

# Wern Fawr Farm

Ystradowen, Vale of Glamorgan



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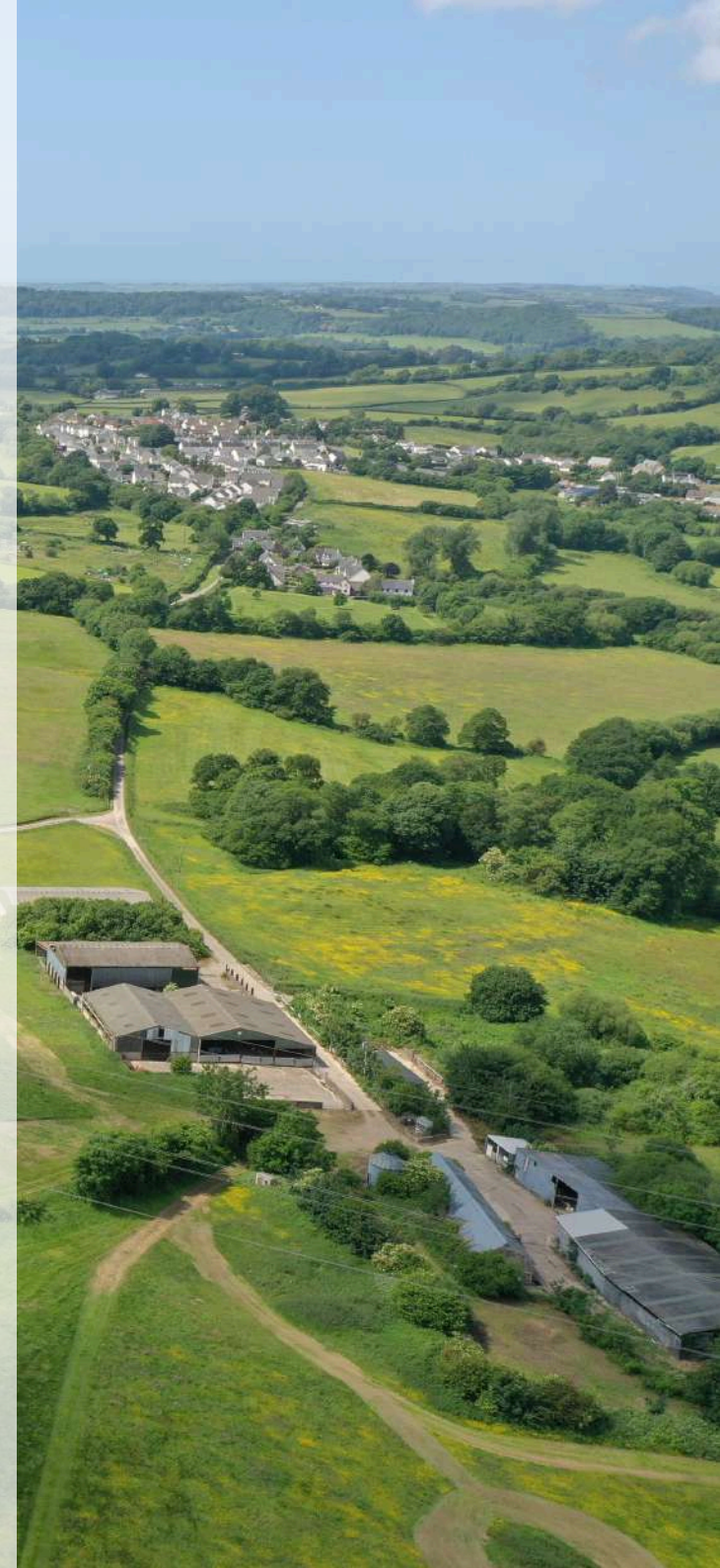
Ystradowen, Vale of Glamorgan CF71 7SY

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Wern Fawr Farm presents a rare opportunity to acquire a productive livestock farm located a short distance from the market town of Cowbridge. Wern Fawr Farm comprises a detached five bedroom farmhouse subject to an Agricultural Occupancy Condition set in approximately 225.28 acres with modern and traditional livestock and storage buildings in the heart of the Vale of Glamorgan and within close proximity to the Heritage Coast.

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- Modern Detached Farmhouse
- Stunning views across the Vale of Glamorgan countryside
- Set within approximately 225.28 acres of Pasture Land
  - Range of Modern & Traditional Outbuildings
    - Available as a whole



# Wern Fawr Farm, Ystradowen, CF71 7SY







## Situation

Nestled in the heart of the picturesque Vale of Glamorgan, Ystradowen is a highly desirable village providing a blend of rural charm and convenient access. Local amenities include a church, village hall, pub, garage and store. The village is ideally situated, being a short drive from Cowbridge, with its excellent comprehensive school and extensive shopping and leisure facilities.

Ystradowen benefits from its close proximity to the heritage coastline and major transport links, including the M4 and A48.

## Accommodation

A large detached modern five bedroom farmhouse set away from the farm buildings providing outstanding spacious family accommodation in a wonderful rural setting with exceptional views and subject to an Agricultural Occupancy Condition.

### Porch

A large oak front door leads into the entrance hall, which features skimmed walls, tiled flooring and two uPVC double glazed windows. Providing access to the utility room and entrance hall.

### Entrance Hall

Smooth plastered and painted walls. Door through to cloakroom.

### Cloakroom/WC

Two piece suite comprising of low level WC and pedestal wash hand basin. UPVC double glazed opaque window to front elevation.

### Dining Room - 6.06m x 5.96m

This room features a pointed stone fireplace with an oak mantle and a Worcester Clearview log burning stove, situated within a feature chimney breast on a flagstone hearth. A quarter turn staircase leads to the open landing.



### Sitting Room - 7.28m x 4.09m

A spacious reception room features a focal log burning stove set within a pointed stone chimney breast. Natural light floods the space through multiple uPVC patio doors leading to the rear terrace, as well as additional uPVC double glazed windows. The room is elegantly finished with skimmed walls, coved ceilings, oak flooring and a range of wall lights.

### Study - 4.09m x 3.06m

Double glazed windows provide beautiful countryside views.

### Kitchen/Breakfast Room - 7.61m x 3.93m

This charming country kitchen features cream shaker-style wall and base units, complemented by oak work surfaces. Included is a cream, four-door Aga with two hotplates, a separate double oven, and a warming drawer. A double Belfast sink with a mixer tap and integrated appliances. A freestanding island with an oak worktop provides a breakfast bar space. uPVC double-glazed windows surround the room, offering ample natural light. A wooden stable door leads to the rear hall/boot room.

### Boot Room

A spacious boot room features a uPVC half-glazed door leading to the rear garden and a uPVC double glazed window overlooking the same.

### Shower Room

The bathroom features a modern three-piece white suite, including a large walk-in shower. A low level WC and a wall-hung washbasin on an oak vanity unit.

### Utility Room - 3.78m x 1.70m

Further shaker style kitchen units with mottled worktop, stainless steel sink, with space for laundry appliances. A uPVC double glazed window to front elevation and half glazed door through to Entrance Porch. Worcester floor mounted boiler.



## First Floor

### Landing

Large landing with wooden doors providing access to the bedrooms and family bathroom, windows to the rear elevation with fitted carpet.

### Bedroom One - 4.10m x 3.06m

The principal bedroom benefits from a front aspect with fitted carpet. Ensuite bathroom with bath, vanity unit, tiled flooring, and opaque windows to side elevation.

### Bedroom Two - 3.93m x 2.92m

Currently a dressing room but it can easily be converted to a double bedroom. Two uPVC windows to the rear with cream fitted carpet.

### Bedroom Three - 3.85m x 2.90m

A generously sized room, currently functioning as an office, provides the option of an additional double bedroom. uPVC window to the rear. Fitted carpet.

### Bedroom Four - 2.96m x 2.94m

uPVC double glazed window to rear. Built in wardrobe. Fitted carpet.

### Bedroom Five - 3.01m x 2.43m

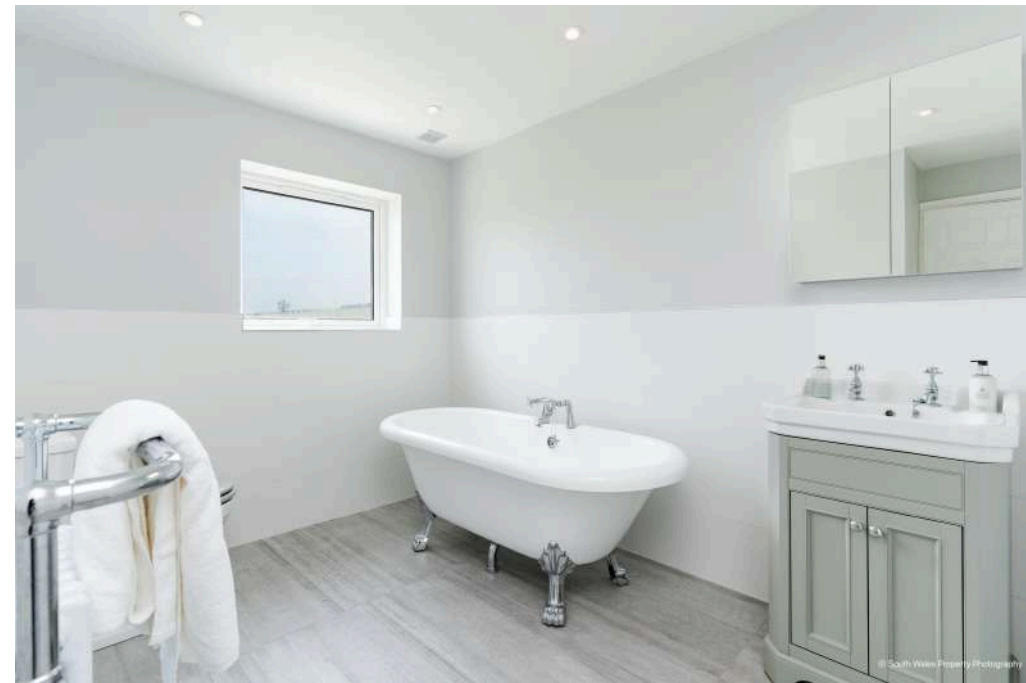
uPVC double glazed window to side elevation. Fitted carpet.

### Shower Room

Large walk in shower and pedestal wash hand basin with vanity unit. Tiled flooring and opaque window to front elevation.

### WC

Two piece suite in white comprising low level WC and corner mounted wash hand basin. uPVC opaque window to front elevation.



### Outside

Access to Wern Fawr Farmhouse is via a private driveway which leads to a parking area suitable for numerous cars with a path leading to the entrance porch. Further double gated access to the rear providing access to the double garage.

The gardens are principally laid to level and gentle sloping lawns with a rear patio. Raised vegetable beds and attractive lawned parcel situated from the rear porch.

### Services

Mains water, borehole water and electricity are connected to the property. Oil fired central heating via freestanding Worcester Oil fired boiler serving the domestic water and radiator requirements of the property. Drainage to septic tank.

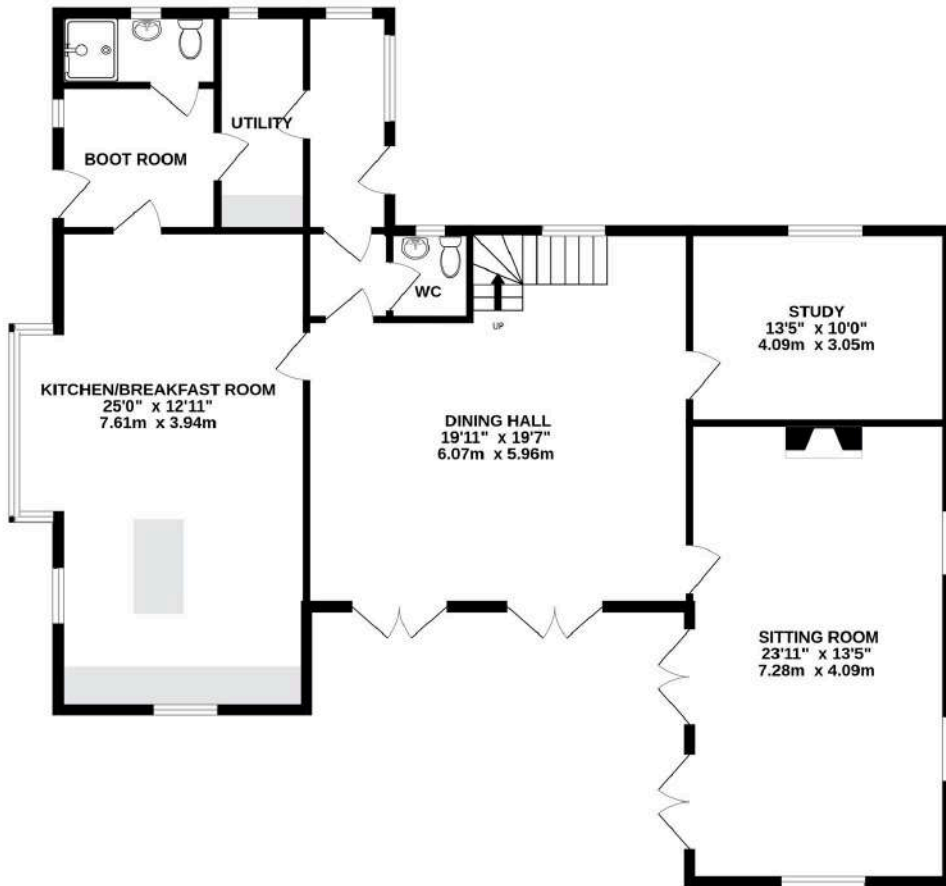
### Council Tax - Band I



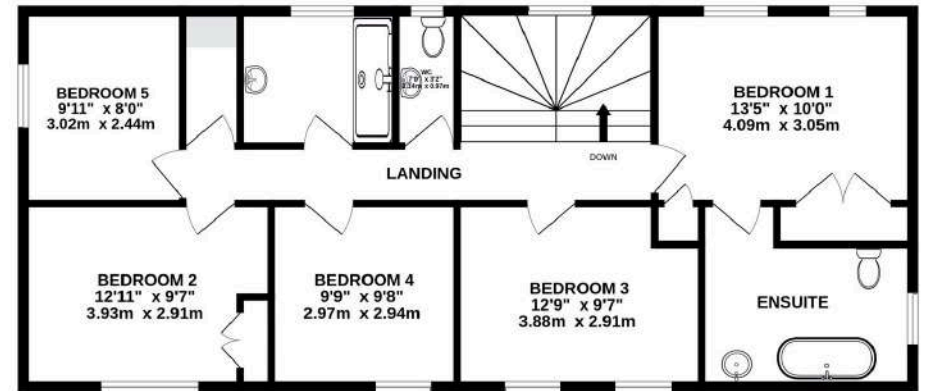
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



**GROUND FLOOR**  
1378 sq.ft. (128.0 sq.m.) approx.



**1ST FLOOR**  
905 sq.ft. (84.1 sq.m.) approx.



**TOTAL FLOOR AREA : 2283 sq.ft. (212.1 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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Wern Fawr Farm - Farmhouse, Farm Buildings  
and Approximately 225 acres of Land





## Land and Buildings

Wern Fawr Farm extends to approximately 225.28 acres of land within a ring fence boundary. The land includes mixed pasture land and sporadic mixed native woodland. The farm comprises grade 2, 3b & 4 agricultural land. The land is identified as Arrow Soil series as defined in the Soil Survey of England and Wales. There is both natural and mains water supply together with bore hole water. Internal stock proof fencing comprises of a mixture of sheep and cattle fencing with mature well maintained hedgerows. The 2025 Basic Payment Scheme (BPS) payment and entitlements are not included in the sale.

## Farm Buildings

The Farm Buildings include the following:

Building 1 - Livestock Building – 27.4m x 17.2m approx.

Building 2 - Agricultural Building – 18.1m x 11.6m approx.

Building 3 -Traditional Stone Barn - 22m x 5.8m approx.

Building 4 - Agricultural Building – 4.9m x 2.1m approx.

Building 5 - Stables – 5.2m x 5.2m approx.

Building 6 - Kennels - 12.2m x 3.3m approx.

Building 7 - Livestock Building - 18.9m x 18.2m approx.

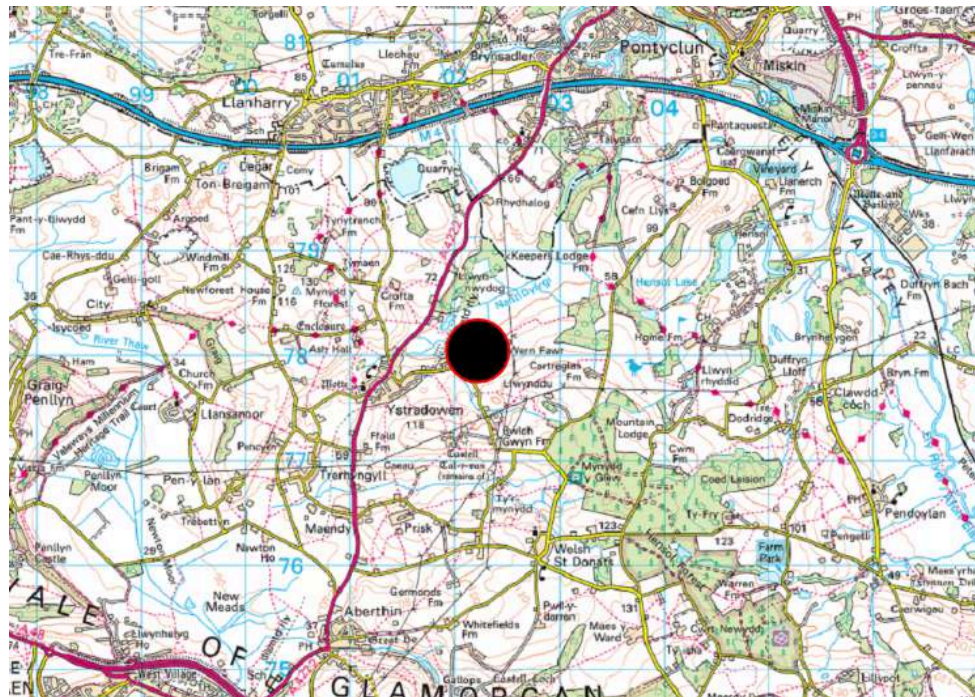
Building 8 - Livestock Building - 13m x 18.2m approx.

Building 9 - Hay Barn - 23.1m x 11.5m approx.

Building 10 - Lean-to livestock building- 23.1m x 8.3m approx.

Building 11 - Livestock building - 21.1m x 27.2m approx.

Building 12 - Agricultural lock-up- 10.8m x 5.7m approx.



## Services

Mains electricity, mains water and borehole water are connected to the farm buildings. Three phase electricity is connected to building 3.

## Directions

Postcode: CF71 7SY

What3words: faster.yummy.each

From Cowbridge Town Centre, head southeast along the High Street. Take a left-hand turn to Aberthin Road. Continue on this road for 2.5 miles before turning right onto St Owains Crescent. Turn left onto Sandy Lane. Continue for 0.4 miles where the property will appear on your left hand side.

## Access

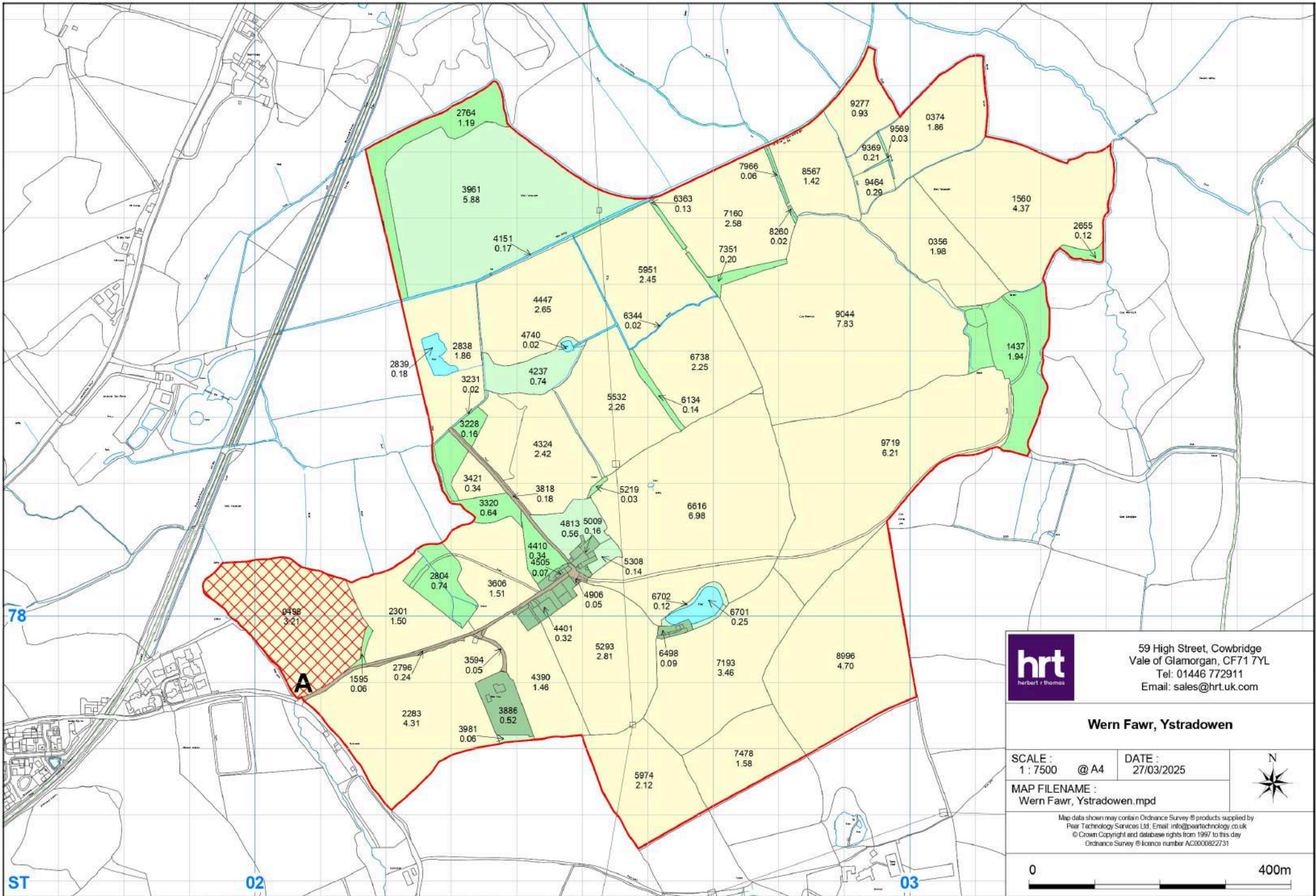
Access to the property is marked 'A' on the plan.

## Development Clawback

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

The land hatched red will be subject to a 30 year development clawback provision for residential or commercial projects at a rate of 25%.

Parcel	Description	Area (ha)	Area (ac)	OS Tile
4401	Farm Buildings and Yard	0.32	0.7874	ST0278
4505	Farm Buildings and Yard	0.07	0.1827	ST0278
5009	Farm Buildings and Yard	0.16	0.3978	ST0278
4813	Farm Buildings and Yard	0.56	1.3879	ST0278
2796	Track	0.24	0.6009	ST0277
3594	Track	0.05	0.1353	ST0277
6498	Sheep pens	0.09	0.221	ST0277
3981	Track	0.06	0.1395	ST0277
3886	Wern Fawr Farmhouse	0.52	1.2781	ST0277
5308	Farm Buildings and Yard	0.14	0.3385	ST0278
3818	Grazed track	0.18	0.4333	ST0278
4906	Grazing pasture	0.05	0.1201	ST0278
0374	Grazing pasture	1.86	4.5924	ST0378
5951	Grazing pasture	2.45	6.0595	ST0278
9044	Grazing pasture	7.83	19.3417	ST0278
2301	Grazing pasture / habitat	1.5	3.7156	ST0278
3421	Grazing pasture / habitat	0.34	0.8368	ST0278
4324	Grazing pasture / habitat	2.42	5.9787	ST0278
0356	Mowing pasture	1.98	4.9006	ST0378
0498	Mowing pasture	3.21	7.9422	ST0277
1560	Mowing pasture	4.37	10.7973	ST0378
2283	Mowing pasture	4.31	10.6527	ST0277
4390	Mowing pasture	1.46	3.6068	ST0277
5293	Mowing pasture	2.81	6.9523	ST0277
5532	Mowing pasture	2.26	5.5898	ST0278
5974	Mowing pasture	2.12	5.2284	ST0277
6616	Mowing pasture	6.98	17.2469	ST0278
6738	Mowing pasture	2.25	5.5484	ST0278
7193	Mowing pasture	3.46	8.5383	ST0277
7478	Mowing pasture	1.58	3.9162	ST0277
8996	Mowing pasture	4.7	11.62	ST0277
9719	Mowing pasture	6.21	15.3558	ST0278
3606	Mowing pasture / habitat	1.51	3.7236	ST0278
7160	Peat bog / grazing	2.58	6.3733	ST0278
3961	Habitat Land	5.88	14.5328	ST0278
4237	Habitat Land	0.74	1.8377	ST0278
8567	Peat bog / grazing	1.42	3.5043	ST0278
9277	Peat bog / grazing	0.93	2.2927	ST0278
9369	Peat bog / grazing	0.21	0.5217	ST0278
9464	Peat bog / grazing	0.29	0.7197	ST0278
2764	Peat bog / habitat	1.19	2.9304	ST0278
2838	Peat bog habitat	1.86	4.5872	ST0278
4447	Peat bog habitat	2.65	6.5364	ST0278
6702	Pond	0.12	0.3039	ST0278
4740	Pond	0.02	0.0601	ST0278
2839	Ghost Pond	0.18	0.4386	ST0278
6344	Ghost Pond	0.02	0.0575	ST0278
4151	Nant Dyfrig	0.17	0.4098	ST0278
6701	Pond	0.25	0.6234	ST0278
3231	Stream	0.02	0.056	ST0278
1595	Woodland	0.06	0.1403	ST0277
2655	Woodland	0.12	0.2846	ST0378
3228	Woodland	0.16	0.3834	ST0278
1437	Coed Wern Fach	1.94	4.7937	ST0378
3320	Woodland	0.64	1.5768	ST0278
4410	Woodland	0.34	0.8432	ST0278
5219	Woodland	0.03	0.0673	ST0278
6134	Woodland	0.14	0.3342	ST0278
6363	Woodland / ditch	0.13	0.3248	ST0278
7351	Woodland / ditch	0.2	0.4863	ST0278
7966	Woodland / ditch	0.06	0.1472	ST0278
8260	Woodland / ditch	0.02	0.0388	ST0278
9569	Woodland / ditch	0.03	0.0811	ST0278
2804	Woodland / habitat	0.74	1.8307	ST0278
<b>Total</b>		<b>91.19</b>	<b>225.28</b>	



59 High Street, Cowbridge  
 Vale of Glamorgan, CF71 7YL  
 Tel: 01446 772911  
 Email: sales@hrt.uk.com

**Wern Fawr, Ystradowen**

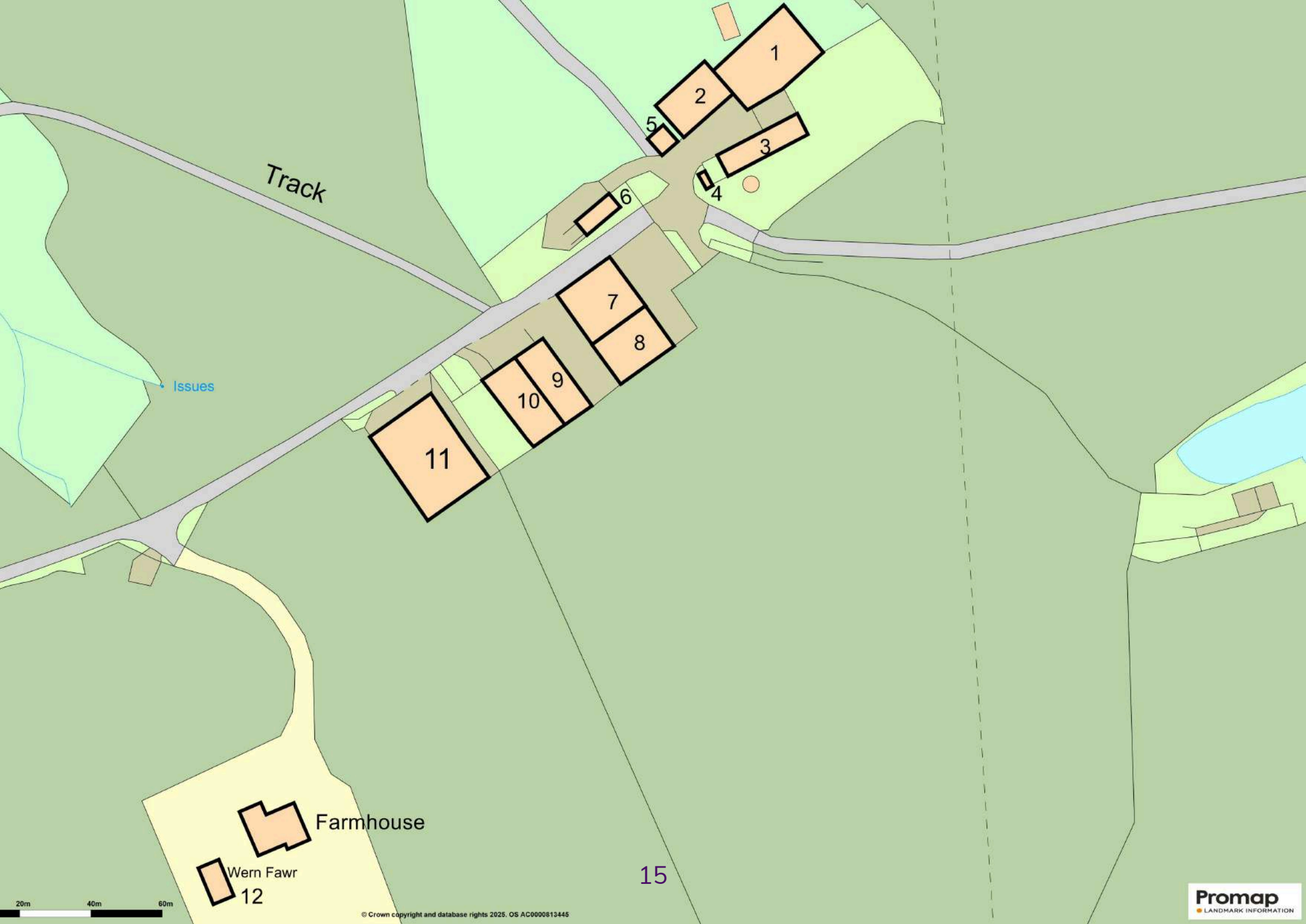
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Track

Issues

11

10

9

8

7

6

5

2

3

1

4

Farmhouse

Wern Fawr

12

15

20m 40m 60m

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### Method of Sale

Wern Fawr Farm is offered for sale, as a whole 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 is one public right of way crossing 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.

### 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 final.

### 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.

### 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 Smartsearch.

### Viewing Arrangements

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

### **For further information please contact:**

Contact: **Andrew Thomas MRICS FAAV FLAA**

Tel: **01446 776386**

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

Contact: **Emily Flint**

Tel: **01446 776393**

E-mail: **emilyflint@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.