

St Annes Farm, Strawberry Lane, Talygarn, Pontyclun, CF72 9JU
Guide Price £665,000



A RARE OPPORTUNITY TO PURCHASE A PERIOD FARMHOUSE WITH PLANNING PERMISSION TO SUBSTANTIALLY EXTEND. A detached house, positioned in a rural location with gardens and land extending in total to approx 12.89 acres. Accommodation currently comprises of: hall, 3 reception rooms, kitchen, utility room, shower room/WC, 3 bedrooms and a bathroom. A substantial range of stables, general storage buildings and workshop. Convenient access to main roads for commuting.

BRIEF DESCRIPTION

The property comprises an individually designed, detached house, positioned in a rural location and including mature gardens and land extending in total to approximately 12.89 acres (5.22 hectares). The accommodation has been extended over the years and briefly includes;- hall, living room, sitting room, dining room, kitchen, utility room, shower room/WC, 3 bedrooms and a bathroom.

Externally, the property includes a substantial range of stables, general storage buildings and workshop. The pastureland is divided into 3 fields with two other enclosed areas within which stables/storage buildings are located. Although being situated in a "tuck-away" rural location, there is convenient access to main roads for commuting.

SITUATION

The Village of Talygarn is situated just beyond the northern boundary of the Vale of Glamorgan, between the Town of Cowbridge and the Village of Pontyclun. Access to main routes both east and west can be gained via the M4 motorway at Junction 34 or the A48 at Cowbridge. The important Commercial Centres of Cardiff, Bridgend and Swansea are all within convenient commuting distance. There are main-line rail services at Cardiff and Bridgend with an International Airport at Rhoose, near Barry. The local Village of Pontyclun includes good everyday shopping facilities, with more comprehensive retail and commercial outlets being available at Llantrisant, where out-of-town stores include Leekes and Arthur Llewellyn Jenkins. The Market Town of Cowbridge offers an excellent range of quality shops, restaurants and public houses, a leisure centre, various sporting clubs and well regarded schools. The heritage coastline lies to the south west, with its beautiful cliff top walks and mixture of sandy and stony beaches.

ACCOMMODATION

Fitted carpets, where seen, are included in the guide price. The accommodation, with approximate room sizes, briefly comprises:

Access to the property is gained via an open fronted porch with traditional tiled floor and hand rail under which is set a wooden door with obscured glazed insert. Door leads through to: -

Entrance Hall

Housing a half turn flight of stairs with fitted carpet and hand rail leading to the first floor landing. Front facing frosted glass window with "St. Annes Farm" embossed. Doors lead off.

Lounge 6.02m x 3.86m (19'9" x 12'8")

Large reception room benefiting from a full width window to the front of the property overlooking the front garden. A feature of the room is a wood burning fireplace set within a stone surround upon a tiled hearth. Walls are panelled to external wall and the remainder is papered. The room is of an open plan nature with an arched opening through to: -

Dining Room 5.78m x 2.83m (19'0" x 9'3")

Another very spacious reception room and can comfortably accommodate a large family table and chairs arrangement and additional furniture and seating area. Side facing uPVC double glazed window and coated aluminium double glazed sliding patio doors opening out onto the rear patio and providing views over the rear garden. Artex ceiling with central ceiling light. Arched opening through to:

Kitchen 2.93m x 3.03m (9'7" x 9'11")

Fitted with a range of matching base cupboard and wall units finished in a wood grain with roll-edge food preparation surfaces over. Inset stainless steel sink and draining board with chrome mixer tap over, four ring electric hob and oven. Plumbing in place for a dishwasher. Walls are tiled around the splash back areas. Door to useful walk-in pantry fitted with shelving and providing excellent storage facilities. uPVC double glazed window to the side of the property. Door to:

Utility Room 1.79m x 1.52m (5'10" x 5'0")

Fitted with a green Armitage Shanks pedestal wash basin. Walls are tiled to half height. uPVC double glazed window with obscured glazing to the rear of the property. Plumbing in place for washing machine and tumble dryer. Opening through to:

Shower Room 1.77m x 0.88m (5'10" x 2'11")

Fitted with a low level w.c., and a walk-in shower cubicle with a curtain housing a wall mounted shower attachment. uPVC double glazed window with obscured glazing to the side of the property.

Louvred double doors lead off from the kitchen to:



Sitting Room 4.86m x 3.17m (15'11" x 10'5")

A further well proportioned reception room. Side facing uPVC double glazed window and a pair of coated aluminium sliding double glazed patio doors opening to the side of the property. A feature of the room is a solid fuel burning fireplace set within a feature stone surround upon a tiled hearth. Coved and smooth plastered ceiling.

FIRST FLOOR**Landing**

The half turn stairs from the entrance hall lead up to the first floor landing. Part pitched ceiling. Louvre double doors providing access to an integral storage cupboard fitted with hanging rail. Loft access hatch. Side facing uPVC double glazed window. Doors lead off.

Bedroom (1) 3.15m x 3.81m (10'4" x 12'6")

Well proportioned double bedroom fitted with a large storage wardrobe fitted with hanging rail and sliding doors with high level storage cupboards over. Picture uPVC double glazed window overlooking the front garden. Additional shelving to the walls. Picture rail.

Bedroom (2) 3.03m x 3.86m (9'11" x 12'8")

Again a well proportioned double bedroom with a timber framed rear window which provides wonderful elevated views over the rural countryside to the back of the property. The room is currently fitted with a good range of fitted storage furniture including double wardrobe with sliding doors, high level storage cupboards over and additional storage wardrobes. Picture rail.

Bedroom (3) 3.76m x 1.97m (12'4" x 6'6")

This bedroom has a part pitched ceiling and a uPVC double glazed window which provides rural views.

Family Bathroom 2.45m x 3.15m (8'0" x 10'4")

Fitted with a mint coloured suite comprising of low level w.c., pedestal Armitage wash basin and panelled bath with shower attachment. Walls are tiled to half height and papered above. Part pitched ceiling with port-hole style window set into the pitch.

OUTSIDE

The property should appeal to equestrian enthusiasts or those interested in keeping farm animals. The land extends in total to approximately 12.89 acres (5.22

hectares). The property is approached over a quiet country lane where gates open to a driveway and parking area. Mature gardens provide a fine setting for the house and comprise lawns and areas planted with a selection of flowers and shrubs together with established trees.

The pastureland is currently divided into three enclosures with water tanks in two of them. There are also two additional enclosed areas, within which stables and storage buildings are located.

Briefly, the buildings include:-

Stables – 3 boxes, each with stable doors and lighting.

Workshop and store with power points and lighting.

Workshop – timber framed construction with metal sheeted sides and roof, power points and lighting.

Open-fronted storage building - timber framed construction with metal sheeted sides and roof, power points and lighting.

Stables – 3 boxes, timber framed with metal and plastic clad sides and box-profile roof.

Storage shed with 2 further “boxes” and small store adjacent.

Stables and store – concrete block walls.

SERVICES

Mains electricity and water. Drainage is to a cesspit. Oil-fired central heating boiler.

COUNCIL TAX BAND

Band 'F'.

AGENTS NOTE:

The property is to be sold subject to an “uplift clause” in respect of any future development at the property with clawback of 40% over the next 40 years.

Planning permission has also been granted to build a substantial extension, incorporating further bedrooms, bathrooms and reception rooms. Plans available at Selling Agents office.



TENURE

Freehold.

DIRECTIONS

From our High Street Offices travel towards the traffic lights and take the left hand turn for Aberthin/Llantrisant. Continue along this road for 4.5 miles, passing through Ystradowen and upon reaching Talygarn, take the left hand turning for St Annes church. Bear right and take the lane up to and beyond the church, where the property will be found.

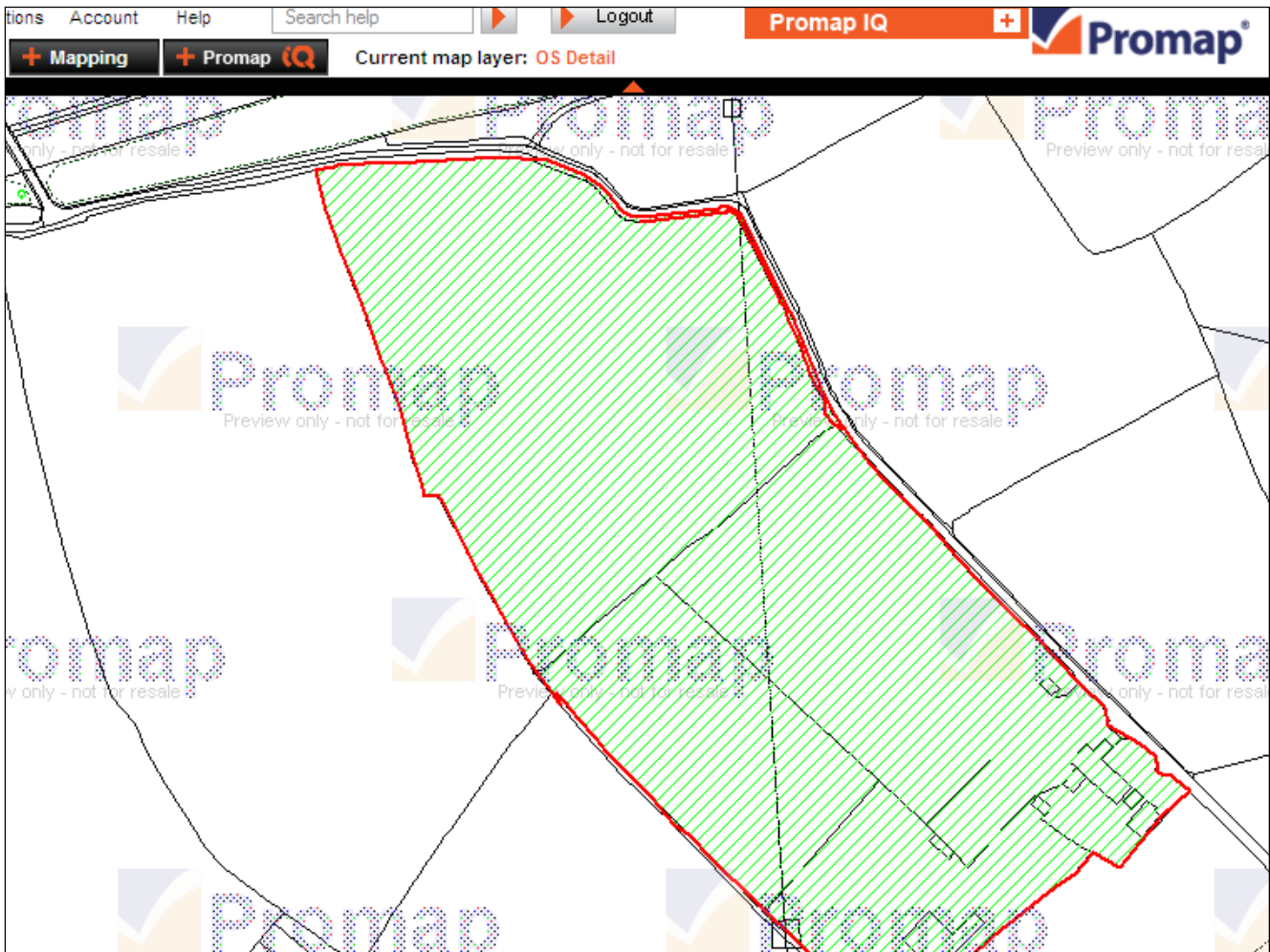
VIEWINGS

Strictly by appointment with the Selling Agents at their Cowbridge Office. **Telephone Number (01446) 773500.**

WCP 02370 - 11.10 TGD/MMW

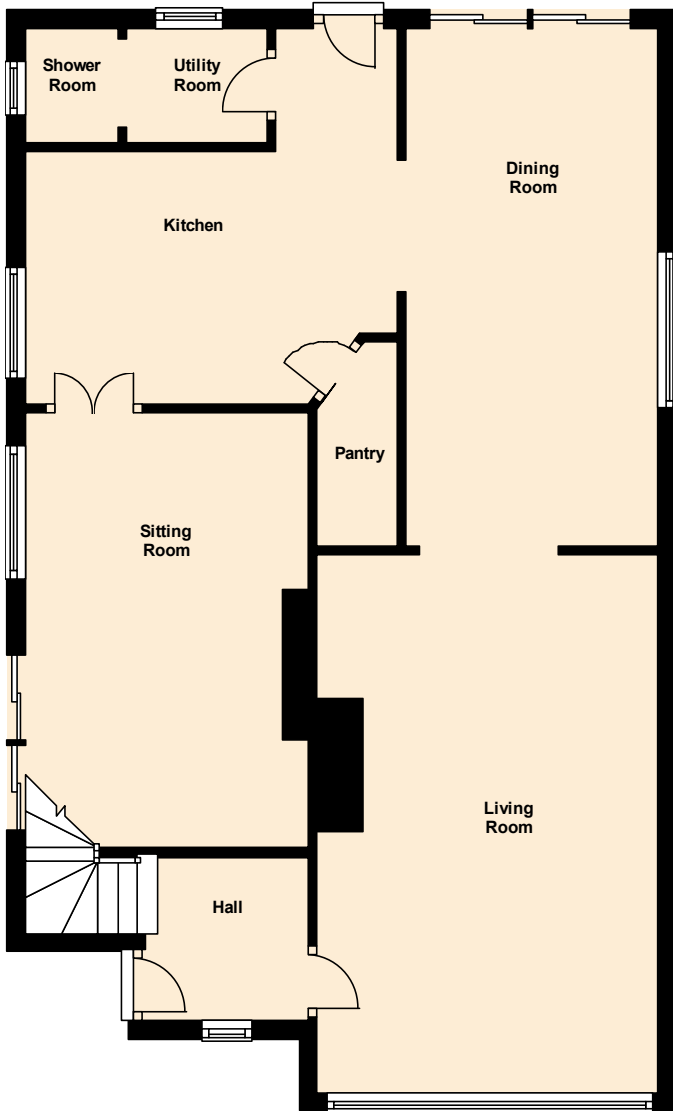
Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 - 100)	A			(92 - 100)	A		
(81 - 91)	B			(81 - 91)	B		
(69 - 80)	C			(69 - 80)	C		
(55 - 68)	D			(55 - 68)	D		
(39 - 54)	E			(39 - 54)	E		
(21 - 38)	F			(21 - 38)	F		
(1 - 20)	G			(1 - 20)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
			41				39
			20				20
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

goVIEW.co.uk



Ground Floor

Approx. 77.9 sq. metres (838.2 sq. feet)



First Floor

Approx. 42.6 sq. metres (459.0 sq. feet)



Total area approx 120.5 sq. metres (1297.3 sq. feet)

These floor plans are not drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. Due to the nature of the construction the walls will be of varying thickness. The plans do not form part of any contract.

