

Tyn Y Coed Farm

Bonvilston, Vale of Glamorgan, CF5 6TQ



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Cowbridge: 5 Miles Cardiff: 10 Miles Bristol: 50 Miles
(all distances are approximate)

Tyn Y Coed Farm presents an exceptional opportunity to acquire a well established mixed organic lowland farm comprising 35.38 acres of land suitable for forage and arable crop production.

- Superb accessible location being a short distance from the market town of Cowbridge, together with easy access to Cardiff, M4 motorway and Bristol.
 - A detached five bedroom 20th Century farmhouse that has been modernised and extended in recent years benefiting from superb countryside views.
 - A substantial range of modern and traditional livestock and general purpose farm buildings.
 - Planning Permission for a two bedroom tourism accommodation.
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Situation

Tyn Y Coed Farm is located in the Vale of Glamorgan, within close proximity to both Cardiff city centre and the market town of Cowbridge. The farm has excellent road links via junction 33 of the M4 motorway, approximately 8 miles away.

The property has good access to multiple retailers and supermarkets in the market town of Cowbridge and Culverhouse Cross. Easy access is available to the A48, which provides convenient access to the M4 motorway at junction 33 or 35.

The property is easily accessible to many of the major cities including Bristol, Birmingham, and London. Cardiff Airport is within close proximity (5 miles) and Cardiff's mainline rail station is less than 20 minutes' drive away.

Farm & Property Background

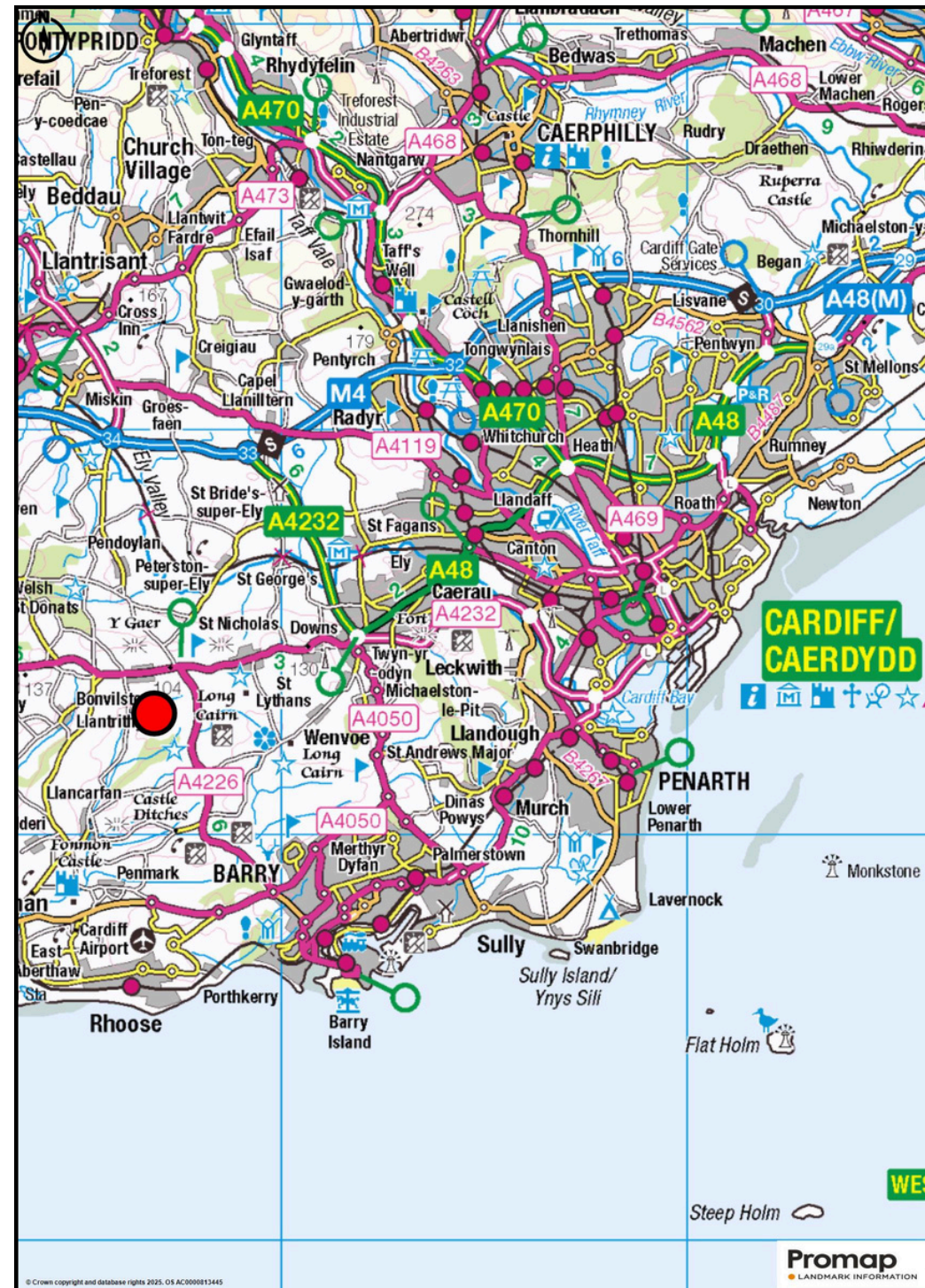
Tyn Y Coed Farm was tenanted by the Jones Family from September 1954 and was later purchased from the Radcliffe Estate in 1961. During the early period of ownership, the farm was run as a dairy farm and continued as such until 1999.

Tyn Y Coed Farm has been organic since 2000. Since this time, the farm has been renowned for their Organic Poll Hereford Suckler herd along with their commercial lowland ewe flock.

The farm as a whole is currently laid to permanent pasture. However, over the years, large areas of the farm have been part of a arable crop rotation.

In recent years, the farming system has been adjusted due to the owner's change in farming policy.

Tyn Y Coed Farmhouse in recent years has benefited from various extensions providing a traditional farmhouse blending character with modern living. The most recent extension being carried out during 2021.









Accommodation

Tyn Y Coed Farmhouse is an early 20th-century stone property blending character with modern living. It offers spacious family accommodation, including three generously sized reception rooms, an open-plan kitchen/dining area with far-reaching countryside views, utility room and five double bedrooms. All south facing ground floor rooms have double doors leading to the terrace with a secluded lawned garden.

Ground Floor:

Entrance Porch & Hallway

An external slate porch with timber door leads into a small hall plus WC. The inner hall features flagstone flooring and a Rayburn set in a brick fireplace.

Kitchen/ Dining / Family Room

An open-plan area featuring Sigma Three kitchen units, quartz countertops, an induction hob, integrated oven, a central island with dishwasher plus porcelain wood effect tiled flooring. An entertaining space with stunning rural views and access via sliding doors to the south and west facing terraces.

Utility Room

Accessed off the kitchen and contains an oil fired energy efficient Worcester Boiler with slate flooring, fitted French oak base units, sink, hob and washing machine.

Wet Room

Fully tiled walk-in wet room with an electric shower.

Sitting Room

Inset wood burner in a brick and stone working fireplace providing a great focal point. Quarry tiled flooring with French doors to terrace with views over the garden and countryside.

Quarter-turn carpeted stairs from the sitting room leads to the first-floor landing with attic access.



Office/Living Room

Oak flooring with bespoke floor to ceiling bookshelves. French doors to terrace with views over the garden and countryside.

Lounge

Oak flooring with large windows to three aspects and large bifold doors to the terrace and garden. Electric fire and surround.

First Floor:

Bedroom One:

The principal bedroom suite is a spacious, south facing triple aspect double bedroom with oak flooring and bifold doors opening to an 'L'-shaped balcony with countryside views. It includes a large walk-in wardrobe and airing cupboard with ample storage plus a tiled ensuite double shower featuring a wall-hung WC and sink.

Bedroom Two:

The second principal bedroom is a spacious, triple aspect double bedroom with oak flooring and Juliet balcony benefiting from garden views. It also includes an ensuite shower room with WC, basin, and rainfall shower.

Bedroom Three, Four & Five

Bedrooms three, four, and five are all doubles to include natural stone and brick wall features. Renovated wood flooring. Two rooms benefit from built-in wardrobes with one benefiting from a feature cast iron fireplace. Bedroom five is currently used as a dressing room.

Bathroom

The family bathroom includes a four-piece suite with integrated double shower, WC and pedestal basin with wooden flooring.

A glazed door from the landing opens to a large flat roof terrace with an enclosed glass and metal balustrade, offering superb views across the adjoining farmland at Tyn Y Coed Farm and countryside.



Outside

Paved terrace to the south and west of the farmhouse with facilities for a hot tub to the side of the south terrace. Beyond the terrace is lawned gardens with various flowers beds and a double row of Hornbeam trees leading to a pond. To the north of the farmhouse is a walled organic kitchen garden.

Services

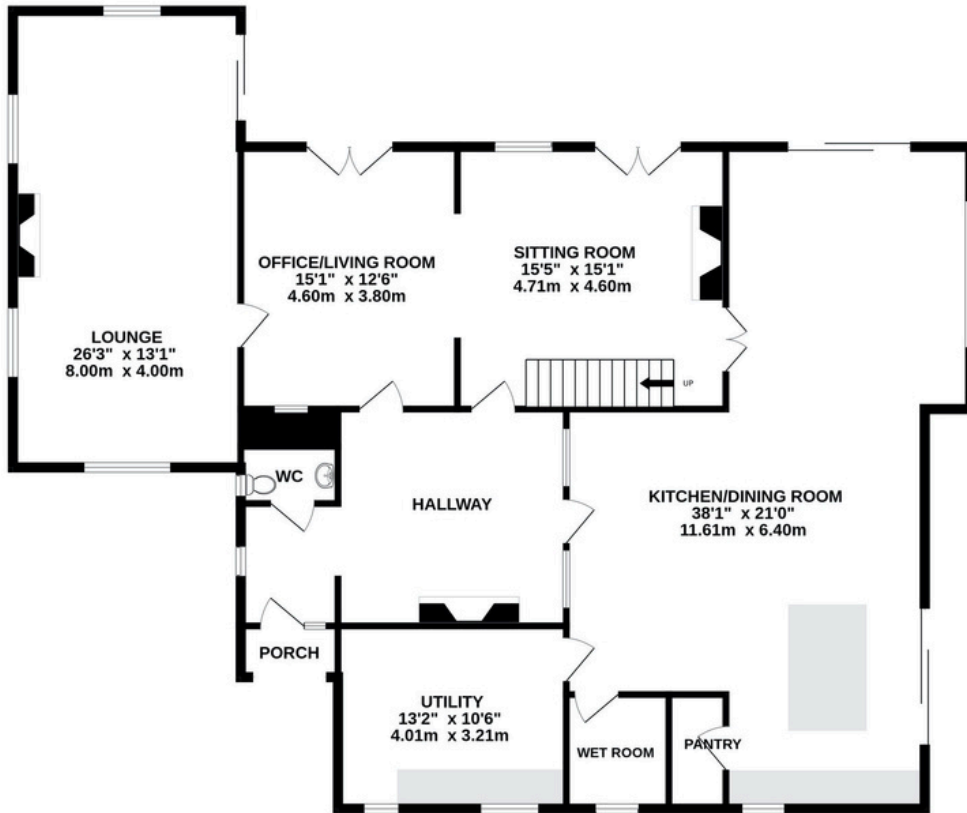
Mains water and electricity are connected to the property. Oil fired central heating via freestanding Worcester Oil fired boiler situated in the utility room serving the domestic water and radiator requirements of the property. Drainage to Cesspit. We are aware that the property was previously connected to a private borehole water supply.

Council Tax - Band E

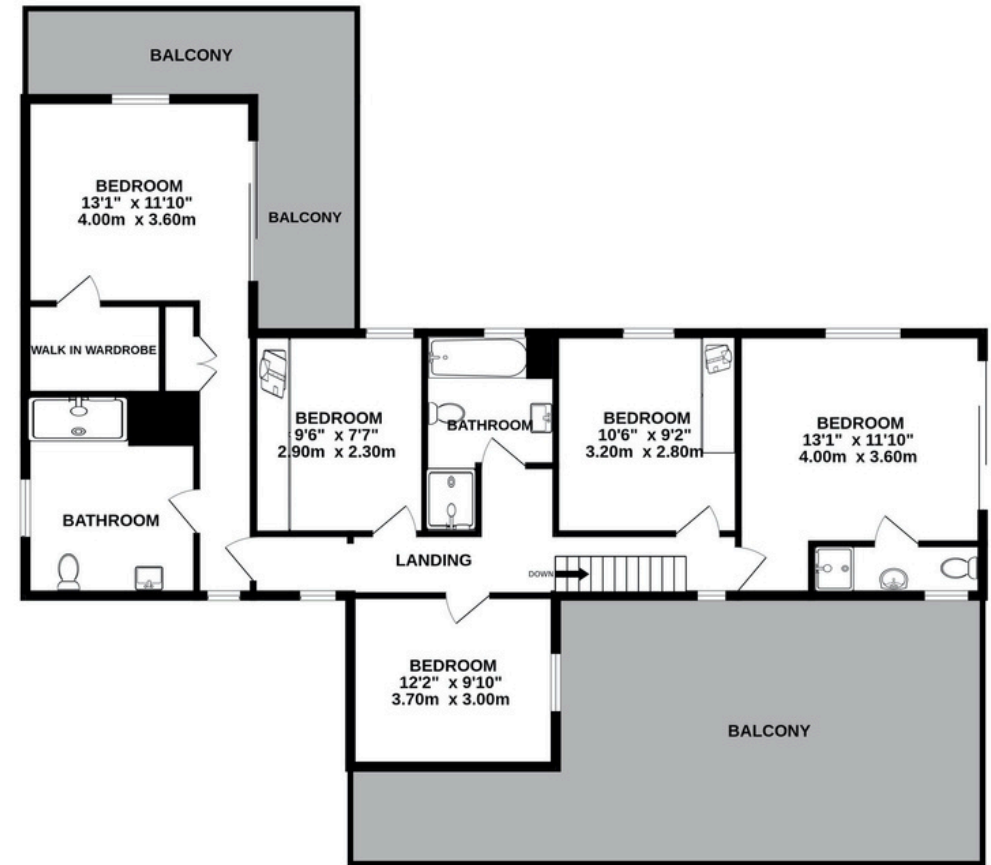
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
1808 sq.ft. (167.9 sq.m.) approx.



1ST FLOOR
1111 sq.ft. (103.2 sq.m.) approx.

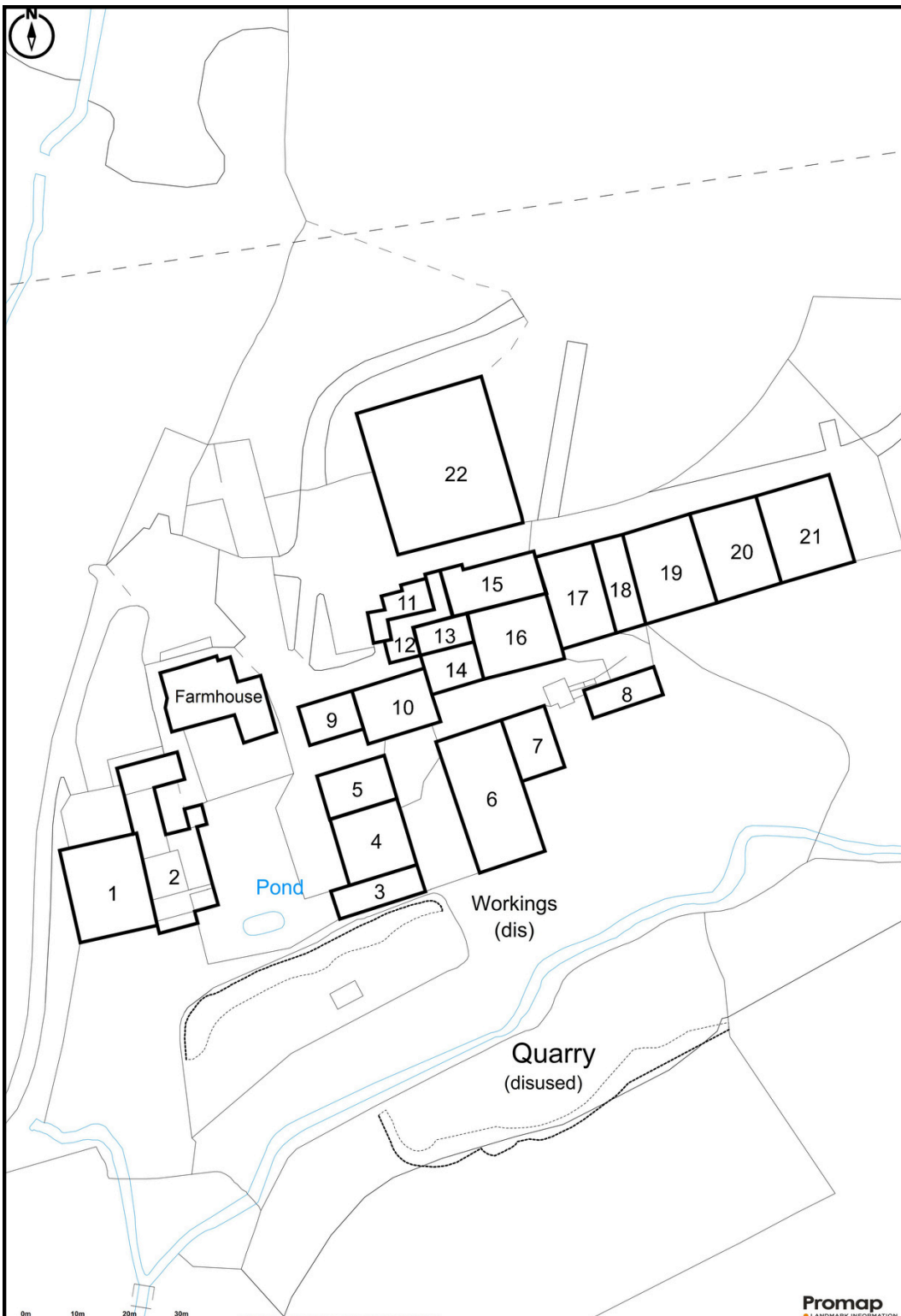


TOTAL FLOOR AREA : 2919 sq.ft. (271.2 sq.m.) approx.

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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Farm Buildings

Tyn-Y-Coed Farm benefits from an extensive range of traditional and modern farm buildings benefiting from mains water and electricity. Borehole water is available to the majority of the farm buildings.

Building 2 contains a flexible group of day and night rooms together with associated play areas for dogs and over many years operated as a very successful bespoke dog lodge. Part of this building also benefits from Planning Permission for a two bedroom tourism accommodation. For more Information, please contact Vale of Glamorgan Planning Department. Planning Reference: 2024/00438/FUL.

The farm buildings are as detailed below and shown on the plan of the farmyard. The farm buildings include the following:

- Building 1** - Agricultural/Fodder Building - 15.30m x 18.81m approx.
- Building 2** - Assortment of kennels & Outbuildings - 340m² approx.
- Building 3** - Former Piggery - 17.96m x 5.88m approx.
- Building 4** - Cattle Building - 13.00m x 13.63m approx.
- Building 5** - Cattle Building - 13.50m x 8.50m approx.
- Building 6** - Sheep Building - 15.20m x 27.00m approx.
- Building 7** - Covered Cattle Yard - 8.20m x 13.00m approx.
- Building 8** - Machinery Building- 15.30m x 7.00m approx.
- Building 9** - Double Garage - 11.00m x 7.80m approx.
- Building 10** - Lambing/Storage Building - 14.50m x 10.60m approx.
- Building 11** - Assortment of Tractor & Machinery Buildings - 71m² approx.
- Building 12** - Workshop - 41m² approx.
- Building 13** - Former Milking Parlour - 5.00m x 9.60m approx.
- Building 14** - Covered Cattle Yard - 10.60m x 7.80m approx.
- Building 15** - Former Covered Silage Pit - 18.60m x 8.00m approx.
- Building 16** - Former Cubicle Building - 15.90m x 13.00m approx.
- Building 17** - Cattle Building - 11.30m x 18.30m approx.
- Building 18** - Cattle Building - 6.00m x 18.30m approx.
- Building 19** - Cattle Building - 13.60m x 18.30m approx.
- Building 20** - Cattle Building - 13.00m x 18.30m approx.
- Building 21** - Cattle Building - 14.30m x 18.30m approx.
- Silage Pit 22** - 25.00m x 17.55m approx.

Land

Tyn Y Coed Farm extends to approximately 35.38 acres of good permanent pasture within one land holding, divided by one district road.

The majority of the property comprises flat and gently sloping permanent pasture capable of being mown and grazed by livestock. Large parts of the farm are also suitable for arable cropping.

The land benefits from a private borehole, natural and mains water supply serviced through water tanks. Internal stock proof fencing comprising of a mixture of sheep and cattle fencing with mature well maintained hedgerows. The 2025 Basic Payment Scheme (BPS) payment and entitlement are not included in the sale.

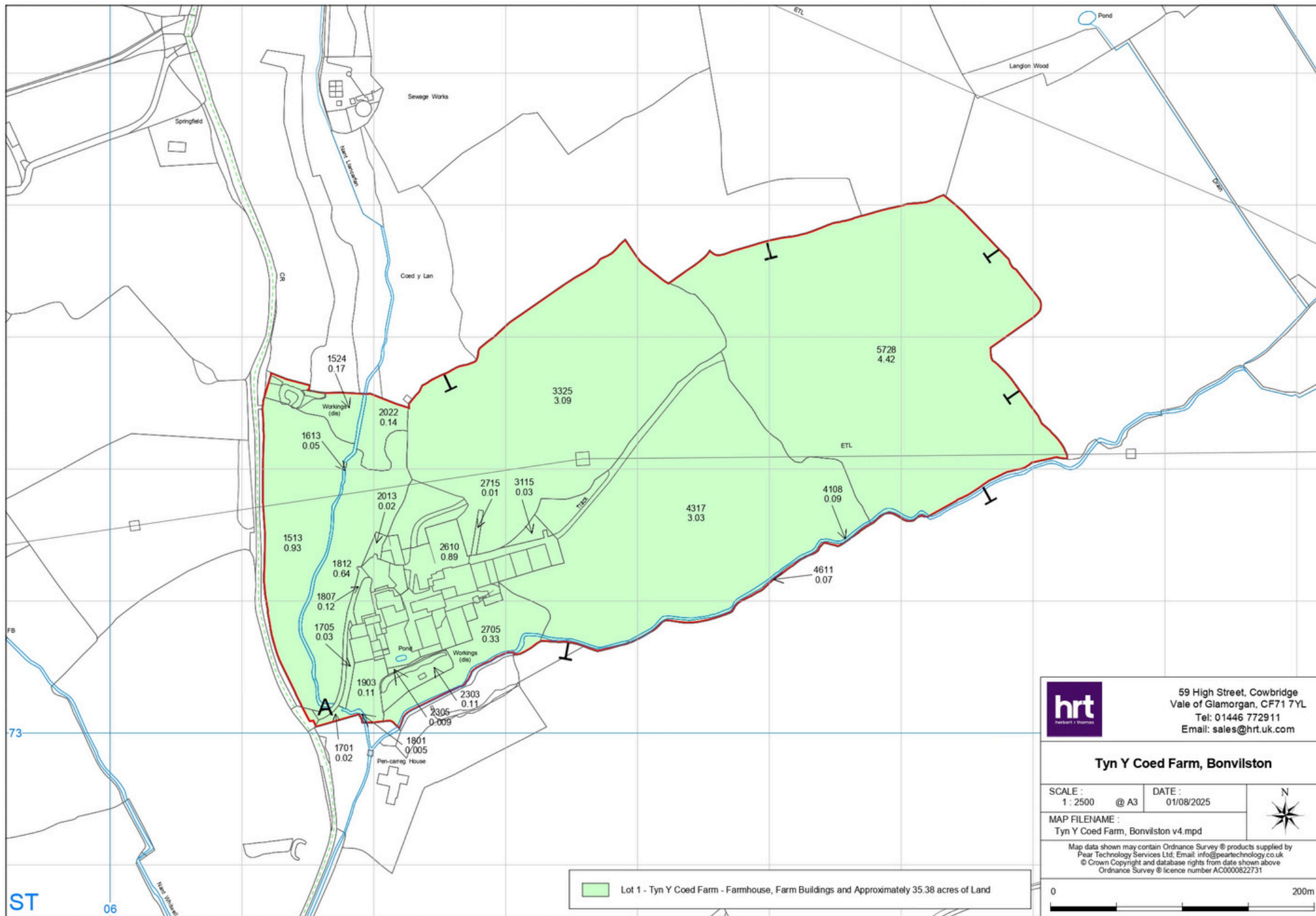
Services

Prospective purchasers are advised to make suitable enquiries of Dwr Cymru Welsh Water as to the availability.

Access

Access to each lot is via an agricultural gate, each marked 'A' on the plan.

Parcel	Description	Area (Hectares)	Area (Acres)	OS Tile
1513	Pasture	0.93	2.2993	ST0673
1524	Woodland	0.17	0.4317	ST0673
1613	Stream	0.05	0.1327	ST0673
1701	Farm Buildings & Yard	0.02	0.0492	ST0673
1705	Farm Buildings & Yard	0.03	0.0653	ST0673
1801	Stream	0.005	0.0136	ST0673
1807	Farm Buildings & Yard	0.12	0.2947	ST0673
1812	Pasture	0.64	1.5741	ST0673
1903	Pasture	0.11	0.2639	ST0673
2013	Farm Buildings & Yard	0.02	0.0461	ST0673
2022	Woodland	0.14	0.3504	ST0673
2303	Woodland	0.11	0.2606	ST0673
2305	Woodland	0.009	0.0211	ST0673
2610	Farm Buildings & Yard	0.89	2.2077	ST0673
2705	Pasture	0.33	0.8149	ST0673
2715	Pasture	0.01	0.0329	ST0673
3115	Pasture	0.03	0.0787	ST0673
3325	Pasture	3.09	7.6362	ST0673
4108	Stream	0.09	0.218	ST0673
4317	Pasture	3.03	7.4968	ST0673
4611	Stream	0.07	0.1607	ST0673
5728	Pasture	4.42	10.9302	ST0673
Total		14.31	35.38	





Directions

Postcode: CF5 6TQ

What3words: backfired.strut.isolating

From Cowbridge Town Centre, head east along the High Street and continue onto the A48. Continue along the A48 for 3.10 miles before taking a right hand turn onto a country lane. Continue on the lane for 0.6 miles where the property will appear on your left hand side.

Method of Sale

Tyn Y Coed 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.

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 three public rights of way on the property.

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 with Vacant Possession on Completion.

Development Clawback

Tyn Y Coed Farm will be sold subject to a 15-year development clawback provision entitling the vendors to 40% of the gross income received under a relevant renewable energy Market lease for the length of the term (assumed to be 30 years plus).

Cross Compliance

The seller will be responsible for the cross compliance up to the date of completion. The purchaser(s) will take over the cross-compliance obligations on completion and will indemnify the seller for any non-compliance which results in a penalty or reduction in the seller's payments.

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

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.

Fixtures and Fittings

All fixtures and fittings are excluded from the sale unless specifically referred to in these particulars..

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 MRICS FAAV**

Tel: **01446 776395**

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

Contact: **Andrew Thomas MRICS FAAV FLAA**

Tel: **01446 776386**

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





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

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.