



Laleston, Bridgend, CF32 0NR

£1,250,000

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The property operates as a working equestrian business and includes a range of stables, barns- one having horse solarium, rug wash and drier. Horse menage, gallop track, turn out all weather surface and ancillary buildings, providing practical facilities suitable for livery, training, storage and day-to-day equestrian operations. The land is arranged to support grazing, turnout and general equestrian use, with defined access routes and yard areas serving the buildings.

The residential accommodation comprises a substantial farmhouse offering three reception rooms, a large kitchen/dining room, and a summer room, providing flexible living and entertaining space. Internal features include exposed beams and a log burner, reflecting the character of the building and its traditional construction.

Externally, the property benefits from a swimming pool, hot tub and tennis court, positioned within the grounds for private use in connection with the main residence. A range of outbuildings are situated around the yard and land, offering potential for alternative uses such as ancillary accommodation or holiday letting, subject to the necessary planning consents.

The holding extends to approximately 11 acres in total, predominantly laid to grass, and is arranged in a practical and accessible configuration around the central yard and buildings. The land is currently used in conjunction with the equestrian operation and supports the ongoing running of the business.

Ty Du Farm occupies a rural yet accessible position, set within open fields while remaining within close proximity to the M4 and A48, providing convenient regional transport links. The property is also located within easy reach of Ogmores-by-Sea, offering access to the wider coastline and surrounding countryside.

Ty Du Farm represents an opportunity to acquire a going equestrian concern, combining a character farmhouse with land, leisure facilities and buildings already configured for commercial and lifestyle use. The property may suit buyers seeking an established equestrian business, a



lifestyle holding, or a property with scope for diversification, subject to any necessary consents.













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