

Tyn Y Coed Farm

Brynna, Pontyclun, CF72 9QT



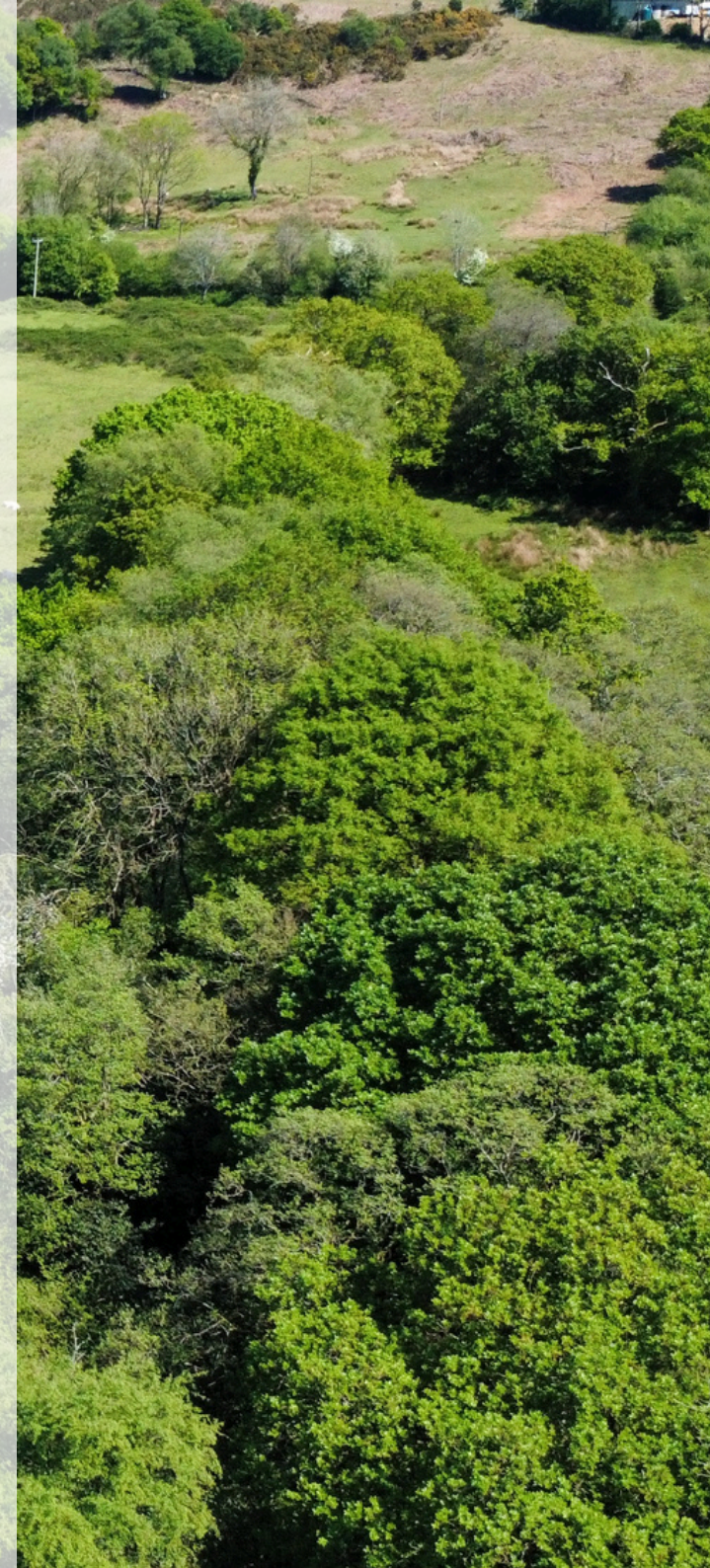
Tyn Y Coed Farm

Brynna, Pontyclun, CF72 9QT

Tyn Y Coed Farm presents a unique opportunity to acquire a beautiful smallholding with stunning views across adjoining farmland located a short distance from Brynna.

Tyn Y Coed Farm comprises a detached four bedroom farmhouse set in approximately 42.25 acres of land with a range of traditional and modern farm buildings.

- Detached four bedroom residential property
- Stunning views across adjoining farmland
- Set within approximately 42.25 acres of Pasture & Woodland
- Range of traditional and modern farm buildings



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Situation

The property is situated directly to the north of Brynna and north east of Pencoed with easy access to Junction 35 of the M4 via the A473.

Accommodation

The stone-built Farmhouse is set in approximately 42.25 acres of farmland within a beautiful rural setting and benefits from a fitted kitchen, living/dining room, utility room and four bedrooms. The property benefits from a range of traditional and modern farm building.

The property is accessed via a UPVC front door, this welcoming hallway benefits from a staircase leading to the first-floor landing. The space features papered walls, wood-effect flooring, a built-in radiator and a spacious open book storage area with shelving. Doorway leads to:

An attractive open-plan space combining kitchen and sitting area. The kitchen features wall and base units, sink and drainer with a royal blue freestanding Aga with ovens, warming trays, two circular hobs and a warming plate.

The kitchen and sitting room also features terracotta tiled flooring, tiled splashbacks, and dual-aspect UPVC double glazed windows. The kitchen area offers ample space for table and chairs. An open fireplace with log burner sits on a tiled hearth with pointed stone surround and feature beams. Door leads to:

Spacious utility room with a range of base units, a UPVC door, and a UPVC double glazed window to the rear. Finished with skimmed walls, beamed ceiling, and terracotta tiled flooring. Adjoining the utility room benefits from a WC.



Accessed from the hallway, a charming primary reception room with UPVC double glazed window to front and a patio door opening to the side garden. The space is enhanced by an open chimney on a flagstone hearth, exposed pointed stone walls, and feature beam. Sliding door provide access to storage.

The first floor is accessed via a full-turn staircase from the entrance hall. Features include a UPVC double glazed window overlooking adjoining farmland and benefiting from far ranging views. The landing benefits from papered walls and a loft access. Doors lead to all first-floor rooms.

A generous double bedroom with rear-facing UPVC double glazed window offering countryside views. Finished with papered walls, coved ceiling, wood-effect flooring, radiator, and a vanity unit with ceramic sink.

Spacious double bedroom with high ceilings, UPVC double glazed window to the front, skimmed walls, coved ceiling, fitted carpet and radiator. Includes a vanity unit with inset oval sink.

A third double bedroom with front-facing UPVC double glazed window, papered walls, fitted carpet, and a built-in wardrobe.

Another comfortable double bedroom with front-facing UPVC double glazed window, papered walls, fitted carpet, radiator, and built-in mirrored wardrobe. The bedroom benefits from views over the adjoining pond.

Spacious family bathroom with a white three-piece suite: low-level WC, wood-panelled bath, and pedestal wash hand basin. Fully tiled walls, fitted carpet, radiator, and UPVC double glazed opaque window. Includes airing cupboard with hot water tank and shelving.



Accessed via louvre-style doors, the shower area includes a wall-mounted shower head, fully tiled walls, fitted radiator, and carpeted flooring.

Outside

Access to Tyn Y Coed Farmhouse is available off a tarmac drive providing parking area on a tarmac yard. The front of the property benefits from a small garden with planted shrubs and a stone external wall. A concrete laid pathway wraps around the property providing access from the front to the rear of the property.

To side and rear, the garden is generally principally laid to lawn with a pond and bedded borders with mature shrubs.

Services

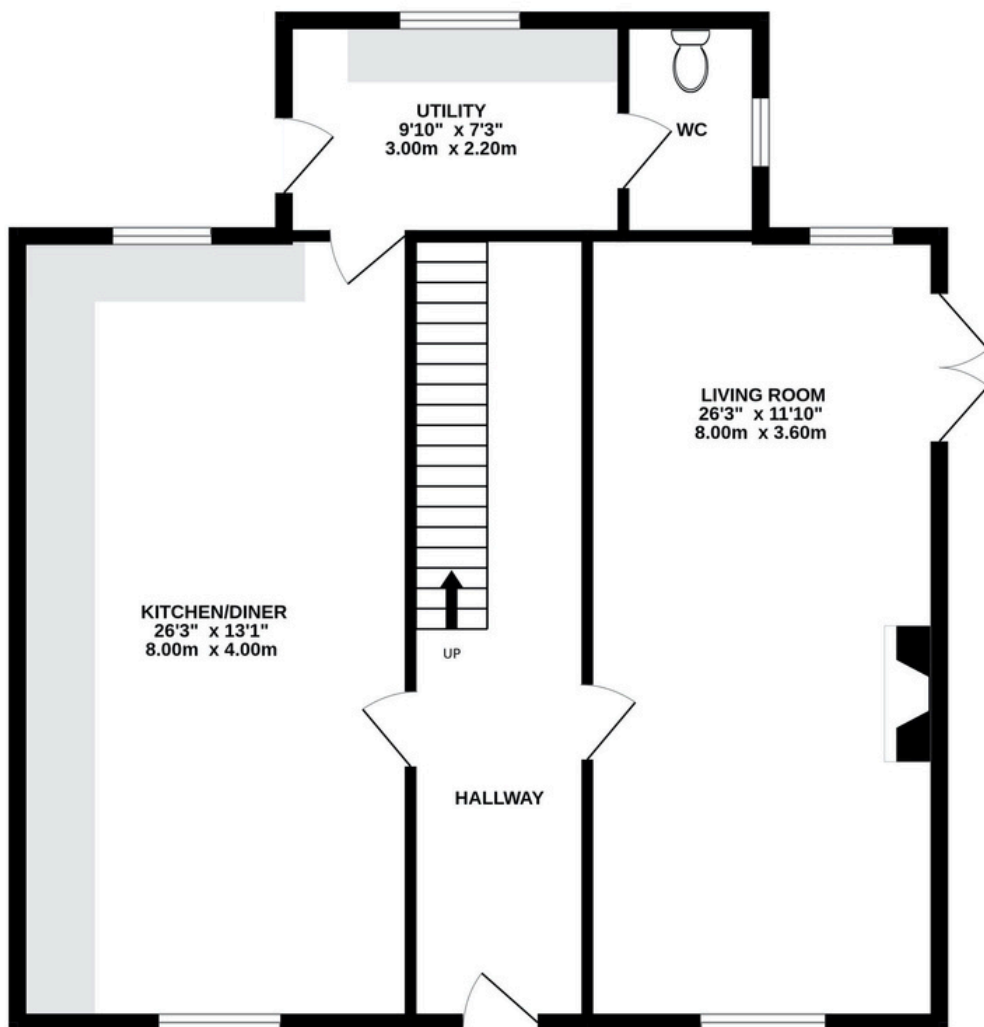
Mains water and mains electricity are connected to the property. Oil fired central heating plus oil fired Aga. Drainage to cesspit. The property also benefits for solar panels providing hot water.

Council Tax - Band D

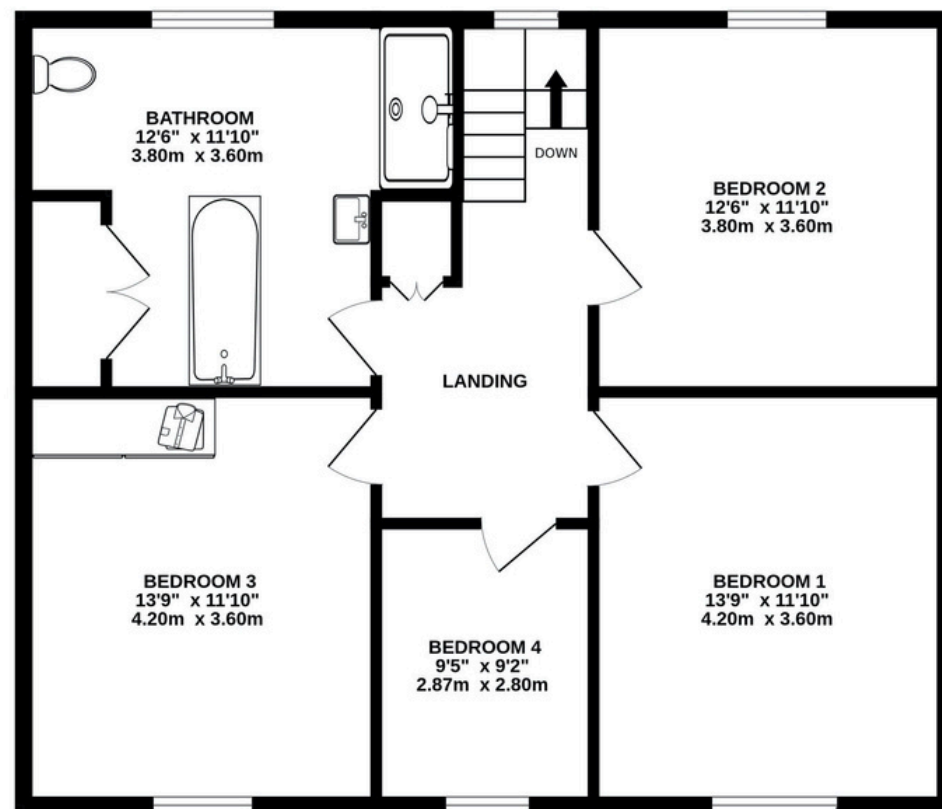
Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		



GROUND FLOOR
917 sq.ft. (85.1 sq.m.) approx.



1ST FLOOR
809 sq.ft. (75.1 sq.m.) approx.

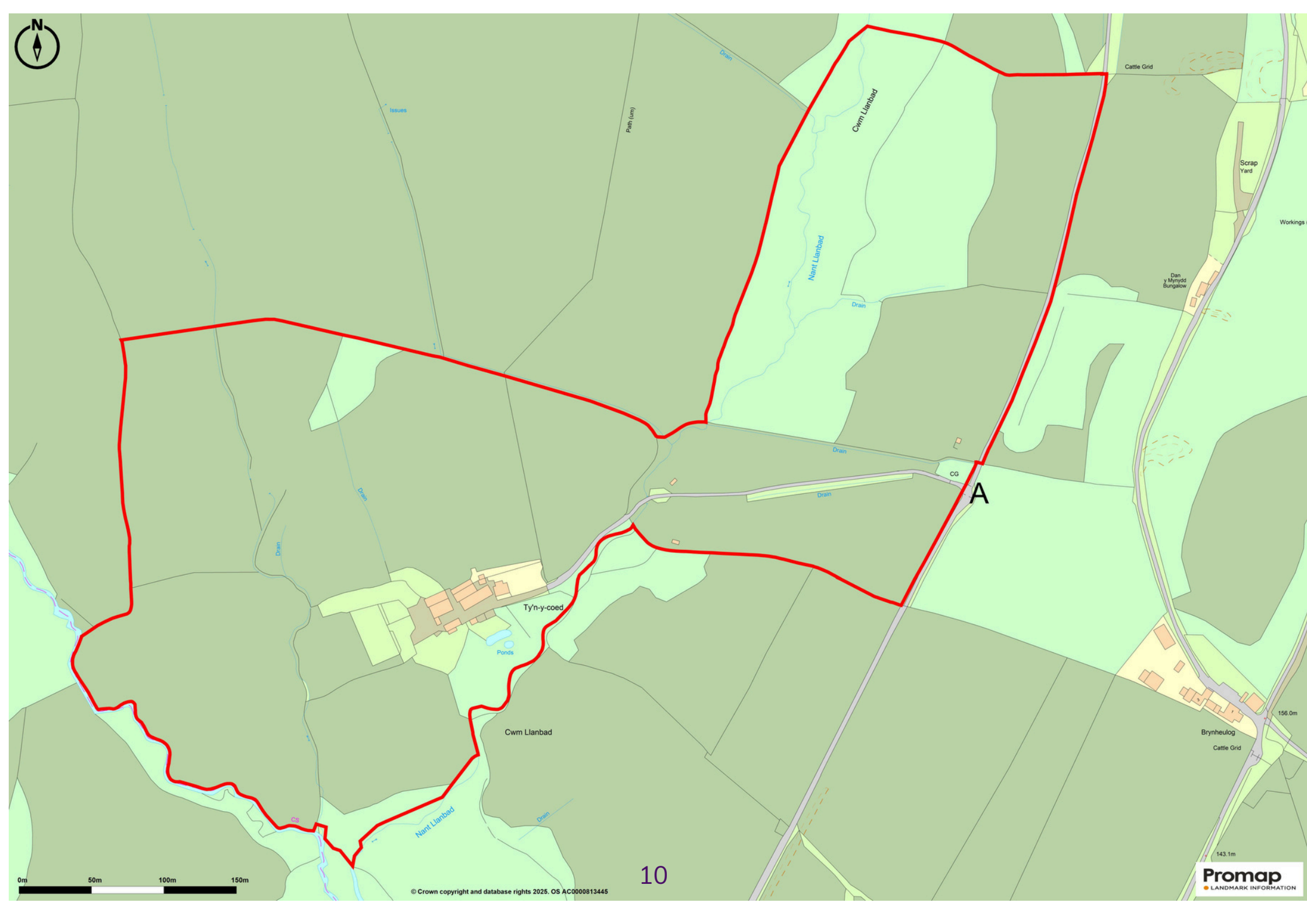


TOTAL FLOOR AREA : 1725 sq.ft. (160.3 sq.m.) approx.

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 42.25 acres of pastureland, wet/rush and woodland. A large proportion comprises approximately 23.05 acres of gently sloping pastureland capable of being mown and grazed by livestock and divided into ten enclosures. A small area comprising 6.74 acres of wet/rush land is situated to the north western corner of the farm. The remaining land comprises woodland which is situated on the northern edge and southern edge of the property. Part of the land benefits from a natural water supply. Internal and external boundaries benefit from stock proof fencing comprising sheep fencing with mature well maintained hedgerows. The 2025 Basic Payment Scheme (BPS) payment and entitlement are not included in the sale.

The property benefits from a range of farm buildings comprising the following:

Building 1 - Stone Building (Garage, store & one stable box/livestock area) - 6.00m x 23.50m approx.

Building 2 - Fodder Building - 11.00m x 16.50m approx.

Building 3 - Stables and Storage Building (Six Stable Boxes) - 15.00m x 15.50m approx.

Building 4 - Store - 5.00m x 3.00m approx.

Building 5 - Stables (Three Stable Boxes) - 4.50m x 11.50m approx. plus field shelter to rear - 2.50m x 6.50m approx.

Building 6 - Chicken Coop - 3.50m x 5.50m approx.

Building 7 - Store 4.50m x 6.00 approx.





Services

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

Directions

Postcode: CF72 9QT

What3words: ///cushy.report.regulator

From Junction 35 M4, head north along the A473 for approximately 1.3 miles. At the roundabout (Bridgend College), take the second exit onto Penybont Road. Continue on Penybont Road, taking the second exit at the roundabout onto Brynna Road. Continue on Brynna Road for 1.2 miles before taking a left hand turn onto Gellifedi Road. Take the first exit left onto Tan Y Bryn. After 0.1 miles, take a right hand turn onto an unnamed stoned track. Continue through the farmgate and along the stoned track for 0.4 miles before taking a left hand turn to Tyn Y Coed Farm.

Access

Access to the property is via a right of way comprising a stone track from Tan Y Bryn Road to Tyn Y Coed Farm. The right of way also benefits third party properties. Access to the property is marked 'A' on the attached plan.

Method of Sale

Tyn Y Coed 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 and timber are included within the freehold in so far as they are owned. Mines and minerals are excepted for a large proportion of Tyn Y Coed Farm.

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. Part of the land is currently subject to a Tenancy Agreement. Further details available on request.

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 several 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

Offers in Excess of £699,000.

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 Smart Search.

Viewing Arrangements

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

For further information please contact:

Contact: **Elliott Rees**

Tel: **01446 776395**

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



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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.