

# Hafod Ganol Farm

Trehafod, Pontypridd, CF37 2PH



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Hafod Ganol Farm presents a unique opportunity to acquire a beautiful smallholding with stunning views across adjoining farmland located a short distance from Pontypridd.

Hafod Ganol Farm comprises a large detached six bedroom farmhouse set in approximately 29.34 acres of land with a large modern farm building.

- Large detached residential property
- Stunning views across adjoining farmland
- Set within Approximately 29.34 acres of Pasture & Woodland
  - Large Modern Farm Building
- Well-Established Successful Tourism Business



# Hafod Ganol Farm, Trehafod, Pontypridd, CF37 2PH





## Situation

The property is situated directly to the West of Pontypridd and East of Porth with easy access to Cardiff and Junction 32 of the M4 via the A470. Please see the attached location plan.

The stone-built Farmhouse is set in approximately 29.34 acres of farmland within a beautiful rural setting. With two reception rooms, fitted kitchen, games room, utility room and six bedrooms, the property benefits from a large modern farm building.

## Accommodation

A very light flagstone entrance hall with decorative place front door to front and double doors to the rear.

Door through to kitchen diner with painted exposed beams, triple aspect with scenic countryside views around. Direct access to the garden and shaker style kitchen units with Belfast sink, butcher block countertops extending to a breakfast bar peninsula with Rangemaster.

The flagstone floor continues into a beautiful principal sitting room with wooden beams to ceiling, sizable bay window with countryside views with an inset wood burner with a brick chimney surround and exposed stone. Spindle straight stairs rises to the first floor.

Second sitting room / home office with quality flagstone floor, beam ceiling and window overlooking the drive. Door to side hall with utility room and ground floor shower room just off.



Utility room is laid with Flagstone floor, a run of base mounted units with plumbing provision for white goods and an inset sink fitted.

Predominantly tiled, ground floor shower room with sizable waterfall double shower enclosure, pedestal wash and basin low level WC and frosted window in plenty of natural light.

First floor accommodation is generously proportioned with two driveway-facing double bedrooms have been tastefully decorated. An additional third double bedroom is positioned opposite with stunning far ranging countryside and forestry views.

To service the three bedrooms mentioned, there is a modern WC frosted window letting in plenty of light.

A quarter turn shallow half stairs continues to the additional accommodation set on the first floor.

A walk-through sitting room / home office has a sizable window with beautiful scenic views, as a feature natural stonewall and links into a small landing with two further double bedrooms; one front facing and one rear facing bedroom, both with carpet, ceilings with beams on show and stylishly decorated.

The final room to the first floor comprises a sizable bathroom with modern fitted four-piece suite with a double ended bath, WC, pedestal wash hand basin and large walk-in double shower. A very bright room with a large frosted window fitted.

White spindle stairs rises to the second floor with a pitched roof to include wooden beams. The double bedroom running a generous length and benefiting from plenty of light with mountain side views.

A games room can be accessed via the rear garden, to include ample space for table tennis, snooker table plus a bar.



## Outside

Access to Hafod Ganol Farmhouse is available off a private concrete yard. The front of the property benefits from a detached garage. To rear, the garden is generally principally laid to lawn plus a rear patio benefiting from southerly facing viewings over adjoining farmland. The rear garden benefits from a fitted hot tub with a wooden gate providing access to the adjoining farmland which surrounds the property.

## Services

Spring water supply and mains electricity are connected to the property. LPG Gas fired central heating. Drainage to cesspit.

## Council Tax - Band F

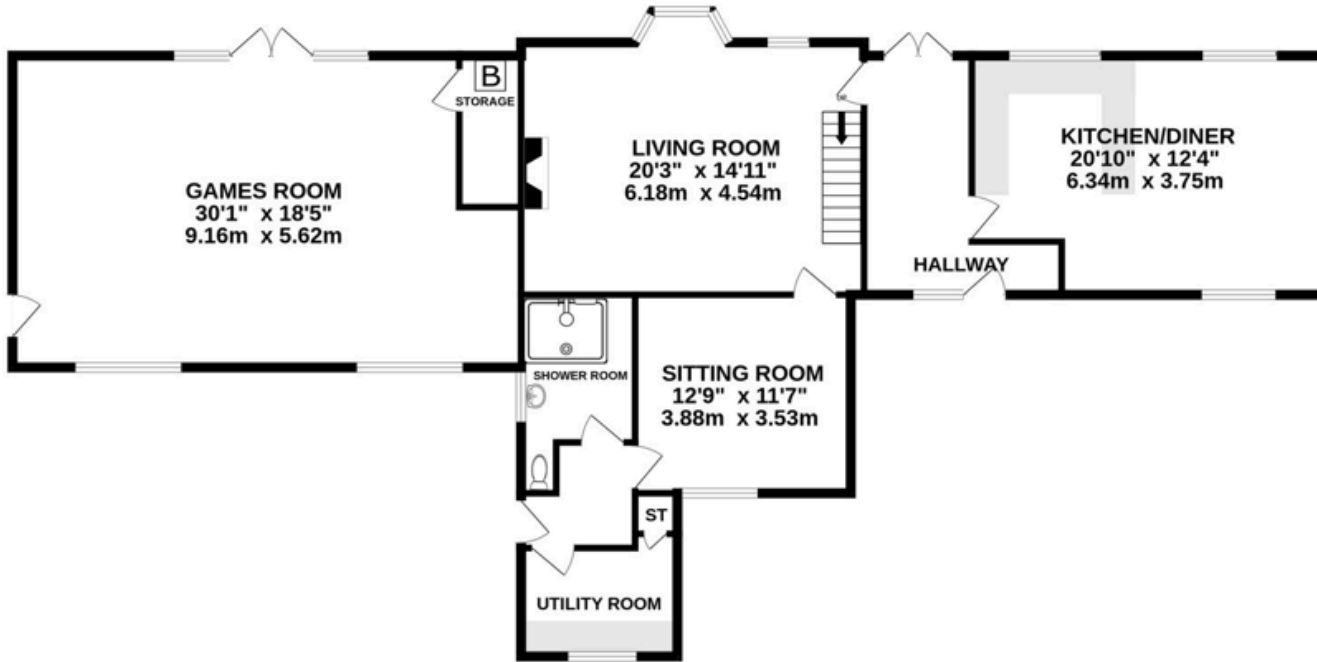
Hafod Ganol Farmhouse is currently occupied as a well-established successful tourism business. A link to Hafod Ganol Farmhouse website provides further information: <https://hafodganolfarm.co.uk/>



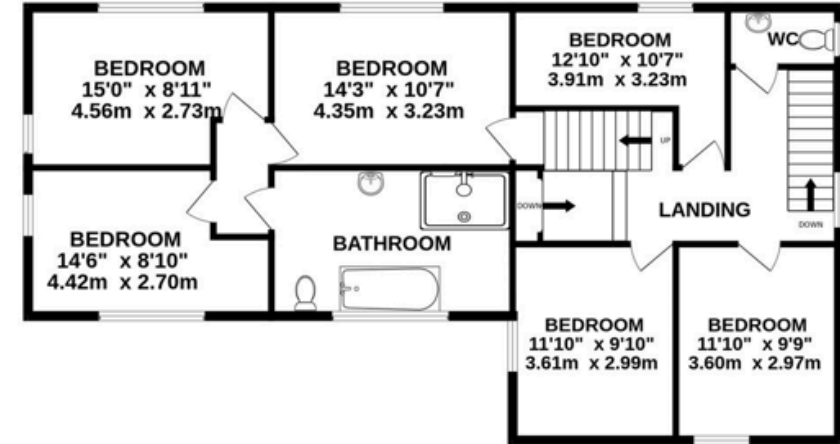
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E		
21-38	F	24 F	
1-20	G		



GROUND FLOOR  
1558 sq.ft. (144.7 sq.m.) approx.



1ST FLOOR  
1035 sq.ft. (96.2 sq.m.) approx.



2ND FLOOR  
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA : 2917 sq.ft. (271.0 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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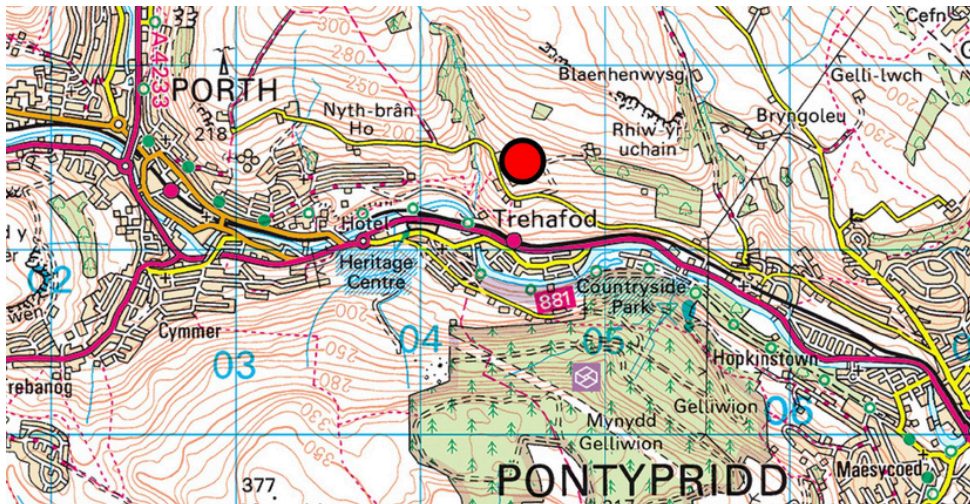
# Land and Buildings

The property comprises a total of approximately 29.34 acres of pastureland and woodland. A large proportion comprises approximately 18.15 acres of gently sloping pastureland capable of being mown and grazed by livestock and divided into three enclosures. The remaining land comprises woodland which is situated on the western edge of the property. Part of the land benefits from a spring water supply through water tanks. Internal stock proof fencing comprising sheep fencing with mature well maintained hedgerows. The 2024 Basic Payment Scheme (BPS) payment and entitlement are not included in the sale.

Located near the farmhouse includes a large concrete and hardcore yard with a large steel portal framed farm building. Part of the building benefits from steel shutter doors used as a workshop with the remainder used for storage purposes. Approximately 60m x 25m.

The existing static caravans are not included with the sale of the property.

There is additional land available by separate negotiation.





### Services

Mains electricity and spring water are connected to the farm building.

### Directions

Postcode: CF37 2PH

What3words: ///staple.landscape.bride

From Pontypridd Town Centre head west on the A4058 for approximately 1.2 miles before taking a right hand turn onto Ty Mawr Road. Continue under the railway bridge and take the first left hand turn onto Hafod Lane. Follow this road for approximately 1.1 miles where Hafod Ganol will appear on your right hand side.

### Access

Access to the property is via Hafod Lane.

### Method of Sale

Hafod Ganol 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. There are no public rights of way on the property.

### 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.

### Guide Price

Guide Price: £899,000

### 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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Contact: **Sebastian Southwood**

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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.