

GARTH UCHAF FARM Talbot Green, Pontyclun, Rhondda Cynon Taf, CF72 9LE Price Guide £985,000



- Luxury Detached Farmhouse with Five Bedrooms and Three Bathrooms
- Recently Renovated to High Specification
- Attached Traditional Stone Barn (Scope for Conversion STPC)
- Fantastic Equestrian Facilities with Stables, Outbuildings and Manège
 - South Facing Pasture Paddock
 - Approx. 6.8 Acres In All
- Glorious Secluded yet Accessible Location with Wonderful Views

REF: EO8191

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle

GENERAL AND SITUATION

Approximate Distances:

Pontyclun 2 miles • M4 (junction 34) 4 miles • Cowbridge 8 miles
Cardiff City Centre 14 miles • Barry / Coast 15 miles

A luxurious detached, five bedroom, renovated farmhouse, set in approx. 6.8 acres with a superb range of outbuildings, equestrian facilities and south facing paddock, in a wonderfully secluded yet accessible elevated location with breathtaking panoramic views.

This historical farmhouse is believed to have origins dating back over 500 years and some of the original character has been retained in the oldest parts of the house. The current owners have lovingly and extensively refurbished the house throughout in recent years to an extremely high standard, creating an exceptional family home with large bright rooms and modern conveniences.

Adjoining the farmhouse is a substantial traditional stone barn that has scope for conversion to provide an extension to the main dwelling or a separate annexe, subject to any necessary permissions.

Undoubtedly the star attraction of this exceptional property is the superb range of outbuildings, stables and paddocks which are ideal for private equestrian use, and there is access to many miles of hacking in the local area most notably in Smilog Woods.

Despite its secluded location, the property is only 2 miles from Pontyclun which provides a good range of local shops and amenities including a railway station, Talbot Green Retail Park and Royal Glamorgan Hospital. Junction 34 of the M4 Motorway is only 4 miles to the south providing a fast link to the Severn Bridge to the east and Swansea to the west.

The ever-popular market town of Cowbridge within the Vale of Glamorgan is within easy reach and a little further on yet still easily accessible is Cardiff city centre.

THE FARMHOUSE

A beautifully refurbished family home with top quality fittings including quartz windowsills and a luxurious farmhouse kitchen. There is oil fired central heating and double glazing. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The house is entered through the front door which opens into a welcoming **Reception Hall** with stairs leading to the first floor and a ground floor **Cloakroom** with WC and wash hand basin.

The fantastic **Farmhouse Kitchen** has extensive built-in units with hardwood worksurfaces and matching island, 1½ bowl sink with drainer and mixer tap, oil fired two oven Aga, electric cooker point, two ring electric hob, plumbing for washing machine, a **Walk-In Larder** with fitted worksurface and shelving plus a separate Boiler Cupboard.





Two steps from the kitchen lead up to the **Dining Room** which has a stone floor and glazed double external doors opening out to the front.

The spacious **Sitting Room** has a feature inglenook fireplace with log burner, wooden floor, storage cupboard and a door to the spiral stone staircase leading to the first floor.

Completing the ground floor accommodation is a **Study / Fifth Bedroom**.

On the first floor there is a large **Landing** with an **Airing Cupboard** housing the hot water tank and fitted shelving.

There are **Four Good Sized Bedrooms** two of which have **En Suite Bath / Shower Rooms** and there is a separate **Family Bathroom**.



OUTSIDE, OUTBUILDINGS & LAND

The property is wonderfully secluded, set at the end of an extremely long drive which terminates at a large **Arrival Yard** providing plenty of parking for numerous vehicles, horse boxes, etc.

To the front of the farmhouse is a raised gravel terrace, a gazebo with hot tub and timber decking plus a lower brick pavier courtyard.

The extensive range of outbuildings lie adjacent to the house and comprise as follows with approximate sizes:

Adjoining the farmhouse to the side is a **Traditional Stone Barn** with a tiled roof and concrete base, light and power supplies with scope for conversion to provide an extension to the main house or a separate annexe / holiday let, subject to any necessary permissions. It is divided into **Two Main Rooms** c. 25'9 x 19' (about 7.8m x 5.8m) and 18'7 x 14' (about 5.7m x 4.3m) (the larger room is subdivided into two sections) and there are **Two Adjoining Loose Boxes** each 12' x 12' (about 3.6m x 3.6m).

Additional **Loose Box** 14' x 12'6 (about 4.3m x 3.8m) block walls under a GI roof set on a concrete base.

Dutch Barn 30' x 15' (about 9.2m x 4.6m) with oval GI roof.

Two Loose Boxes 14' x 13'6 (about 4.3m x 4.1m) and 13'9 x 13'7 (about 4.2m x 4.1m) block walls under box profile roof, concrete base, light and power.



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Covered Stable Yard block walls, concrete base, box profile roof, light, power and water supplies with **Five Internal Loose Boxes** – three at 11'6 x 11' (about 3.5m x 3.3m) one at 13'8 x 11'8 (about 4.1m x 3.5m) and one 9'6 x 9'6 (about 2.9m x 2.9m).

Lean To Store 10'8 x 8'5 (about 3.2m x 2.5m).

Tractor Barn 28'9 x 11' (about 8.8m x 3.3m) built of timber under a box profile roof.

Manège 40m x 20m floodlit with post and rail, sand and rubber surface.

The Land adjoins the stables and manège in one main enclosure of gently sloping pasture with hedges along the main borders.



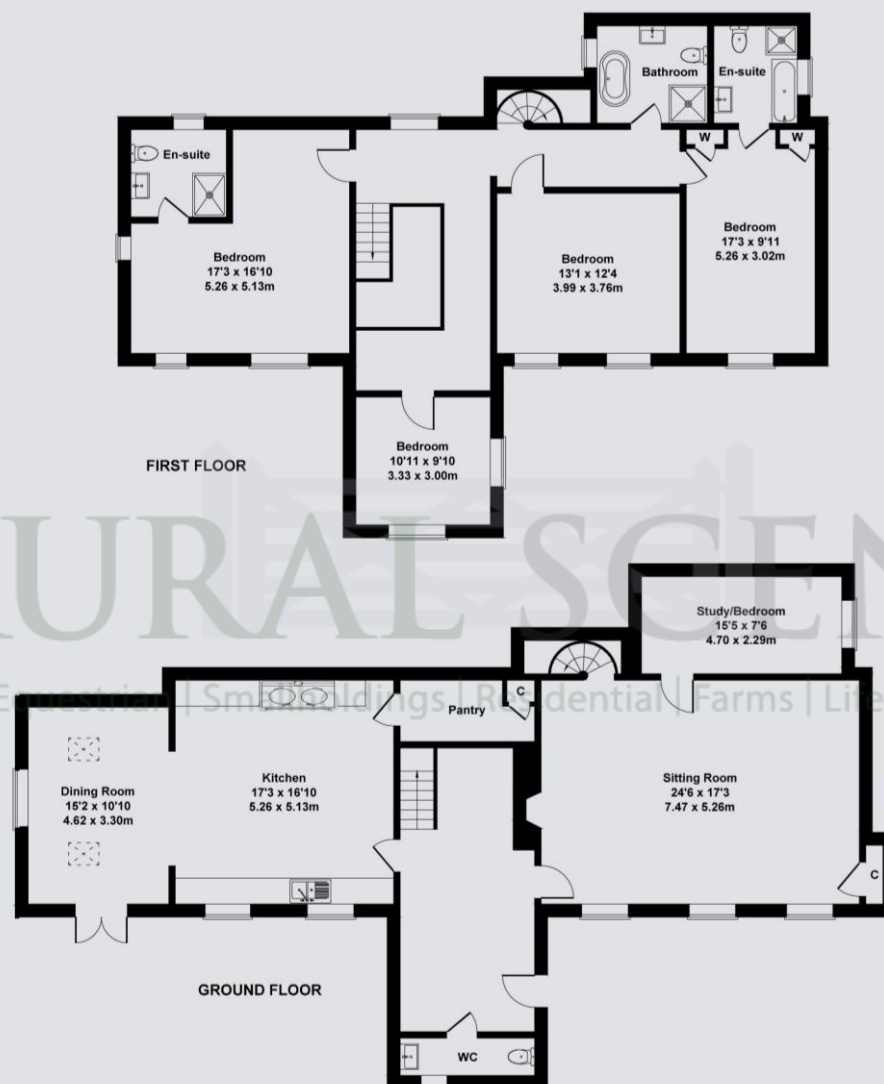
**IN ALL APPROX. 6.8 ACRES
(About 2.8 Hectares)**

Note: The current owners rent an additional six acres of adjoining land. Interested parties will need to make their own enquiries as to whether or not this arrangement can continue.

PUBLIC RIGHTS OF WAY

A public footpath runs up the drive and through a gate behind the house providing access to many miles of walks directly from the property. A second footpath leads from the drive and down through the paddock.





VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL
Tel: 01443 425005

SERVICES

MAINS ELECTRICITY, PRIVATE WATER, PRIVATE DRAINAGE, OIL FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING E COUNCIL TAX F

DIRECTIONS

From the M4 at junction 34, head north on the A4119 for 1½ miles and at the roundabout take the first exit onto the A473. Continue on the A473 at the next roundabout and at the second roundabout take the second exit onto Rhodfa Bryn Rhydd. Continue into Lanelay Lane for just over ½ a mile and fork left into a track which immediately bears sharply round to the left. Continue along this track, all the way to Garth Uchaf Farm at the end.

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Rural Scene have visited **Garth Uchaf Farm** but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.