

# Maendy Farm,

Groesfaen, Rhondda Cynon Taff, CF72 8NJ

Watts & Morgan



# Maendy Farm, Llantrisant Road,

Groesfaen, Rhondda Cynon Taff, CF72 8NJ

## Guide price: £1,895,000 Freehold

4 Bedrooms | 4 Bathrooms | 3 Reception Rooms

Maendy Farm is a characterful property with beautifully appointed accommodation, substantial ancillary and equestrian buildings. With extensive gardens and grounds, and approximately 35 acres of surrounding land, the property offers a rare combination of privacy, versatility and development potential in an attractive rural setting. A superb 400-year-old distinctive country property, combining over four centuries of history offering over 4,000 sq ft of accommodation, retaining a wealth of period character. Family lounge, impressive dining room with beamed ceiling and inglenook fireplace, country kitchen/breakfast room, study and spectacular garden room. There is also a utility room and ground-floor shower room. The property offers four double bedrooms, including a breathtaking principal suite with dressing room and en suite bathroom; all bedrooms benefiting from en suite facilities.







### Directions

Cowbridge Town Centre – 8 miles

Cardiff City Centre – 8.5 miles

M4 J34 Miskin – 1.4 miles


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# Summary of Accommodation

## About the property

Dating back over 400 years, with mapping records dating to 1570, this exceptional farmhouse offers a rare combination of historic character, beautifully presented accommodation and an outstanding rural setting. Set within approximately 35 acres of gardens and surrounding land, the property has been finished and maintained to an exemplary standard throughout, while retaining a wealth of period features.

The extensive accommodation includes a welcoming family lounge, an impressive dining room featuring immense exposed ceiling beams and a deep inglenook fireplace, together with a country kitchen/breakfast room, study and striking garden room rising to the apex of the roof. A utility room and ground-floor shower room complete the principal living accommodation. The first floor provides an impressive principal bedroom - a former hayloft retaining original, exposed beams - with dressing room and en suite bathroom, alongside three further generous double bedrooms, each benefiting from its own en suite facilities.

## Additional information

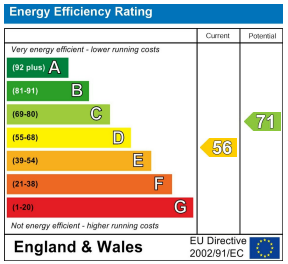
Freehold. Mains electric and water connect to the property. Oil-fired central heating. Solar panels provide supplementary power and a feed-in tariff; further details from the sellers. Council tax: Band G.

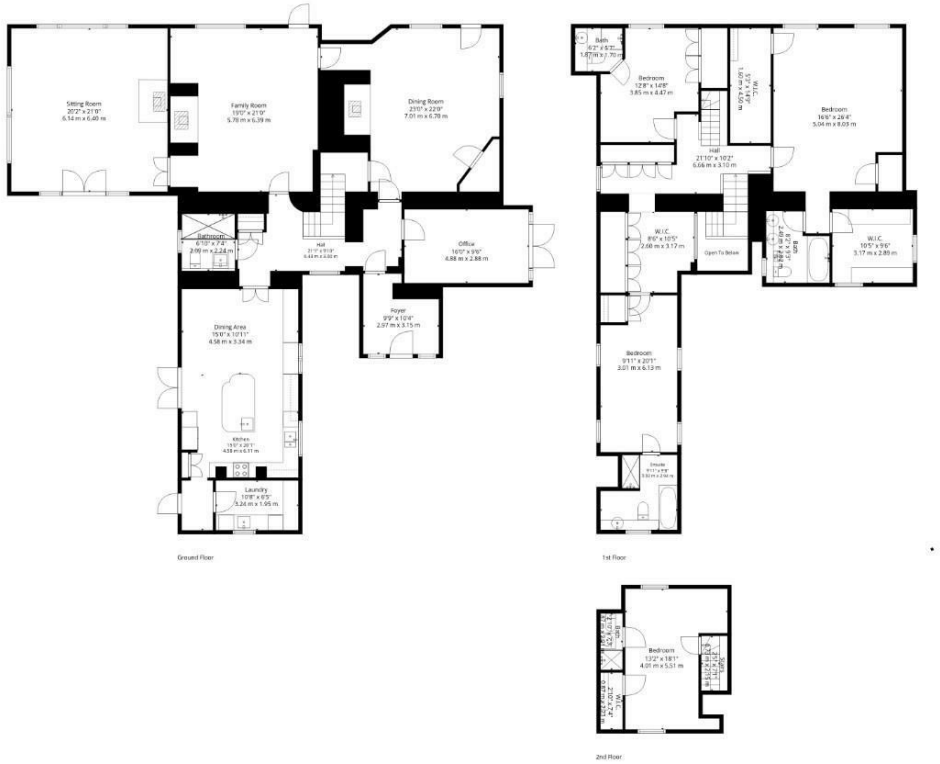
Clawback on the land to be confirmed.










Scan to view property

**Total: 4084 sq. Ft, 380 m2**

Ground Floor: 2368 sq. Ft, 220 M2, 1st Floor: 1473 sq. Ft, 137 M2, 2nd Floor: 243 sq. Ft, 23 m2

Excluded Areas: Low Ceiling: 102 sq. Ft, 8 M2, Open To Below: 31 sq. Ft, 3 M2, Walls: 296 sq. Ft, 26 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

## Garden & Grounds

Approached via a private farm lane from Llanrisant Road, Maendy Farm is set within an attractive rural holding, with a gated entrance and sweeping tarmacadam driveway leading to extensive gravelled parking and turning areas. The property enjoys a private, low-maintenance garden adjoining the farmhouse, featuring flagstone and timber-decked seating areas, together with a sunken hot tub, creating an excellent setting for outdoor entertaining and relaxation.

Beyond the farmhouse lies a substantial five-bay stable and yard complex, incorporating four 12' x 12' bays, a further 12' x 9' bay, tack room, feed store and WC. A separate detached garage, accessed via twin electric up-and-over doors, provides secure garaging for up to four vehicles, while an external stone staircase leads to a useful upper-level storage area/home office.

The property is further complemented by approximately 35 acres of pasture and grazing land, divided into a number of individual field enclosures and offering considerable scope for equestrian use and a variety of country pursuits.

Of particular interest is a detached, currently derelict Welsh Long House, presenting an exciting opportunity for sympathetic restoration or potential further development, subject to the necessary planning consents. Overall, Maendy Farm offers a rare combination of farmhouse, extensive gardens, equestrian facilities, outbuildings and substantial surrounding land in an appealing rural setting.










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