

Ysgubor Goch Farm

St Andrews Major, Cardiff, CF64 4HD



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Ysgubor Goch Farm presents a unique opportunity to acquire a productive livestock farm located a short distance from the city of Cardiff. Ysgubor Goch comprises a character three bedroom farmhouse set in approximately 66 acres with modern and traditional livestock and storage buildings in the heart of the Vale of Glamorgan and within close proximity to the Heritage Coast.

- Character Farmhouse with potential to extend (STP)
- Stunning views across the Vale of Glamorgan and Cardiff Countryside
- Set within Approximately 66 acres of Pasture & Woodland
- Extensive Range of Modern & Traditional Outbuildings



Ysgubor Goch Farm, St Andrews Major, Cardiff, CF64 4HD





Situation

The property is situated directly to the West of Penarth and Northeast of Barry with easy access to Culverhouse shopping centre and Junction 33 off the M4. The villages of St Andrews Major, Wenvoe and Dinas Powys are only a few minutes drive away.

Please see the attached location plan.

The stone-built Farmhouse is believed to be circa 400 years old and is set in 66 acres of farmland within a beautiful rural setting at the end of a private road. With four Reception Rooms, Fitted Kitchen, Cloakroom, Utility Room and three bedrooms, the property also adjoins a substantial traditional stone barn suitable for residential conversion (subject to planning). The property benefits from an Ongoing Livery Concern with a comprehensive collection of Farm Buildings.

Accommodation

Entrance Porch 4'7" x 9

Pitched roof with glazed timber storm door and part glazed inner door.

Living Room 12 x 14'1"

Double glazed window with views over the front garden. Beamed ceiling, wood burning stove on a flagstone hearth and timber mantle. Doorway to staircase with understairs storage.

Dining Room 7'9 x 13'9"

Open plan to the Living Room, double glazed window with deep sill overlooking the front garden, beamed ceiling.

Inner hallway 21'3" x 3'1"

Quarry tiled floor, beamed ceiling and door to kitchen.

Sitting Room 10'1" x 17'2"

Double glazed French Doors with side windows leading out to the front garden. Wall lights.



Study 6'9" x 12'10"

Pitched ceiling and split level entrance, Velux window and inset ceiling light.

Ground Floor Shower Room

White Roca Suite comprising low level WC, pedestal wash hand basin, Kudos corner shower cubicle with Triton Shower. Part tiled and with Extractor and opaque glazed window.

Kitchen 9'5" x 9'

Doorway to rear yard, range of oak style wall and base units, marble effect work tops and tiled splash backs. Built in Creda double oven with ceramic hob over, Stainless steel single bowl and drainer sink unit with built in Neff Dishwasher. Space for washing machine. Part colour washed stone walls and quarry tiled floor.

Utility Room 10' x 10'1"

Open plan to kitchen with space for fridge freezer. Range of units and worksurfaces with window overlooking the rear yard. Quarry tiled floor.

First Floor

Landing 7'6" x 7'11"

Stairway from sitting room with access to roof storage via hatch, part pitched and boarded ceiling.

Bedroom One 8'8" x 9'5"

Window to front, part pitched and beamed ceiling, range of floor to ceiling fitted wardrobes and shelving.

Bedroom Two 12'7" x 17'3"

Window to front and rear, pitched and beamed ceiling, range of floor to ceiling fitted wardrobes.

Bedroom Three 10'4" x 17'3"

Window to front, cast iron fireplace.

Bathroom 9'11" x 10'2"

White suite comprising timber panelled bath, low level wash hand basin set into vanity unit, shelved airing cupboard and window to rear.



Adjoining Barn 18' x 49'

Stone built two storey building with new roof. Electric light and power and doors to either side.

Boiler House

Housing Grant Euroflame oil fired boiler heating the central heating system. Hot water is provided by an immersion heater to the tank in the bathroom.

Outside

Access to Ysgubor Goch Farmhouse is available off a private access with a sweeping drive which leads to the farmhouse, buildings and land. The gardens are principally laid to lawn with a rear patio with a wooden pedestrian gate providing access to the adjoining farmland which surrounds the property.

Services

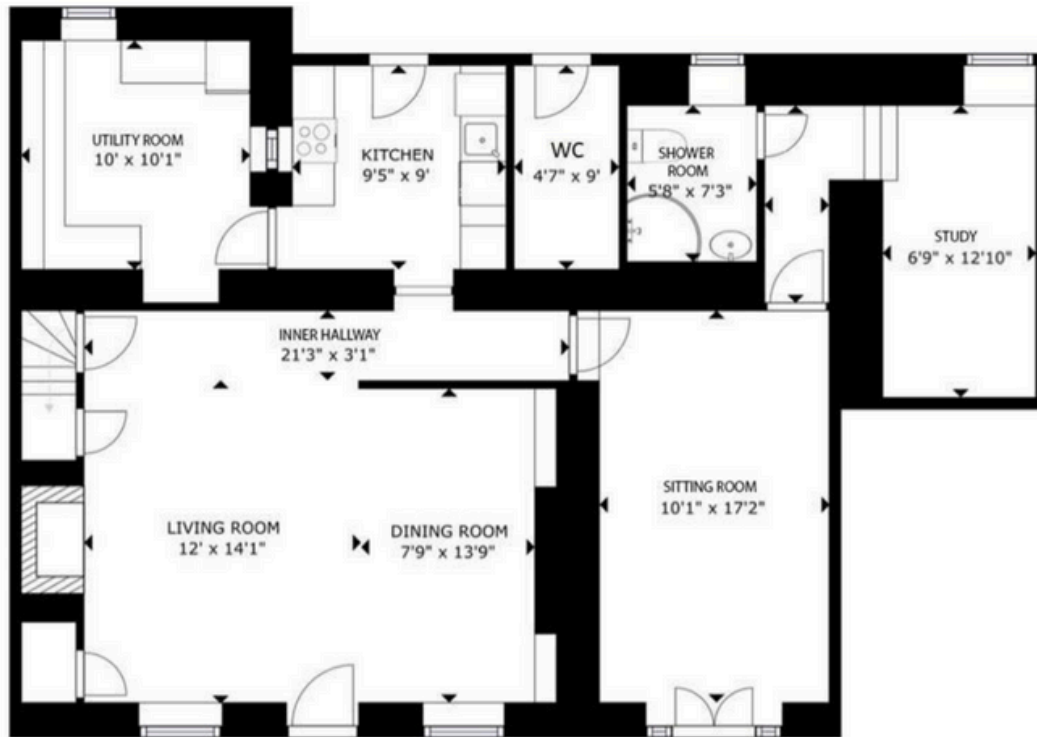
Mains water and electricity are connected to the property. Oil fired central heating. Drainage to cesspit.

Council Tax - Band H

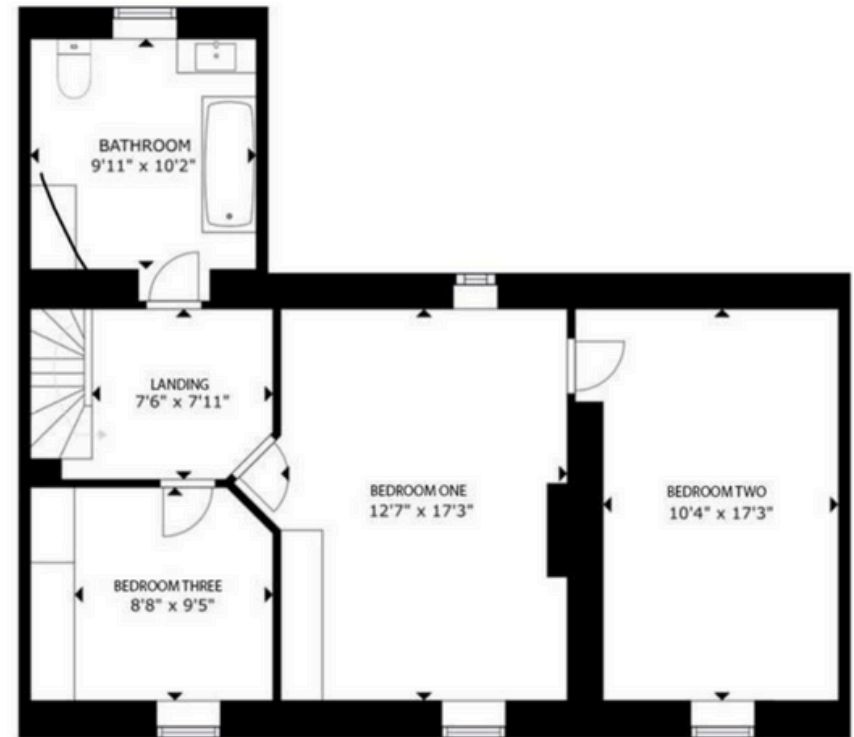
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		







FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 1126 sq ft, FLOOR 2: 741 sq ft
 TOTAL: 1867 sq ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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 Vale of Glamorgan, CF71 7YL
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 Email: sales@hrt.uk.com

**Ysgubor Goch Farm, St Andrews Major
 Cardiff, CF64 4HD**

SCALE :
 1 : 5000 @ A4

DATE :
 07/06/2024

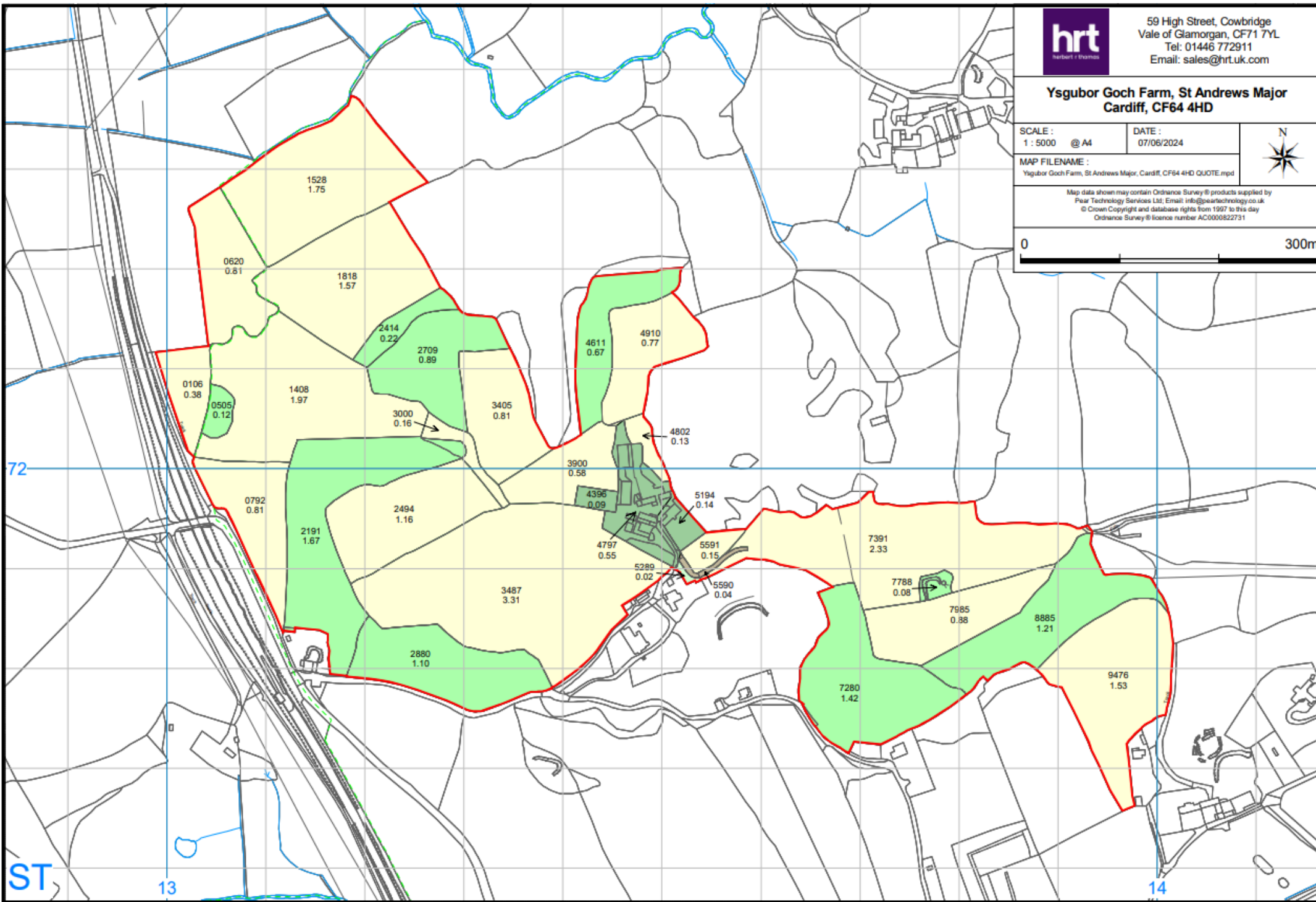


MAP FILENAME :

Ysgubor Goch Farm, St Andrews Major, Cardiff, CF64 4HD QUOTE.mxd

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Land and Buildings

The property comprises approximately 48.45 acres of grade 3b pastureland and approximately 17.55 acres of mixed native woodland, with an extensive range all enclosed within one ring fence boundary. The land is identified as freely draining slightly acid loamy soils 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

Stone Outbuilding 59' x 32'9" - with exposed timber trusses under a corrugated sheet roof.

Stable Block 36'1" x 18' - comprising three loose boxes of rendered block under a corrugated sheet roof

Dutch barn 75' x 75' - comprising steel portal frame under corrugated sheet roof with hardcore flooring.

Sheep/Cattle Building 75' x 35' - comprising steel portal frame under fibre cement roofing, concrete panels and box profile sheet cladding with concrete floor and apron/feed passage.

Polytunnels 1 x polytunnel 60' x 30' - galvanised frame and white sheeting. 1 x polytunnel 30' x 30' galvanised frame with green sheeting and a concrete base.

Storage Building 35' x 15' - Timber frame with corrugated sheet roof and cladding with concrete floor.

Modern Storage Building 30' x 25' - Galvanised steel portal frame, fibre cement roofing, box profile sheet cladding with concrete base.

Stable block - L shaped stable block and render under a corrugated roof with 9 loose boxes, 1 x foaling box, tack room, concrete floor.

Manege 131' x 65'7" – surfaced with free draining sand and PVC granular mix, post and rail surround.





Services

Mains electricity and water are connected to the farm buildings.

Directions

Postcode: CF64 4HD

What3words: ///breath.venues.spine

From Culverhouse Cross, head south along Port Rd/A4050 for approximately 0.5 miles, continuing straight over the roundabout. Continue on Port Rd/A4050 for approximately 1.2 miles, at the roundabout, take the first exit towards St Andrews Major. Continue on St Andrews Major road for approximately 0.2 miles, around the tight right hand bend, taking the next left. Continue for approximately 500 yards, the property will be situated directly in front of you.

Access

Access to the property is via private access owned by a third party, with relevant rights for access granted.

Method of Sale

Ysgubor Goch Farm is offered for sale 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.

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.

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.

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 final.

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:

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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.