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Allt Isaf Farm, Peterston-Super-Ely

£495,000

Allt Isaf Farm

A rare opportunity to acquire a four-bedroom detached farmhouse requiring full renovation, set in grounds of approx. 1 acre in a highly sought-after rural location with excellent commuting links.

Council Tax band: G

Tenure: Freehold

- Detached four bedroom Farmhouse.
- In need of full renovation.
- Attached Barn with potential to convert into additional living/bedroom accommodation subject to planning.
- Grounds totalling approximately 1 acre, including enclosed gardens and paddock space.
- Highly sought after location close to Peterston-Super-Ely.
- Excellent commuting options
- Viewings highly recommended.
- vacant possession and no upward chain.

From Cowbridge travel East along the A48. Travel through Bonvilston. At the traffic lights turn left and follow this country Lane through Gwern-Y-Steeple towards Peterston-Super-Ely. After crossing the river, take the first left and proceed up the Hill and along the Groesfaen Road. After passing a left-hand turning to Clawd Coch, The Property is the first house on the left-hand side indicated by our for sale board.

What3words: cooks.minus.lovely



Allt Isaf Farmhouse represents a rare opportunity to acquire a detached four-bedroom farmhouse requiring full renovation throughout.

The property is situated in a highly sought-after rural setting, close to Peterston-super-Ely, and benefits from excellent commuting links, being just a short drive from Junction 34 of the M4.

The current accommodation comprises a front porch leading into the **LOUNGE**. The lounge features two front-facing windows overlooking the south-facing garden, quarry tiled flooring, and a working fireplace set within an exposed stone chimney breast with a flagstone hearth. The room also benefits from exposed ceiling beams, which continue into the adjoining dining room.

The **DINING ROOM**, also enjoys a front-facing window and features a 1950's period tiled fireplace.

Leading off the lounge is an **INNER HALLWAY** with a combination of quarry tiled and flagstone flooring. Stairs rise to the first-floor accommodation. A **CLOAKROOM** is fitted with a white two-piece suite.

The **HALLWAY** also provides access, via flagstone steps, to the **KITCHEN/BREAKFAST ROOM**. The kitchen has a rear-facing window, quarry tiled flooring, a range of pine base and wall-mounted units, and an oil-fired Aga cooking range.

Adjacent to the kitchen is a **SITTING ROOM** with windows to the side and rear elevations.

The **UTILITY ROOM** enjoys a side-facing window with far-reaching rural views and has a door returning to the inner hallway. It is fitted with a sink unit with storage below and provides space and plumbing for white goods. A door leads to the **REAR PORCH**.

The split-level first-floor landing, with built-in storage cupboard and loft access point, provides access to four double bedrooms. **BEDROOMS ONE and TWO** are situated at the front of the property and enjoy views over the garden. **BEDROOM THREE** has a rear-facing window, while **BEDROOM FOUR** is dual aspect, with windows to both the side and rear elevations.

The **FAMILY BATHROOM**, with a window to the side, is fitted with a white four-piece suite comprising a panelled bath, wash hand basin, WC, and a corner shower cubicle with an electric shower.

Attached to the property is a **STONE-BUILT BARN**, which is divided into a workshop/store and cart shed.

The **WORKSHOP/STORE** (13'2" widening to 19' x 17') has a pedestrian door to the rear and a window to the front. It benefits from power and lighting and features a higher-pitched roof with exposed roof timbers. The **CART SHED** measures 12'10" x 18'9".

A further stone outbuilding with a box-profile pitched roof (12'6" x 24'10") could be divided to create two stable boxes.

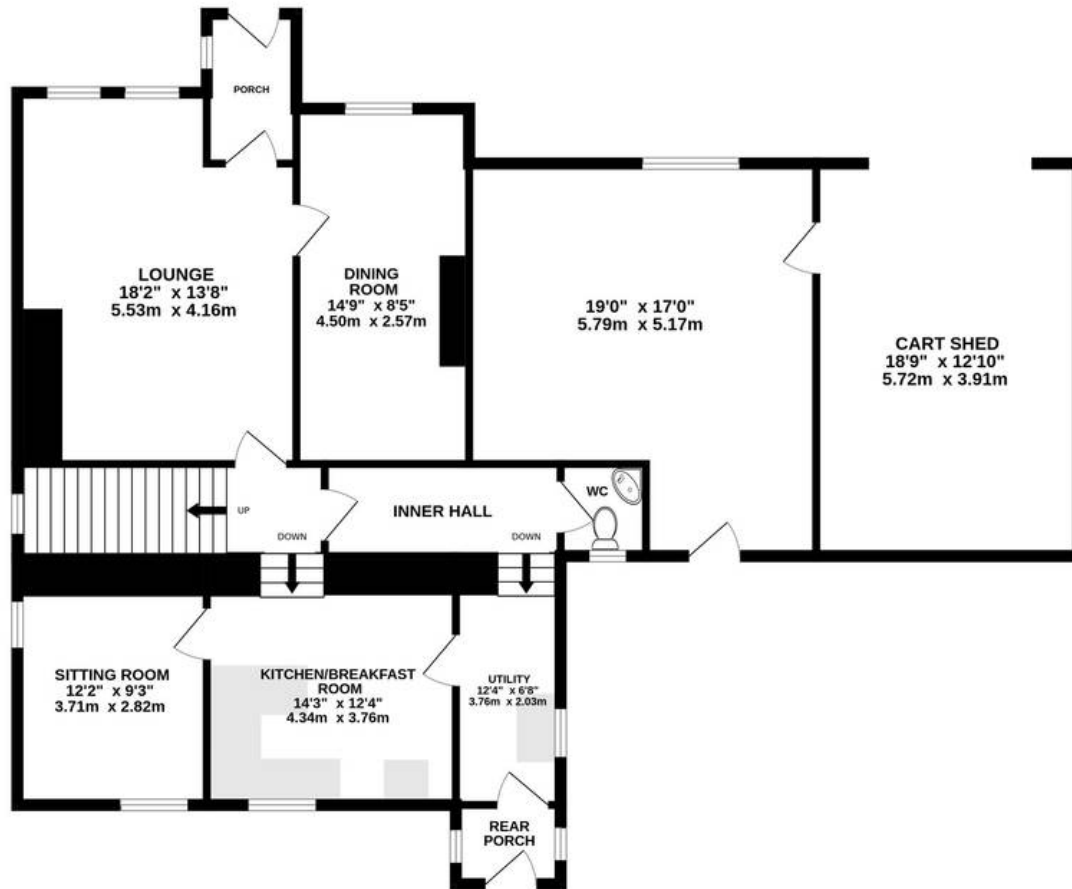
The property benefits from mature landscaped lawned gardens to the front, which enjoy a southerly aspect.

To the rear and side is a part-paved, part-lawned yard area bordered by stone walls and agricultural fencing. Beyond the yard lies a paddock enclosed by stock-proof fencing and mature hedgerows.

NB: Please note that neighbouring properties and landowners have a right of access across the yard area to their properties and land beyond.



GROUND FLOOR
1369 sq.ft. (127.2 sq.m.) approx.



1ST FLOOR
835 sq.ft. (77.6 sq.m.) approx.



TOTAL FLOOR AREA : 2204 sq.ft. (204.8 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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