

# Caergwanaf Isaf Farm

Hensol, Pontyclun



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Hensol, Pontyclun, CF72 8JU

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Caergwanaf Isaf Farm presents a rare opportunity to acquire a productive livestock holding located a short distance from the village of Hensol. Caergwanaf Isaf Farm comprises a semi-detached four bedroom farmhouse with attached holiday cottages set in approximately 76.51 acres with modern livestock and storage buildings.

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- A rare opportunity to acquire a charming holding
- Substantial annexed property offering two self contained units
- Set within approximately 76.51 acres of Pasture Land
  - Range of Modern Outbuildings
  - Available as a whole or in three lots

**hrt**  
herbert r thomas

# Caergwanaf Isaf Farm, Hensol, CF72 8JU





## Situation

The property occupies a rural position to the north-west of the village of Hensol, set within open countryside in a quiet and attractive setting. While enjoying a predominantly rural character, the location benefits from good accessibility, with Junction 34 of the M4 motorway nearby, providing convenient connections to Cardiff, Swansea and Bristol.

The A48 is also easily accessible and offers further links to Cowbridge, Culverhouse Cross and Bridgend.

## Accommodation

A modern four-bedroom farmhouse offering generous and well-appointed family accommodation, set within an attractive rural environment and enjoying far-reaching views. The property further benefits from two attached self-contained units together with an additional traditional building, currently unconverted, providing flexible ancillary accommodation and potential for further extension, subject to the necessary planning consents.

### Entrance Hall

Quarry-tiled floor. Traditional spindle staircase to the first floor with understairs cupboard.

### Sitting Room

Recessed fireplace with tiled hearth and timber mantel. Double glazed window overlooking the garden and land beyond. Doors from both the sitting room and hallway lead to the rear study.

### Rear Study

Ceiling lights with internal window to the utility room.



### Living Room

Large double-glazed window enjoying south-facing views. Natural stone chimney breast with recessed wood-burning fire and quarry-tiled hearth. Door through to kitchen.

### Kitchen/Breakfast Room -

Extensive range of recently fitted shaker style Sigma 3 base and wall cupboards in light grey, with complementary granite worktops. Integrated twin oven, ceramic hob and extractor. Part-beamed ceiling, timber-effect floor and double-glazed windows to both front and rear. Door from the kitchen leads to the rear hall with tiled floor.

### Utility Room

Accessed from the central hallway. Range of fitted base cupboards with roll-top work surfaces, space and plumbing for washing machine and tumble dryer and floor-mounted Worcester oil-fired central-heating boiler.

### Cloak Room / WC

White suite including low-level WC.

### First Floor

#### Principal Bedroom

Spacious double bedroom with part-pitched ceiling and arched double-glazed window enjoying delightful views.

#### Bedroom Two

Rear double bedroom with part-pitched ceiling and double-glazed window.

#### Bedroom Three

Smaller double bedroom with tiled sill and window to garden elevation.

#### Bedroom Four

Double bedroom with twin built-in double wardrobes and double-glazed window to garden.



### Family Bathroom

Containing a traditional white suite including freestanding double-ended roll-top claw-foot bath, large quadrant-shaped shower cubicle with electric shower, pedestal wash hand basin and low-level WC.

### Outside

The property is approached via a long private driveway. South-facing gardens lies to the front of the farmhouse, mainly laid to lawn with mature trees, productive kitchen garden, raised beds and two greenhouses.

### Services

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

Council Tax - Band F





## Accommodation - Woodpecker Cottage

Adjacent to the main farmhouse, Woodpecker Cottage links at ground-floor level via the kitchen and can be used as an integral part of the house.

### Entrance Hall

UPVC entrance door opens to a hallway leading to a large open-plan ground-floor accommodation.

### Utility Room

Worcester oil-fired boiler and pressurised hot-water tank, with a short flight of steps giving a connecting route back into the main house.

### Kitchen

Double-glazed windows to front and rear and French doors opening to a separate picket-fenced garden. The fitted kitchen includes a range of shaker-style base and wall cupboards with timber-effect work surfaces, Timber-effect ceramic tiled flooring throughout with underfloor heating.

### Ground Floor WC

Modern white suite comprising low-level WC, wash-hand basin with vanity unit and glazed shower cubicle with electric shower.

### First floor

Two spacious double bedrooms, both with vaulted ceilings and double-glazed windows overlooking the main garden and rural views beyond.

### Bathroom

White three-piece suite comprising pea-shaped bath with glazed shower screen and mains shower over, low-level WC, wash-hand basin with vanity unit and double-glazed Velux window to rear.



# Accommodation - Nuthatch Cottage

Nuthatch Cottage provides independent accommodation.

## Ground Floor

UPVC double-glazed French doors open into an open-plan living room / kitchen with timber-effect ceramic tiled flooring. Spindle staircase to the first floor. French doors lead out to a paved courtyard garden.

The kitchen is fitted with modern shaker-style units, roll-top work surfaces, and integrated oven, hob, extractor and dishwasher.

## First Floor

A large double bedroom with vaulted pitched ceiling and windows to both front and rear. Door to a modern en-suite shower room comprising white suite with wash-hand basin and vanity cupboard, low-level WC and large glazed shower cubicle.

## Additional Information

Both Nuthatch Cottage and Woodpecker Cottage are currently operated as holiday-let units, generating a gross income in the last year of approximately £49,000. Alternatively, the cottages could be used in conjunction with the main farmhouse for a larger or multi-generational family.

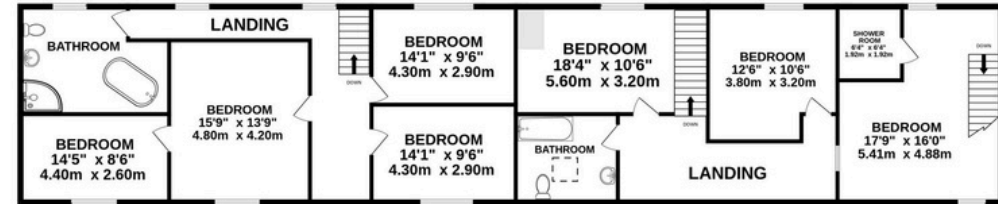


Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

**GROUND FLOOR**  
1983 sq.ft. (184.3 sq.m.) approx.



**1ST FLOOR**  
1830 sq.ft. (170.0 sq.m.) approx.



**TOTAL FLOOR AREA : 3813 sq.ft. (354.2 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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## Land and Buildings

Caegwanaf Isaf Farm extends to approximately 76.51 acres of land within a ring fence boundary. The land includes permanent pasture with an area of native woodland. The farm comprises grade 2 & 3b 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. Internal stock proof fencing comprises of a mixture of sheep and cattle fencing with mature well maintained hedgerows.

## Farm Buildings

The Farm Buildings include the following:

Building 1 - Agricultural Building – 18.5m x 15.5m approx.

Building 2 - Fodder Store – 18.5m x 14m approx.

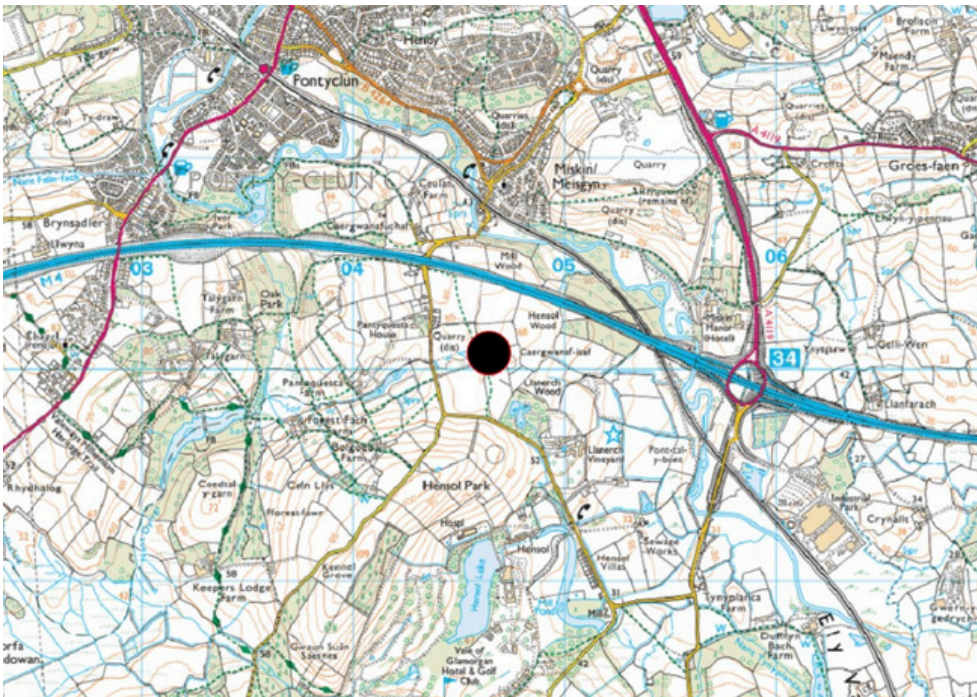
Building 3 - Former Livestock Building - 24m x 27.5m approx.

Building 4 - Agricultural Building – 18m x 4.8m approx.

Building 5 - Agricultural Building – 18m x 13.5m approx.

Building 6 - Carport- 18m x 5m approx.

Building 7 - Traditional Building - 6m x 9.3m approx.



A 4kW solar panel system is on the roof of Building 1 generates an annual income of approximately £3,000 per year. The property is subject to a 15 year telecom lease, from, 6<sup>th</sup> December 2016 to Cornerstone with a present rent passing of £4,000 p.a. and proposed revised rent of circa £6,000 p.a.

## Lotting

The property is available as a whole or in three lots as shown on the plan.

Lot 1: Farmhouse, barn conversions, farm buildings and approximately 14.07 acres of land (shaded blue on the plan)

Lot 2: Approximately 11.28 acres of pastureland (shaded pink on the plan)

Lot 3: Approximately 51.16 acres of land to include Telecom mast (shaded yellow on the plan)

In the event that the property is sold in lots, the purchaser of lot 1 will be responsible to erect and forever maintain a stock proof boundary between points D and E on the plan. The purchaser of lot 2 will be responsible to erect and forever maintain a stockproof boundary between points B and C.

## Directions

Postcode: CF72 8JU

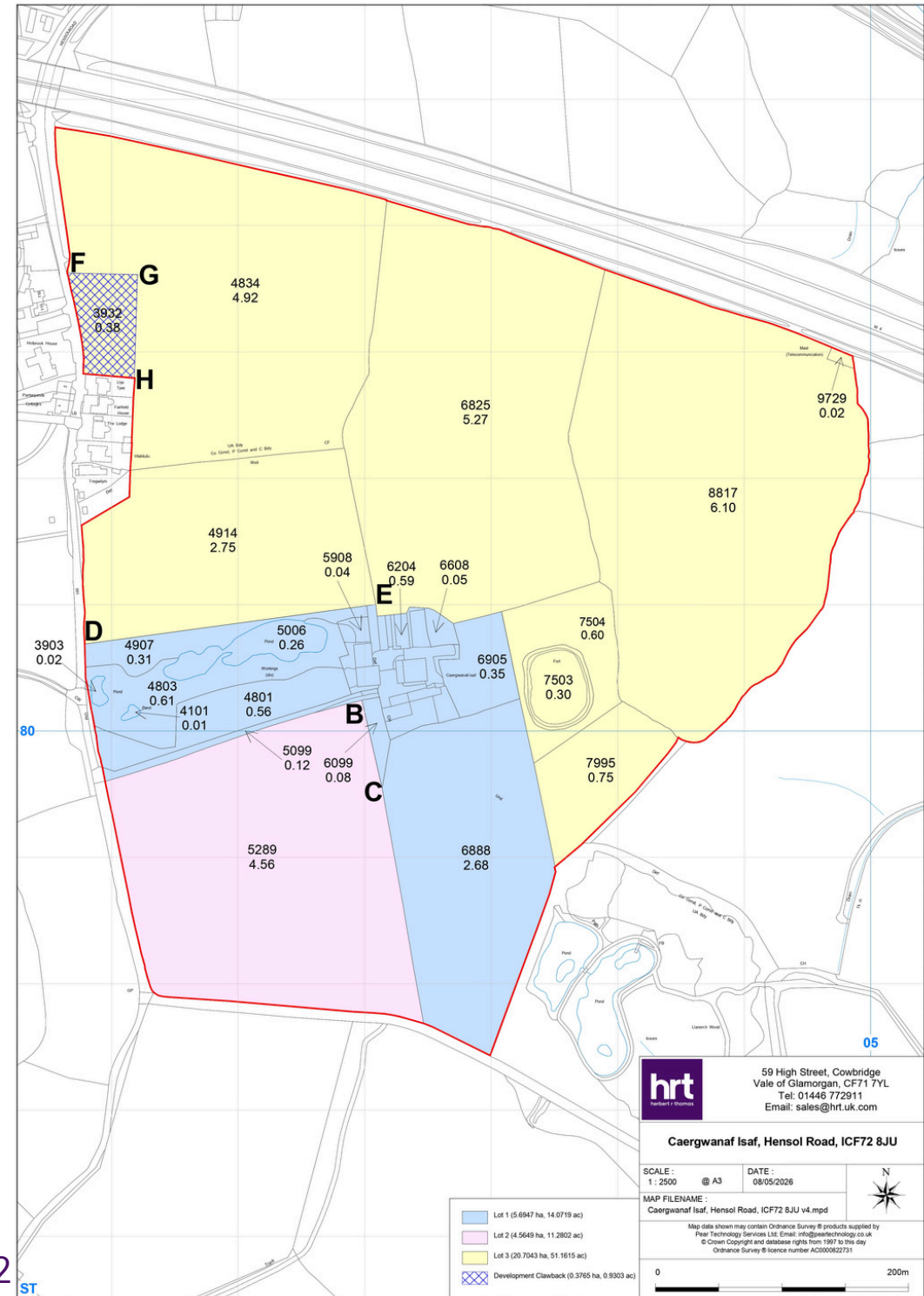
What3words: riverboat.dressings.brisk

Travelling westbound on the M4, exit at Junction 34 and take the first exit signposted Pendoylan. At the roundabout, take the first exit again signposted Pendoylan, then turn first right towards Pendoylan.

After a short distance, turn right signposted The Vale Hotel. Follow this road around a right hand bend and pass the turning for Llanerch Vineyard Hotel. Continue up the hill, around another right hand bend, and take the next right down a long driveway leading to the property.

## Development Clawback

The land hatched blue, between points F, G & H will be subject to a 40-year development clawback provision for residential or commercial projects at a rate of 30%.





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### Method of Sale

Caergwanaf Isaf Farm is offered for sale, as a whole or in lots 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 public rights 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. The land is subject to a grazing and mowing licence until 30<sup>th</sup> September 2026.

### 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 Smart Compliance.

### Viewing Arrangements

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

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

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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.