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Ty Draw Farm

Blaencwm

Treorchy

CF42 5DW

Ty Draw Farm

Asking price **Offers in Excess of
£699,950**

A 14 acre smallholding, with a large five bedroom attached house, a one bedroom self-contained cottage, eleven stable boxes, indoor arena and breathtaking panoramic mountain views.

Equestrian smallholding
approaching 14 acres

Large 5 bedroom attached
house

1 bedroom self contained
cottage

11 stable boxes, tack
room, WC and large barn

Stunning panoramic
mountain views

Excellent riding out
options

Lifestyle opportunity

Ideal for multi
generational living





The substantial family home once formed part of a large country house, situated at the head of the valley, at the foot of the breathtaking Rhigos Mountain. With it's large stone walls and independent access, it's easily forgotten that this is an attached property.

The property offers three generous sized reception rooms with the LIVING ROOM, plus SITTING ROOM boasting 10' high ceilings. The living room has flagstone floors and a wood burning stove set within the original fireplace. The sitting room has windows to side with original wooden shutters, wooden floorboards and an ornate fireplace. The HOME OFFICE, is dual aspect including a part glazed door to side. The KITCHEN, has doors from both hallway and living room. With two windows to front and window to side, it offers a range of base, larder and wall mounted units and houses an oil fired cooking range housing the central heating boiler and space for white goods.

The first floor LANDING and INNER LANDING with built in airing cupboard and storage gives access to the bedroom accommodation. Three of the bedrooms benefit from en-suites. The four double bedrooms all have original ornate fireplaces. The MASTER BEDROOM, has an EN-SUITE BATHROOM and door into BEDROOM 5/ DRESSING ROOM. BEDROOM 2 has an EN-SUITE BATHROOM, BEDROOM 3 has an EN-SUITE SHOWER ROOM. BEDROOM 4 lies opposite the FAMILY BATHROOM which has a white three piece suite.

The one bedroom self-contained COTTAGE was initially used for extended family, but more recently has been a holiday let investment. The COTTAGE offers comfortable accommodation which includes: an open plan KITCHEN/DINING/LIVING ROOM, with high

vaulted ceiling. The generous DOUBLE BEDROOM, also with vaulted ceiling. The family SHOWER ROOM, offers a white three-piece suite and the UTILITY ROOM, houses the independent central heating boiler and space for white goods.

The STABLE YARD offers 11 breeze block built stable boxes and a tack room, toilet and a central paved courtyard. The stables benefit from power, lighting and water. Paved pathways run from the stable yard PORTAL BARN which was previously a large indoor arena (134' x 66'10"). The arena which needs resurfacing, is a hugely adaptable space and

could be used for a multitude of other purposes if not equestrian.

The property sits in grounds of almost 14 acres. It has 3 fields divided by a wooded gorge with brook running through. The property offers outstanding riding out options with access into neighbouring forestry. An internal viewing is highly recommended.





Directions

From junction 34 of the M4 travel north along the A4119 into the Rhondda Valley at a roundabout take the first exit onto A4058. At Treorchy take the A4061. After two miles turn left onto Dunraven Street. At this junction there is a sign stating "Ty Draw Riding Stables" (from this point, all turnings are marked with a horseshoe). Follow this road, turning left at St Albans Church, onto Blaen-Y-Cwm Road. At the 'T' junction turn left. Take the second right.

Alternatively, the property has excellent commuting options - proceeding over the Rhigos Mountain on to the newly extended A465 Heads of The Valleys Road providing great connectivity to West Wales and The Midlands alike.

Tenure

Freehold

Services

Mains water, electric, drainage and oil central heating.

Council Tax Band E

EPC Rating

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		

Viewing strictly by appointment through Herbert R Thomas

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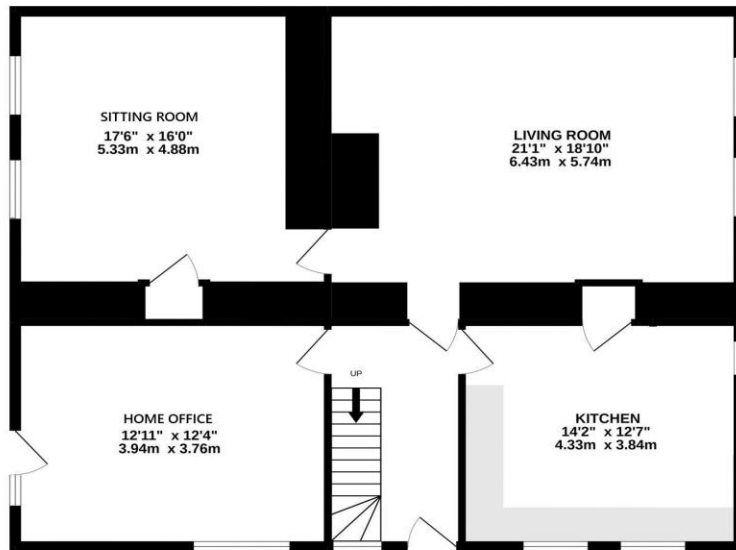
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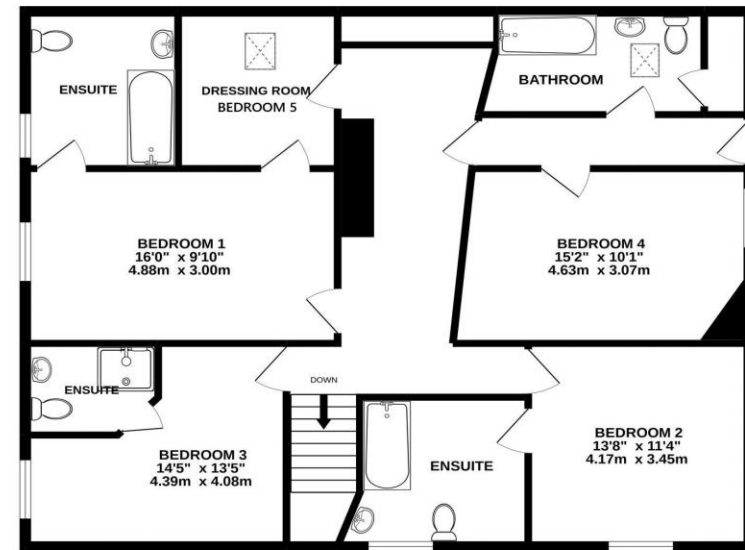
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



GROUND FLOOR
1022 sq.ft. (95.0 sq.m.) approx.



1ST FLOOR
1101 sq.ft. (102.3 sq.m.) approx.



GROUND FLOOR
581 sq.ft. (54.0 sq.m.) approx.

COTTAGE

