the stairs to the first floor via either the original stone steps in the lounge or the more recent oak staircase in the large and spacious central hallway, where you will also find a handy cloakroom.

The principal bedroom is an idyllic sanctuary, a double-height space that boasts exposed beams, and light and views cascading in through three windows as a gentle wake-up call every morning before stumbling into the luxury ensuite.

There are four bedrooms, two ensembles and a family bathroom on this upper floor and all have been given care and thought when being renovated to produce spaces that can all boast their own character and personality, with the stunning views as a constant at each window.

The bathroom is the perfect place where the owners' careful mix of old and new is in beautiful evidence - new oak flooring is crowned by a restored, roll-top bath dating back to the 1900s.







Step outside

Garth Uchaf Farm

Step outside into the surrounding 6.5 acres of land that begin with a long and winding driveway off the quiet country lane to the truly private handsome house that nestles into the undulating landscape.

From the home's elevated position, the panoramic views are beautiful, cocooning the home in the most stunning of peaceful locations.

There are terraces that hug the house as the hubs of any garden party, family BBQ or alfresco dining gathering, with the expansive view a constant and welcome member of the group, providing the most absorbing of backdrops.

From a relaxed morning coffee listening to the soundtrack of birdsong right through to a late night drink under a stary, inky sky, the immediate garden is truly special, with the hot tub under a pergola is surely a popular spot with everyone, any time of the day or night or in any weather.

But there is so much more to explore outside at this fabulous family home, and it includes impressive equestrian facilities that ensure the horses, as well as the humans, will be happy living there.

There are approximately 6.5 acres of land, with the option of renting another 6.5, that boasts a 20m x 40m floodlit all-weather manège that has the most incredible, far-reaching views towards the Vale of Glamorgan.

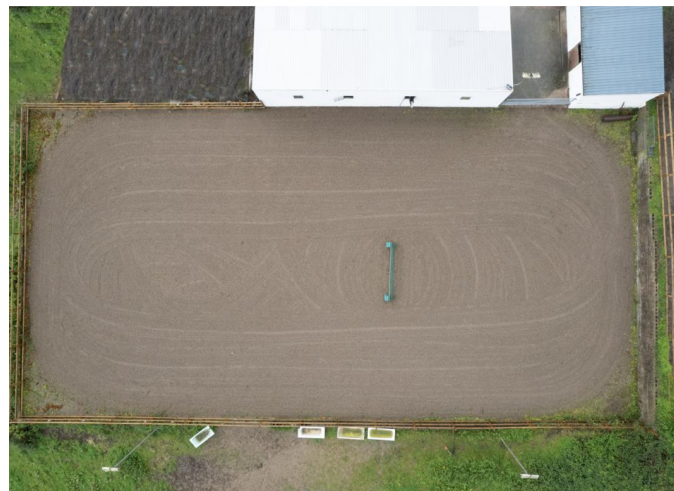
More exploring reveals 10 stables, with some currently being used as workshops, plus a range of paddocks and ample parking options for many guests as well as a multitude of vehicles including horseboxes, trailers and even lorries.

Pathways and bridleways in the area provide enticing trips out into the beautiful countryside that cloaks the area in foliage, ancient woodland and a patchwork of fields.

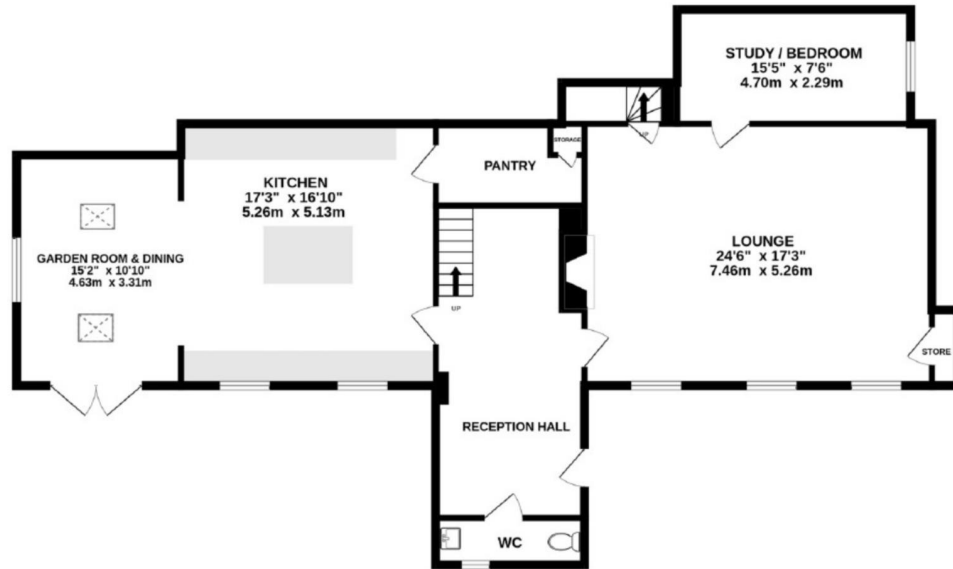
Back at the house, there are more options to develop the site even further via the stables and outbuildings, maybe even converting them into an extra dwelling, subject to planning consent. Alternatively, forget renovating work and grab a garden chair and a drink and immerse yourself in this truly idyllic location at this most amazing of country homes.

DIRECTIONS

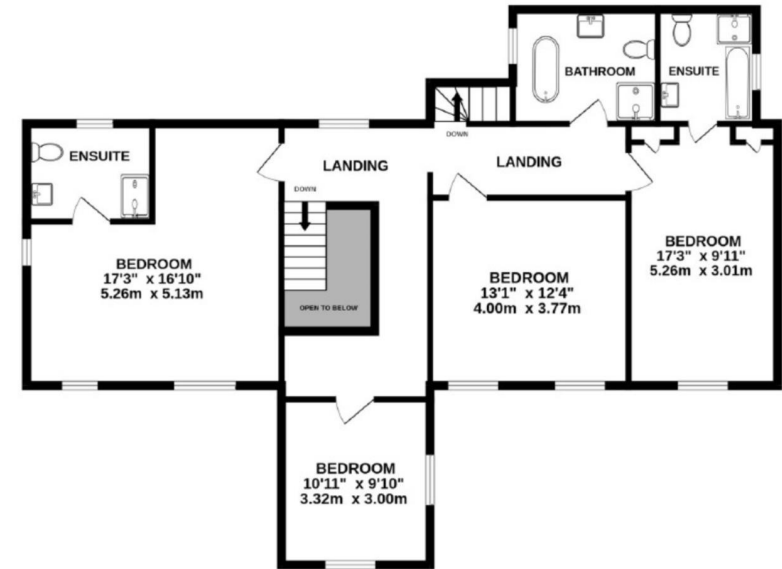
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GROUND FLOOR
1268 sq.ft. (117.8 sq.m.) approx.



1ST FLOOR
1057 sq.ft. (98.2 sq.m.) approx.



TOTAL FLOOR AREA : 2325 sq.ft. (216.0 sq.m.) 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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Postcode: CF72 9LE | Tenure: Freehold | Tax Band: F | Authority: Rhondda Cynon Taff | Heating: Oil | Drainage: Private



*Internet speed according to the BT Availability Service using the postcode and landline
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)		78
D	(55-68)		
E	(39-54)	50	
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales			
		EU Directive 2002/91/EC	



Fine & Country
Tel: 02921 690690
cardiff@fineandcountry.com
Sophia House, Cathedral Road, Cardiff, CF11 9LJ