

TYR Y WEN FARM

MAESYCWMMER • HENGOED • CARDIFF • CF82 7TZ



R.G. & R.B. WILLIAMS
CHARTERED SURVEYORS

TYR Y WEN FARM

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4 Bedroom Traditional Stone and Render Farmhouse
Brick Bungalow subject to Agricultural Occupancy Restriction
Range of Modern and Traditional Agricultural Buildings

132 ACRES
Productive Pasture Land

FOR SALE BY PRIVATE TREATY
To be offered as a whole or in two individual lots



GENERAL REMARKS AND STIPULATIONS

(which where applicable shall be deemed part of the Conditions of Sale)

PROPERTY SUMMARY

A unique opportunity to purchase an agricultural property on the outskirts of Maesycwmmmer in the County Borough of Caerphilly. The property comprises a detached traditional farmhouse, a complex of modern and traditional agricultural buildings with gently sloping pastureland and amenity woodland.

- Four-bedroom detached traditional stone farmhouse
- Brick Bungalow (subject to Agricultural Occupancy Restriction)
- Approximately 132 acres of level and gently sloping pasture land
- Water to field parcels
- Useful range of modern and traditional agricultural buildings
- 16 x 16 Swing over herringbone parlour with 6,000 litre bulk tank
- Traditional buildings with potential for alternative uses (subject to obtaining the necessary planning consents)

DESCRIPTION

Tyr Y Wen Farm comprises a period five bedroom detached traditional farmhouse with a range of modern and traditional farmbuildings within the curtilage of the homestead.

The property benefits from a recently constructed detached four bedroom bungalow (subject to an AOC) within close proximity to the farmstead.

The holding extends in total to approximately 132 Acres of level and gently undulating pasture land. The land is divided into two blocks with approximately 82 acres surrounding the homestead and buildings, and a further 50 acres of pasture land ½ a mile south of the property accessed via a council highway leading to a stone access trackway.

The property offers a unique and picturesque location with the ability to operate a commercial dairy enterprise, equestrian or recreational uses alike.

SITUATION & DIRECTIONS

The property is located on the outskirts of Maesycwmmmer (0.8 miles south) and Bargoed (2.5 miles north) in the County Borough of Caerphilly. The property benefits from good communication links being situated 1.4 miles





from the A469 and 5.6 miles from the A470 providing access to the larger towns of Merthyr Tydfil, Caerphilly and Pontypridd. The cities of Cardiff and Newport are within an hour's drive.

When using the mobile application What Three Words

///: dumplings.clear.waking

POST CODE

CF82 7TZ.

TENURE

The property is freehold and offered with vacant possession upon completion.

SERVICES

The farmhouse and bungalow benefit from mains electricity and mains water connections. There is a private drainage system installed and the dwellings with both dwellings heated by oil-fired central heating.

LOCAL AUTHORITY

Caerphilly County Borough – 01443 815588.

FIXTURES AND FITTINGS

Only fixtures and fittings mentioned in these particulars are included with the sale of the freehold. Any others are expressly excluded.

RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to and with the benefit of all rights of way, wayleaves, access, water, light, drainage and other easements, quasi-easements, covenants, restrictions, orders etc, as may exist over the same or for the benefit of the same, whether mentioned in these particulars or not.

TOWN AND COUNTRY PLANNING

The property notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation



Order, Town Planning Scheme, Resolution or Notice which may or may not come to be in force and also subject to any statutory permission or byelaws without any obligation on the part of the Vendor to specify them.

IMPORTANT NOTICE

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VIEWING

Viewing is strictly by appointment with the sole agents.

Tel: 01989 567233.

MODE OF SALE/PRICE GUIDE

The property is offered for sale by Private Treaty.

The price guide is offers in the region £2,000,000.

THE FARMHOUSE

Tyr Y Wen Farmhouse is a stone and render farmhouse under a tiled roof. It benefits from extensive views across South Wales and the rolling mountains.

The property benefits from an elevated position above the farm buildings with a picturesque stone walled garden surrounding the property.

The accommodation comprises:

ON THE GROUND FLOOR

Entrance Hall:	(approx. 13'5" x 13'1") panelled radiator; Airing Cupboard off; Cloakroom off.
Cloakroom:	with pedestal wash hand basin; low level w.c.; panelled bath.
Farm Office:	(approx. 13'0" x 12'11") with flagstone floor.
Kitchen:	(approx. 20'1" x 18'5") two panelled radiators; tiled floor; wooden fitted units; stainless steel sink with chrome mixer tap; exposed beams; Rayburn cooker; bread oven with stone surround.
Living Room:	(approx. 16'3" x 13'5") panelled radiator; woodburning stove.

ON THE FIRST FLOOR

Landing:	two panelled radiators; Airing Cupboard off.
Bedroom No. 1:	(approx. 13'11" x 12'1") panelled radiator; exposed beams.
Shower Room:	panelled radiator; overhead shower unit.
Bathroom:	low level w.c..
Family Bathroom:	panelled radiator; wash hand basin; panelled bath.
Bedroom No. 2:	(approx. 10'7" x 8'10") panelled radiator; exposed beams.
Bedroom No. 3:	(approx. 10'7" x 8'5") panelled radiator.
Bedroom No. 4:	(approx. 8'5" x 7'11") panelled radiator.
Bedroom No. 5:	(approx. 16'4"x 12'5") panelled radiator.

OUTSIDE

The entrance to the property is via a private driveway, leading off an unclassified



FARM BUNGALOW

An agriculturally tied bungalow occupies an unspoilt position overlooking the borough of Caerphilly. The property is of brick elevations under a tiled roof. The property is approached off a brick private entrance driveway leading off an unclassified council highway.

The property benefits from the following accommodation;

Kitchen: (approx. 16'0" x 7'8") fitted kitchen units; electric hob; stainless steel sink with chrome mixer tap.

Dining/Living Room: (approx. 29'9" x 7'11") with casement doors to patio.

Bathroom: pedestal wash hand basin.

Utility Room: with utility services.

Bedroom No. 1: (approx. 13'3" x 10'2").

Bedroom No. 2: (approx. 12'4" x 8'4").

Bedroom No. 3: (approx. 12'2" x 9'11").

Bathroom: chrome overhead shower; low level w.c.; pedestal wash hand basin; heated towel rail.

Bedroom No. 4: (approx. 12'3" x 11'11").

Entrance Porch:

Attic.

OUTSIDE

Surrounding the property is a large garden with well maintained flower borders with a paved patio area.





FARM BUILDINGS

The property comprises a range of useful modern and traditional agricultural buildings including:

4 bay steel portal frame Dutch Barn.

Traditional stone Barn under a profile sheet roof.

Traditional stone Range under a slated roof with internal storage room; 6,000 litre Bulk Tank room; 16 x 16 Swingover Parlour (2009); 2021 new Feeding Units with EID recognition.

9 bay x 4 bay steel portal frame Covered Cattle Yard; 66 cubicles with automatic footbath and cattle handling system.

8 bay x 45' steel portal frame, concrete panel Covered Cattle Yard under a fibre cement roof with 56 stalls.

7 bay x 90' steel portal frame Covered Cattle Yard with internal cubicle housing and loose yards with 5 bay Lean To with concrete panel and profile sheet elevations under a fibre cement roof.

6 bay steel portal frame open fronted Covered Yard with concrete block and profile sheet elevations under a fibre cement roof.

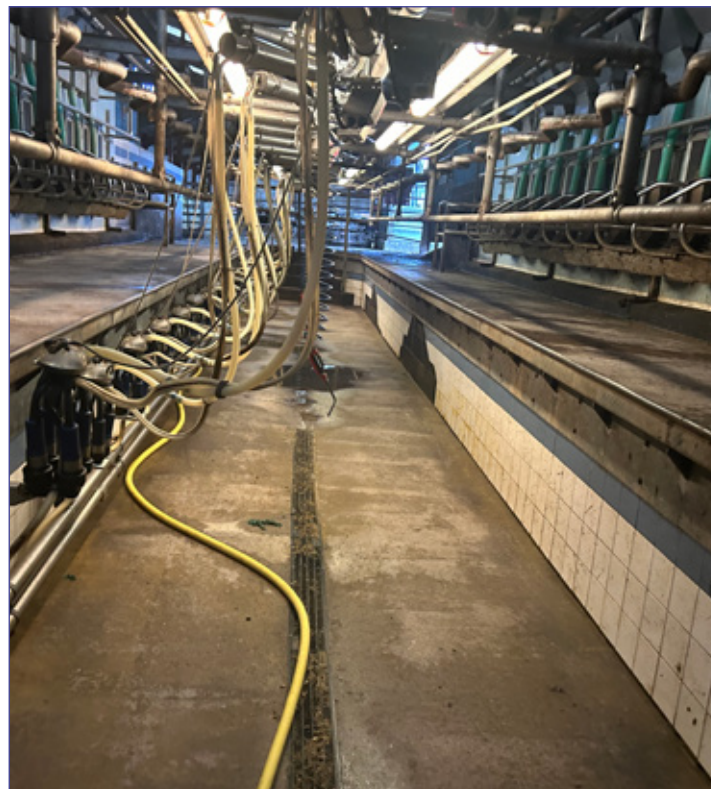
Concrete panel Open Yard Area.

3 bay steel portal frame Machinery Store with concrete panel and profile sheet elevations under a fibre cement roof with Biomass Burner (60' x 45').

5 bay Pole Barn with concrete panel elevations under a corrugated iron roof.

Open Yard Area.

Red brick Stable Block under a slate roof.





LAND

The land extends to approximately 132 acres and is divided into 26 well-proportioned enclosures. The land is bound by a mix of hedgerow and stock fencing and has internal access throughout. The land consists of predominantly pastureland with many of the fields capable of arable rotation. The land is to be offered as a whole or can be sold as two blocks as illustrated on the plan.

The soil is of a medium clay loam and being extremely fertile following the historic nature of the farm being dairy farming. The main of the land surrounds the homestead and farm buildings, with a stoned trackway running through the centre of the property.

A second block of land is located to the south of the farm extending to some 50 Acres. This land is accessed via an unclassified council highway and is some 0.5 miles distance from the homestead.

Its topography is gently sloping with a natural water supply via a stream running central through the land.

The land is registered with the Welsh Government for Basic Payment Scheme (BPS). Entitlements are available by separate negotiation. The farm is not in any Agri/Environmental schemes.

BOUNDARIES

The Purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendor nor the Agent should be required to produce evidence as to the ownership of the boundaries.

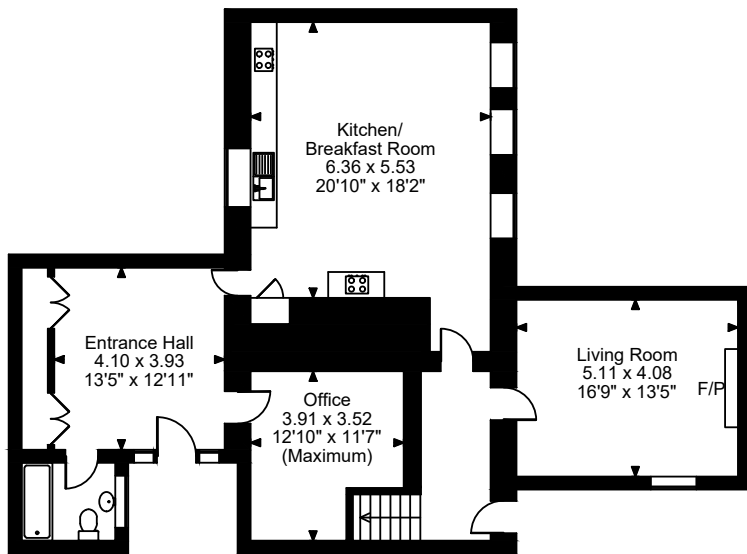
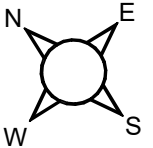
Ty'r Y Wen Farm, Pandy Lane, Hengoed

Approximate Gross Internal Area

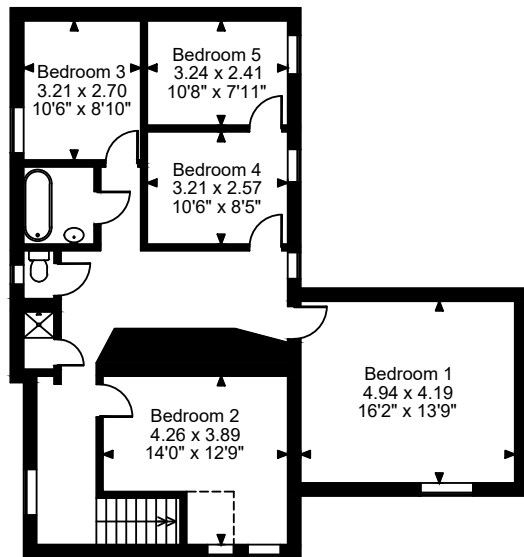
Main House = 2238 Sq Ft/208 Sq M

Bungalow = 1574 Sq Ft/146 Sq M

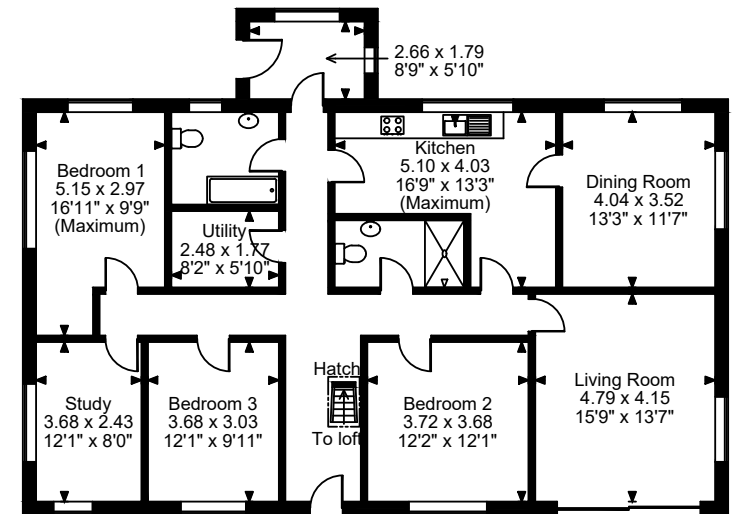
Total = 3812 Sq Ft/354 Sq M



Ground Floor



First Floor



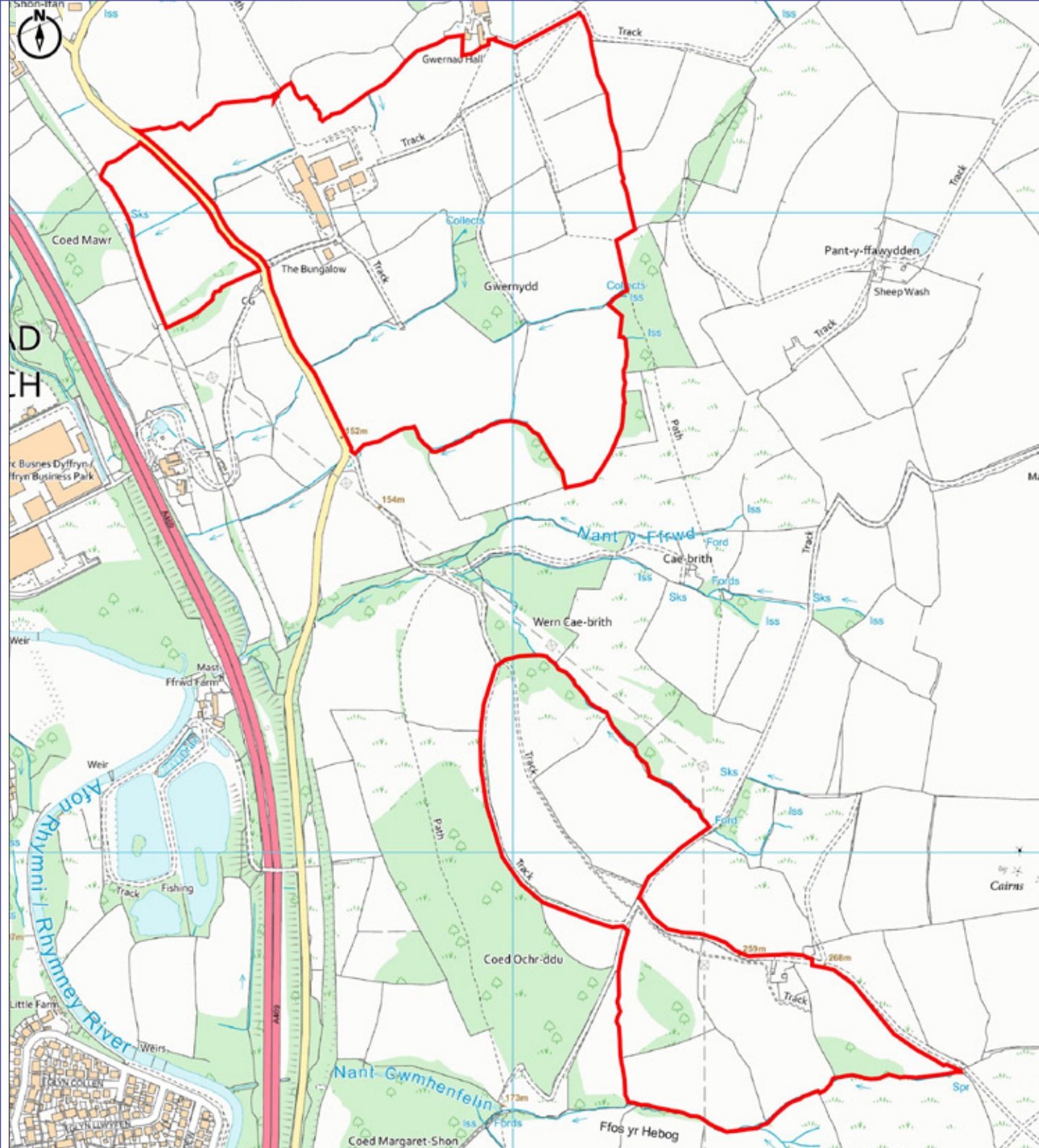
Bungalow

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height

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FIELD SCHEDULE

Field No	Area
ST 1592 5092	2.07
ST 1592 7187	2.42
ST 1592 7499	0.15
ST 1592 7695	0.17
ST 1592 8592	1.43
ST 1592 7873	2.56
ST 1592 8865	0.30
ST 1592 9375	2.29
ST 1592 9587	1.08
ST 1593 4405	1.21
ST 1593 5612	1.99
ST 1593 6101	1.35
ST 1593 7112	0.83
ST 1593 8404	2.25
ST 1593 8817	2.65
ST 1593 9811	1.47
ST 1691 3073	4.72
ST 1691 3973	3.09
ST 1691 4381	0.24
ST 1691 5571	2.06
ST 1692 0109	5.06
ST 1692 0199	1.28
ST 1692 0789	2.01
ST 1692 0873	3.67
ST 1692 1607	3.68
ST 1693 0723	1.55
ST 1693 1301	0.97
ST 1693 1111	0.877

53.43 Ha
132 Ac



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