

Stembridge Court Farm

Llandow, Cowbridge, CF71 7NT



hrt
herbert r thomas

Stembridge Court Farm

Llandow, Cowbridge, CF71 7NT

Stembridge Court Farm presents a rare opportunity to acquire an outstanding productive mixed arable and livestock farm located a short distance from the market town of Cowbridge. Stembridge Court Farm comprises a detached four bedroom farmhouse subject to an Agricultural Occupancy Condition set in approximately 248 acres with modern and traditional extensive cattle and storage buildings in the heart of the Vale of Glamorgan and within close proximity to the Heritage Coast.

- Modern Detached Farmhouse
- Stunning views across the Vale of Glamorgan Countryside
- Set within Approximately 248 acres of Arable & Pasture Land
- Extensive Range of Modern & Traditional Outbuildings



Stembridge Court Farm, Llandow, CF71 7NT







Situation

Stembridge Court Farm is situated to the North East of Llandow, to the South of Colwinston and approximately 4 miles to the West of the town of Cowbridge within the Vale of Glamorgan and within close proximity to the Heritage Coast.

The property has good access to multiple retailers and supermarkets in the market town of Cowbridge, the coastal town of Llantwit Major and Bridgend. Easy access is available to the A48, which provides convenient access to the M4 motorway at junctions 33 or 35.

Accommodation

A large detached modern four bedroom farmhouse set away from the farm buildings providing outstanding spacious family accommodation in a wonderful rural setting with exceptional views and subject to an Agricultural Occupancy Condition.

Porch & Entrance Hall - 2.22m x 1.64m & 3.99m x 3.40m

The enclosed front porch leads to a large entrance hall with fitted carpets and an impressive wooden staircase leading to a first floor galleried landing. Cloakroom with WC, wash hand basin and vinyl flooring.

Living Room - 7.50m x 4.50m

Dual aspect with large bay window providing views to the front. The feature marble fireplace is at the heart of the room with hearth and working fire. Fitted carpets with doors leading to the conservatory.

Conservatory 4.11 m x 3.35m

A UPVC double glazed conservatory with carpet and door to front patio and eastern views over surrounding farmland.

Dining Room - 4.01m x 4.01m

Accessed from the entrance hall with window to the rear, fitted carpets and a convenient hatch to the kitchen.



Kitchen/Breakfast Room - 10.70m x 4.50m

A large open plan living space with dual aspect windows to the front and rear of the property and sliding glass doors to the rear patio. Fully fitted kitchen with oak wall and base units with fitted fridge, oven, hob and extractor fan, a central island with sink and plumbing for dishwasher and a large oak dresser unit. Ceramic tiled floor and marble effect work surface. Serving hatch to dining room.

Utility Room 4.70m x 4.08m

The utility room is accessed from the kitchen and has an external door to the rear of the property and also a door giving direct access to the garage. Tiled floor with a small range of base units with sink and plumbing for a washing machine. The utility room provides access to a WC.

Integral Double Garage - 6.59m x 5.29m

Two individual lift and rise garage doors and direct access to the farm office and utility. The garage includes the Worcester Oil Boiler.

Farm Office - 3.15m x 2.20m

First floor

Landing - 4.46m x 4.42m

A galleried landing with wooden doors to the bedrooms and family bathroom, windows to the front elevation and fitted carpet.

Bedroom One - 4.69m x 4.00m

The principal bedroom benefits from a front aspect with fitted carpet. Ensuite bathroom with bath, vanity unit, WC and walk in airing cupboard with shelving and vinyl flooring and opaque window to rear.

Bedroom Two - 3.66m x 3.48m

A double bedroom with window to front elevation. Fitted carpet.

Bedroom Three - 3.66m x 4.01m

A double bedroom with window to rear elevation. Fitted carpet.



Bedroom Four - 3.61m x 3.00m

A double bedroom with window to rear elevation. Fitted carpet.

Family Bathroom - 3.31m x 2.96m

Modern bathroom suite in white with WC, pedestal wash hand basin, bath and separate large walk in shower. Vinyl flooring and opaque window to rear elevation.

Outside

Access to Stembridge Court Farmhouse is available directly off the district road from a sweeping drive which leads to a parking area suitable for four cars and providing access to an integral double garage. The gardens are principally laid to level and gentle sloping lawns with a front and rear patio. The rear garden is situated in a slightly elevated position with steps leading to a vegetable patch and greenhouse plus a wooden pedestrian gate providing access to the adjoining farmland which surrounds the property.

Services

Mains water and electricity are connected to the property. Oil fired central heating via freestanding Worcester Oil fired boiler situated in the double garage serving the domestic water and radiator requirements of the property. Drainage to Septic tank.

Council Tax - Band I

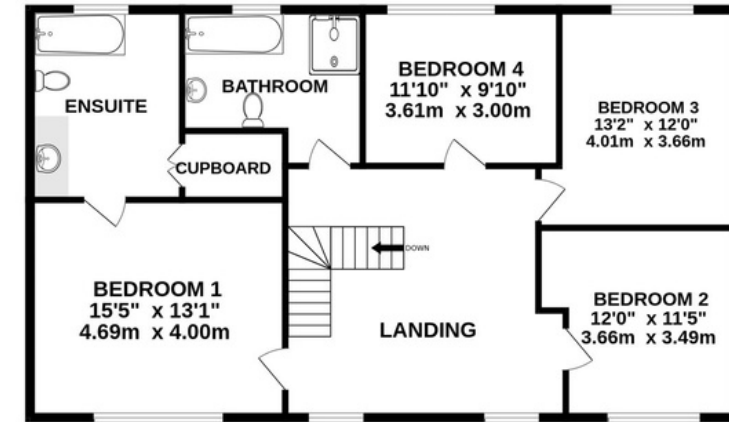
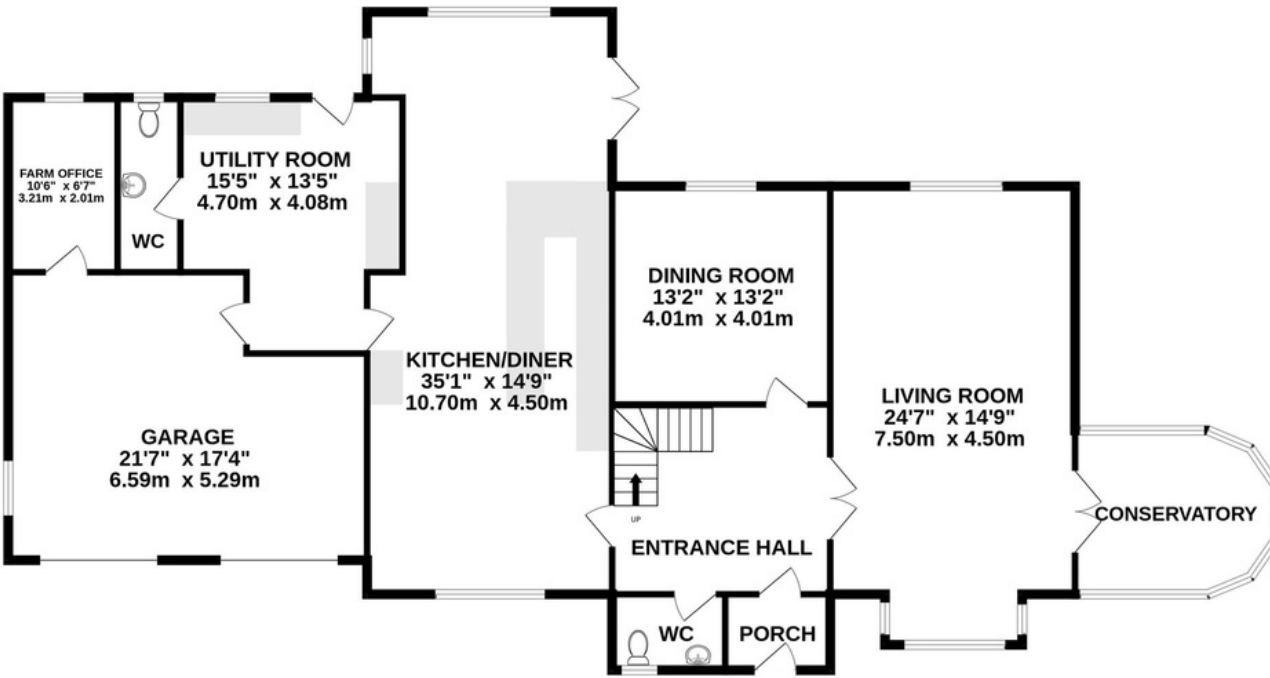
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		





GROUND FLOOR
2004 sq.ft. (186.1 sq.m.) approx.

1ST FLOOR
1049 sq.ft. (97.5 sq.m.) approx.



TOTAL FLOOR AREA : 3053 sq.ft. (283.6 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.
Made with Metropix ©2024



LOT 2
APPROXIMATELY 89.6 ACRES OF LAND

LOT 1
STEMBRIDGE COURT FARM - FARMHOUSE, FARM BUILDINGS
AND APPROXIMATELY 133.4 ACRES OF LAND

LOT 3
APPROXIMATELY 25 ACRES OF LAND





Land and Buildings

Stembridge Court Farm extends to approximately 248 acres of good quality arable land and permanent pasture within one land holding, divided by one district road. The Farm comprises grade 3a & 3b agricultural land, with approximately 88.88 acres currently in an arable rotation. The land is identified as Ston Easton and Denchworth Soil series as defined in the Soil Survey of England and Wales. The land benefits from natural and mains water supplies serviced through water tanks. Internal stock proof fencing comprising of a mixture of sheep and cattle fencing with mature well maintained hedgerows. The 2024 Basic Payment Scheme (BPS) payment and entitlement are not included in the sale.

Farm Buildings

The Farm Buildings include the following:

Building 1 - Traditional Stone Building – 9.14m x 7.62m approx.

Building 2 - Cattle Building – 22.86m x 22.86m approx.

Building 3 - Cattle Building - 22.86m x 15.24m approx.

Building 4 - Covered silage pit – 22.86m x 12.19m approx.

Building 5 - Open silage pit – 22.86m x 12.19m approx.

Building 6 - Cattle Building – 22.86m x 24.38m approx.

Building 7 - Machinery/Fodder Buildings – 22.86m x 27.42m approx.

Building 8 - Grain Store – 13.72m x 18.28m approx.



Services

Mains electricity and water are connected to the farm buildings.

Directions

Postcode: CF71 7NT

What3words: prove.attitudes.hypocrite

From Cowbridge Town Centre, head West along the High Street. Take a left hand turn on Llantwit Major Road. Continue on this road for 0.6 miles before turning left. Continue on Llantwit Major Road / B4270 for 1.40 miles. Take a left hand turn and then an immediate right hand turn at Nash cross. Continue on this road for 0.4 miles before taking a right hand turn at the crossroads. Continue on this road for 0.80 miles where the property will appear on your right hand side.

Lotting

Lot 1 (Yellow): Stembridge Court - Farmhouse, Farm Buildings in Approximately 133.40 acres of land

Lot 2 (Blue): Approximately 89.60 acres of land

Lot 3 (Orange): Approximately 25.00 acres of land

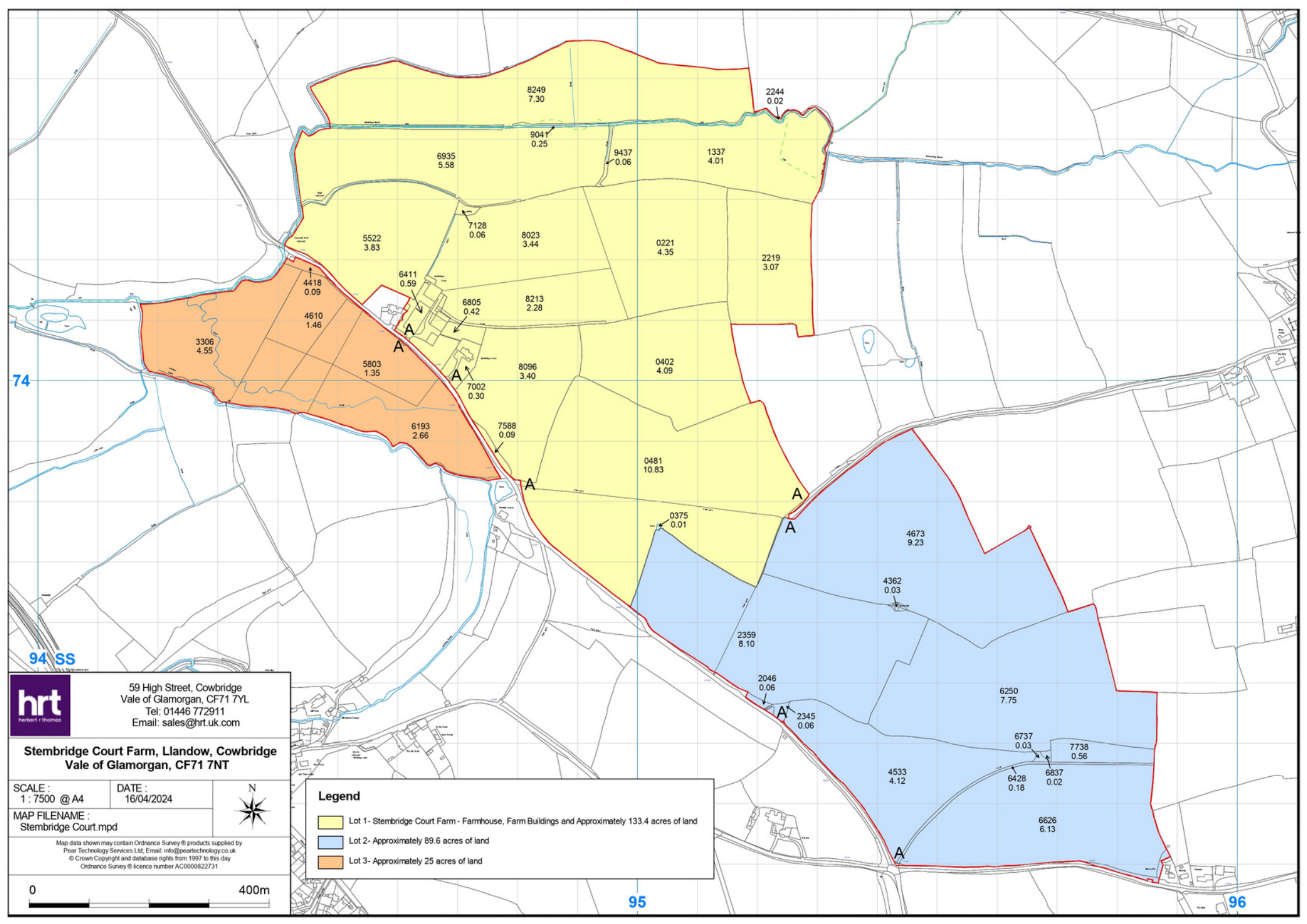
Services

Prospective purchasers are advised to make suitable enquiries of Dwr Cymru Welsh Water as to the availability and cost of obtaining an individual metered mains water supply in the event that the farm is sold in individual lots.

Access

Access to each lot is via an agricultural gate, each marked 'A' on the plan.

Parcel	Description	Area (Acres)	Area (ha)	OS Tile
0221	Pasture	10.75	4.35	SS9574
0375	Pasture	0.02	0.01	SS9573
0402	Pasture	10.11	4.09	SS9574
0481	Pasture	26.76	10.83	SS9573
1337	Pasture	9.91	4.01	SS9574
2219	Pasture	7.59	3.07	SS9574
2244	Pasture	0.05	0.02	SS9574
5522	Pasture	9.46	3.83	SS9474
6411	Farm Buildings and Yard	1.46	0.59	SS9474
6805	Pasture	1.04	0.42	SS9474
6935	Pasture	13.79	5.58	SS9474
7002	Stembridge Court	0.74	0.3	SS9474
7128	Woodland	0.15	0.06	SS9474
7588	Woodland	0.22	0.09	SS9473
8023	Pasture	8.50	3.44	SS9474
8096	Pasture	8.40	3.4	SS9473
8213	Pasture	5.63	2.28	SS9474
8249	Pasture	18.04	7.3	SS9474
9041	Stembridge Brook	0.62	0.25	SS9474
9437	Hedgerow	0.15	0.06	SS9474
2046	Woodland	0.15	0.06	SS9573
2345	Woodland	0.15	0.06	SS9573
2359	Arable	20.02	8.1	SS9573
4362	Arable	0.07	0.03	SS9573
4533	Arable	10.18	4.12	SS9573
4673	Arable	22.81	9.23	SS9573
6250	Arable	19.15	7.75	SS9573
6428	Track	0.44	0.18	SS9573
6626	Arable	15.15	6.13	SS9573
6737	Arable	0.07	0.03	SS9573
7738	Arable	1.38	0.56	SS9573
6837	Arable	0.05	0.02	SS9573
3306	Pasture	11.24	4.55	SS9474
4418	Woodland	0.22	0.09	SS9474
4610	Pasture	3.61	1.46	SS9474
5803	Pasture	3.34	1.35	SS9474
6193	Pasture	6.57	2.66	SS9473
Total		247.99	100.36	



hrt
Herbert & Thomas

59 High Street, Cowbridge
Vale of Glamorgan, CF71 7YL
Tel: 01446 772911
Email: sales@hrt.uk.com

**Stemberge Court Farm, Llandow, Cowbridge
Vale of Glamorgan, CF71 7NT**

SCALE : 1 : 7500 @ A4 DATE : 16/04/2024

MAP FILENAME : Stemberge Court.mpd

Map data shown may contain Ordnance Survey © products supplied by
Pleas Technology Services Ltd; Email: info@pleas-technology.co.uk
© Crown Copyright and database rights from 1997 to this day
Ordnance Survey © licence number AC0000822731



Legend

- Lot 1 - Stemberge Court Farm - Farmhouse, Farm Buildings and Approximately 133.4 acres of land
- Lot 2 - Approximately 89.6 acres of land
- Lot 3 - Approximately 25 acres of land

74

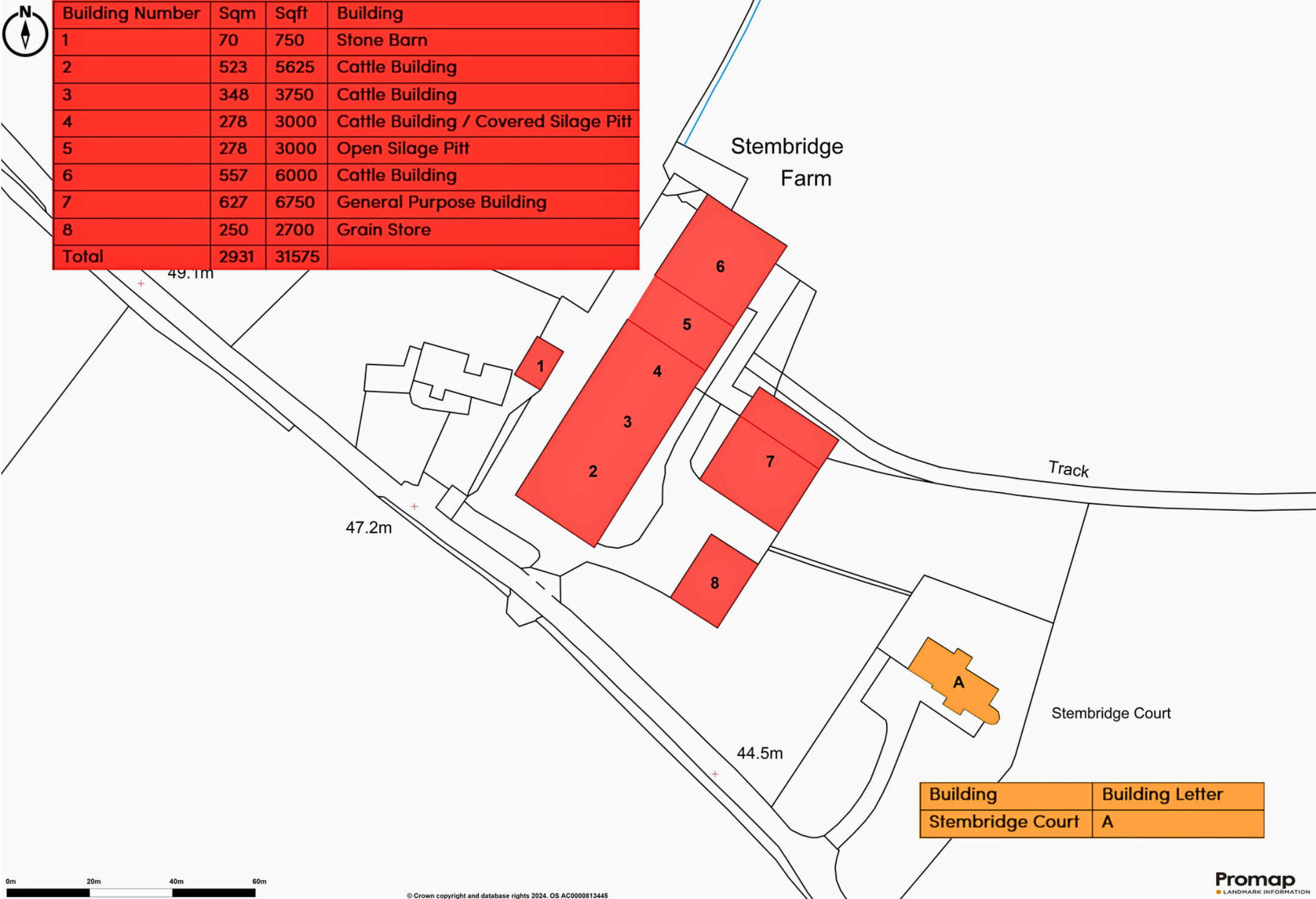
94 SS

95

96



Building Number	Sqm	Sqft	Building
1	70	750	Stone Barn
2	523	5625	Cattle Building
3	348	3750	Cattle Building
4	278	3000	Cattle Building / Covered Silage Pitt
5	278	3000	Open Silage Pitt
6	557	6000	Cattle Building
7	627	6750	General Purpose Building
8	250	2700	Grain Store
Total	2931	31575	



Building	Building Letter
Stembridge Court	A



© Crown copyright and database rights 2024. OS AC0000813445





Method of Sale

Stembridge Court Farm is offered for Sale, as a whole or in three lots by Private Treaty.

Boundaries

The purchaser(s) shall be deemed to have full knowledge of all boundaries and neither the vendor nor the vendors agents will be responsible for defining the boundaries or the ownership thereof

Sporting, Timber & Minerals

The sporting rights, mineral rights and timber are included within the freehold in so far as they are owned.

Wayleave/Easements/Rights of Way

The property is sold subject to and with the benefit of all existing rights and obligations including rights of way, whether public or private, light, support, drainage, water and other obligations, easements, quasi-easements, and all wayleaves whether referred to or not in these particulars. There are two public rights of way on the property.

Plans, Areas & Schedules

These have been prepared as carefully as possible and are based on the Land Registry Plans. The plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.

Tenure & Possession

Freehold. The farmland and farm buildings are currently subject to three Farm Business Tenancy Agreements which expire between September - November 2024. Further details available on request.

Cross Compliance

The seller will be responsible for the cross compliance up to the date of completion. The purchaser(s) will take over the cross-compliance obligations on completion and will indemnify the seller for any non-compliance which results in a penalty or reduction in the seller's payments.

Disputes

Should any dispute arise as to the boundaries or any point arising in the General Remarks and Stipulations or Particulars of Scale, Schedule, Plan or interpretation of any of them the question shall be referred to the arbitration of the selling agents, whose decision acting as expert shall be

Health & Safety

Due to the nature of the property, neither the seller nor agents are responsible for the safety of those viewing. All those viewing the property do so at their own risk.

Fixtures and Fittings

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

Anti Money Laundering

As part of our obligations under the UK Money Laundering Regulations 2017, Herbert R Thomas will require any purchaser to complete our Anti Money Laundering checks via a third party company named CREDAS.

Viewing Arrangements

Viewing to be arranged for daylight hours and by appointment only through the sole agents.

For further information please

contact:

Contact: **Andrew Thomas MRICS FAAV FLAA**

Tel: **01446 776386**

E-mail: **andrewthomas@hrt.uk.com**

Contact: **Elliott Rees MRICS FAAV**

Tel: **01446 776395**

E-mail: **elliottrees@hrt.uk.com**

Contact: **Robert David MRICS FAAV**

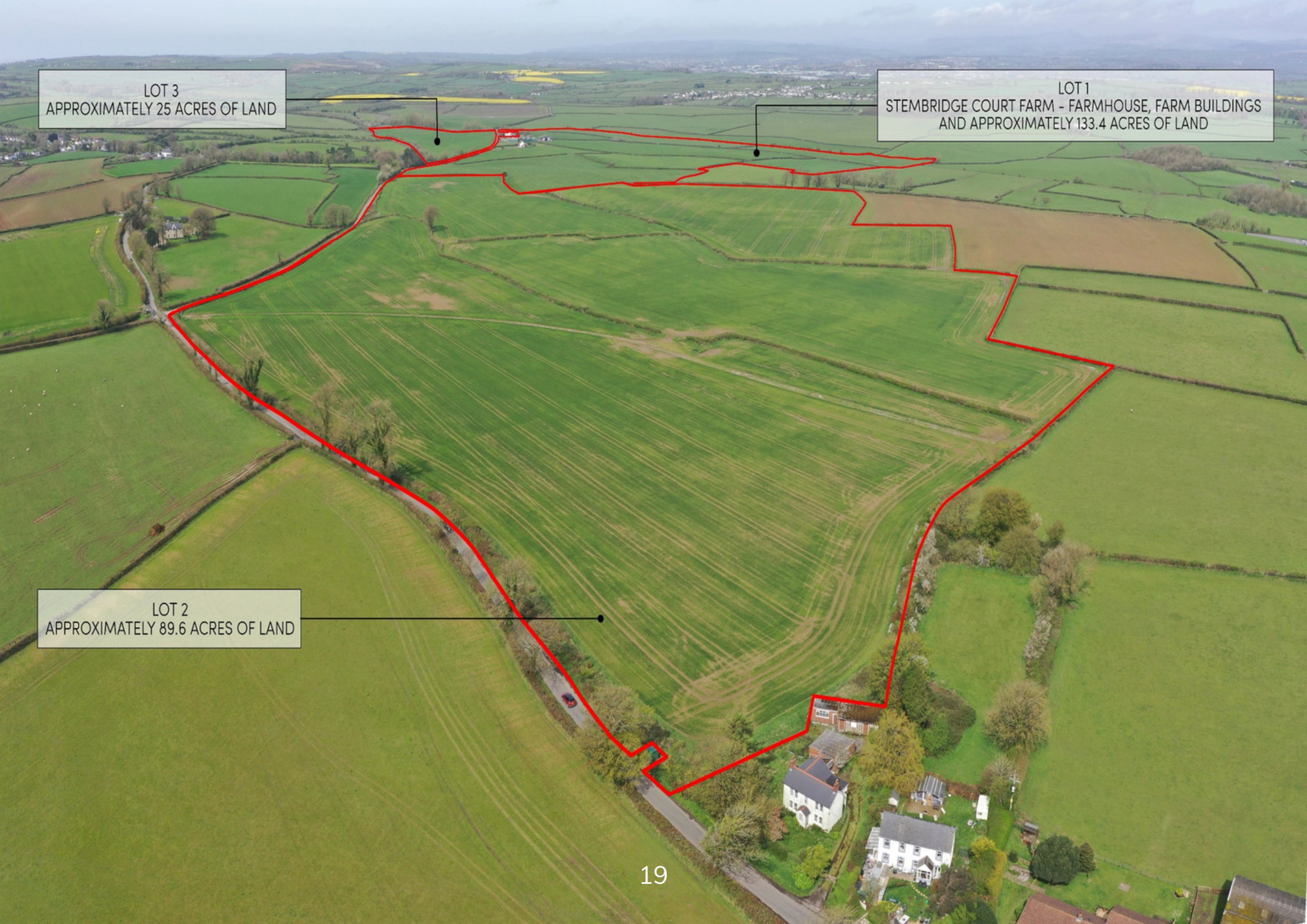
Tel: **01446 776397**

E-mail: **robertdavid@hrt.uk.com**

LOT 3
APPROXIMATELY 25 ACRES OF LAND

LOT 1
STEMBRIDGE COURT FARM - FARMHOUSE, FARM BUILDINGS
AND APPROXIMATELY 133.4 ACRES OF LAND

LOT 2
APPROXIMATELY 89.6 ACRES OF LAND





59 High Street, Cowbridge, Vale of Glamorgan, CF71 7YL

01446 772911 | hrt.uk.com

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.