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Pencoedcae Farm
Mount Pleasant
Heolgerrig
Merthyr Tydfil
CF48 1RY

Pencoedcae Farm

Guide Price £750,000

For sale by Private Treaty

A welcoming 4 bedroom Farmhouse set in 10.17 acres offering great accommodation with an abundance of original features. Sat in landscaped gardens to the front, rear and side enjoying elevated rural views, whilst being well connected to Merthyr Tydfil and Brecon respectively.



Character smallholding set within short distance of Merthyr Tydfil.

A welcoming 4 bedroom Farmhouse

Set in approximately 10.17 acres of pasture land.

Extensive range of modern agricultural buildings

Far ranging elevated countryside views

Well connected to the amenities of Merthyr Tydfil, Brecon and beyond whilst enjoying a rural feel.





Pencoedcae Farm offers an unique opportunity to purchase a rural small holding within a short distance of Merthyr Tydfil and the A470. Comprising a detached four-bedroom character farmhouse, yard and large modern agricultural buildings set within approximately 10.17 acres of pasture land. In a fantastic rural setting with exceptionally convenient access to Merthyr Tydfil and views over surrounding farmland and Valley.

Accommodation

Solid wood front door opening through to the welcoming, fully tiled entrance hall, beautiful natural stone feature wall with inset wood burner, quarter turn stairs rising to the first floor with wide opening to the dining room.

The tiled floor continues sash window and window seats overlooking the side elevation and a brick line wood burner. A luxurious bespoke fitted kitchen with hard wood cabinetry, leathered cut stone countertops and numerous appliances to remain with a pitched double head height ceilings with multiple Velux sky lights fitted and windows to the side elevations drawing in natural light throughout the majority of the day.

Main sitting room (accessible from kitchen) has a characterful feel with exposed beams to ceiling, two windows framing the front garden beautifully. A stunning natural stone fireplace with inset wood burner provided a striking focal point to the room.

Rounding off the Ground floor accommodation is the predominantly tiled bathroom comprising a four piece suite with a traditional freestanding clawfoot bath, pedestal wash basin, WC and corner shower enclosure (mains fed). An airing cupboard housing the ideal boiler is accessible.

Stairs rising from the hall open to a fully carpeted landing with the four bedrooms accessible. Bedroom one lies to the rear of the property with pitch ceiling, original beams and enjoying a jewel aspect with windows both sides enjoying scenic views. Bedroom two and three are doubling size with front facing/windows taking an elevated views over the local farmland countryside and enjoy castle views. Bedroom four currently home office has a deep window sash window seat with sash window enjoying garden view countryside views and Castle view.

Land & Buildings

Pencoedcae Farm comprises of approximately 10.17 acres of pasture land, benefiting from mature hedgerow and stockproof fencing boundaries and a modern agricultural steel portal frame buildings. The field parcels also benefit from mains water supply serviced through piped water tanks

Agricultural Storage/Machinery Building

24.38m x 12.19m (75' x 40') Steel portal frame building, fibre cement corrugated roof, timber purlins, PBC rainwater goods, box profile sheet cladding, concrete panels, hardcore base, internal mezzanine to part.

Agricultural Storage/Machinery Building

18.28m x 12.19m (75' x 40') Steel portal frame building, fibre cement corrugated roof, timber purlins, PBC rainwater goods, box profile sheet/Yorkshire boarding cladding, concrete panels, hardcore base.

Basic Payment Scheme

The land is being sold without the benefit of Basic Payment Scheme Entitlements.

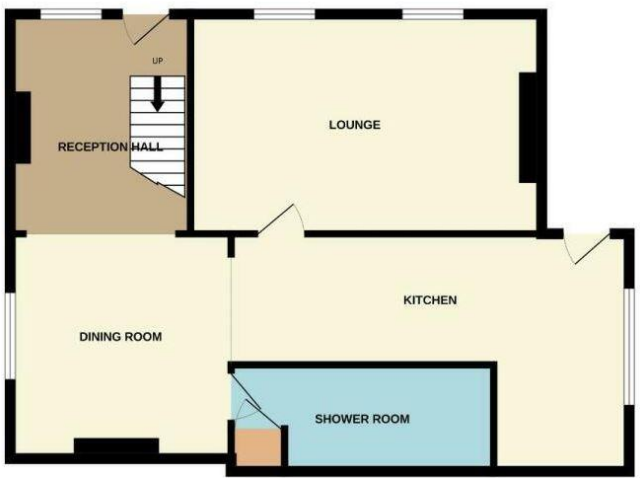
Tenure and Possession

Freehold with Vacant Possession upon completion.

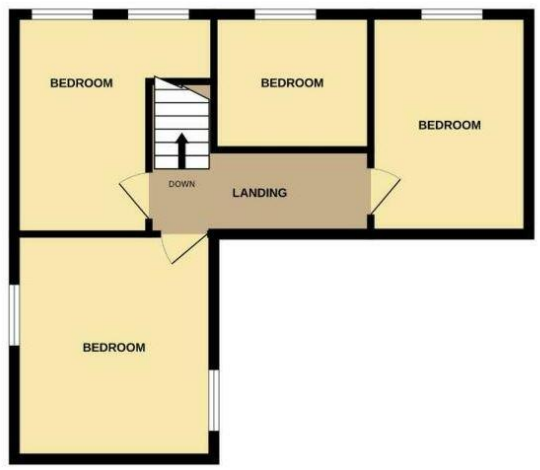
Wayleave/Easements/Rights of Way

The property is being sold subject to and with the benefit of all rights, including: rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not. There are no Public Rights of Way crossing the land.

GROUND FLOOR



1ST FLOOR



Directions

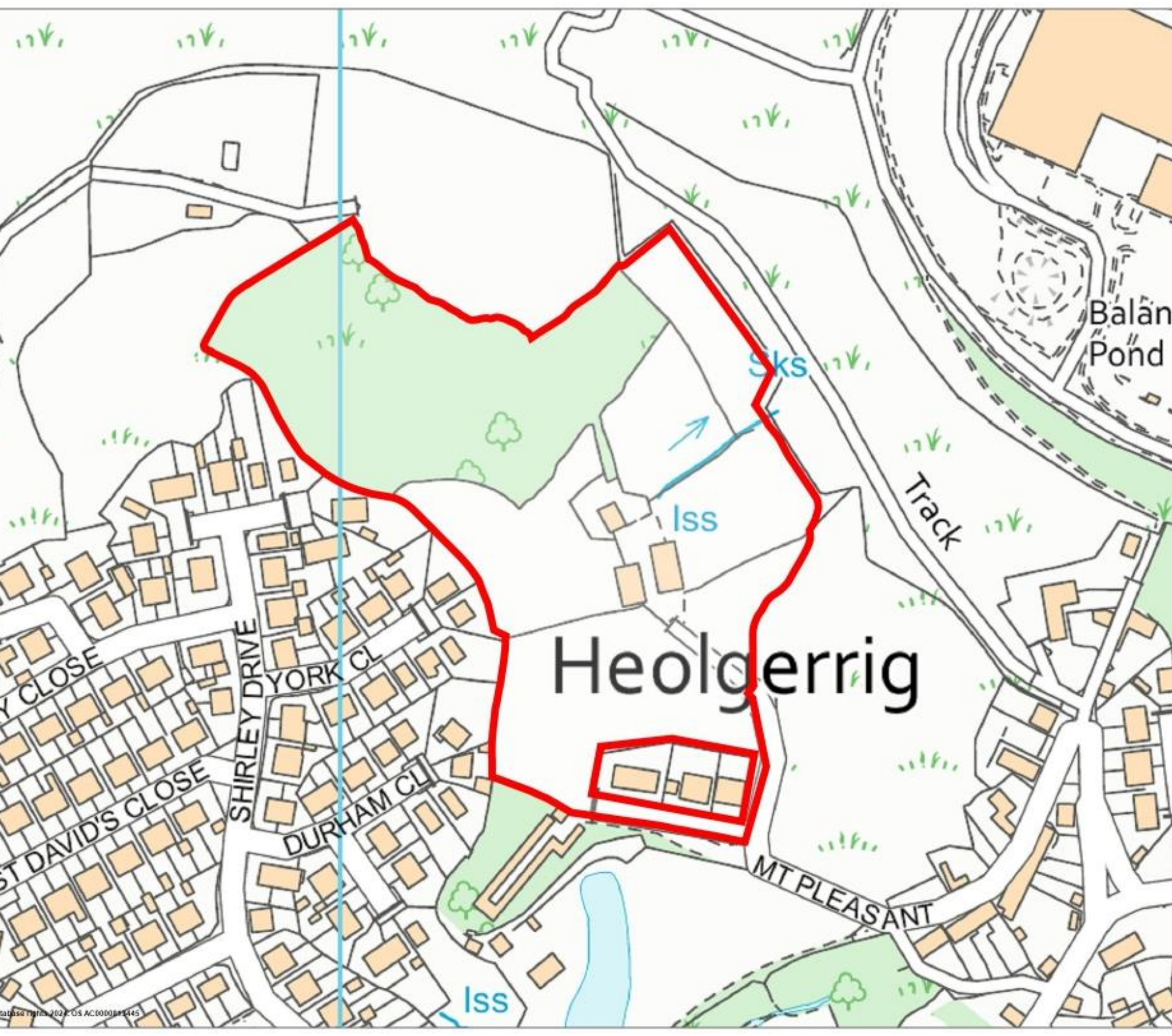
From the A470, take the turning A4102 heading towards Merthyr Tydfil Town Centre. Take the third exit at the roundabout take the second exit on the next roundabout. At the next roundabout, take the third exit towards Heolgerrig. After approx. 0.5 miles turn right onto Farm Rd. Take a left turn at 1st cross street onto Mount Pleasant, followed by right turn to stay on Mount Pleasant, continue along the track heading through the gateway, the property will be located in front of you.

Council Tax and EPC:

Council Tax Band D / EPC Rating F







Viewing strictly by appointment
through Herbert R Thomas

For further information please
contact:

Contact: Robert David
Tel: 01446 776397
E-mail: robertdavid@hrt.uk.com

Contact: Sebastian Southwood
Tel: 01446 772911
E-mail: sebastiansouthwood@hrt.uk.com

hrt.uk.com

hrt
herbert r thomas

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

hrt Est. 1926



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.