

JOHN E JEREMY

Chartered Surveyors – Tel 01656 650244

On the instruction of Mr DS Howells & Mr WJ Loveluck



Pentyla Farm, Kenfig Hill, Bridgend CF33 6RD
ASKING PRICE (OFFERS OVER): £550,000

SITUATION & BRIEF DESCRIPTION

- A traditional stone-built farmhouse set in 32.2 acres, in a peaceful location with large gardens, a range of outbuildings, pasture land and direct bridleway access.
- Accommodation comprises of a farmhouse kitchen, 2 large reception rooms, utility room, conservatory and store room with original features; the first-floor landing leads to 3 double bedrooms, a family bathroom and a further single bedroom / study, requiring modernisation.
- Externally, the property offers 27.2 acres or thereabouts of mainly south-facing, gently sloping pasture land, stone and brick-built kennels, several stables and loose boxes offering stabling for 29 horses and a variety of traditional and modern outbuildings.
- Rural location benefiting from beautiful panoramic views of the surrounding countryside to the South Wales coastline.
- Excellent road links to M4 corridor and Bridgend



LAYOUT

GROUND FLOOR:

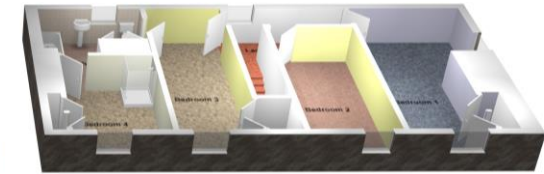
KITCHEN / DINER	3.13 x 5.78m
RECEPTION 1	5.61 x 5.89m
RECEPTION 2	5.51 x 5.29m
STORE ROOM 1	6.47 x 2.17m
STORE ROOM 2	3.33 x 5.88m
UTILITY ROOM	3.37 x 2.34m
CONSERVATORY	6.59 x 1.78m

FIRST FLOOR:

BEDROOM 1	3.22 x 6.15m
BEDROOM 2	2.42 x 5.12m
BEDROOM 3	2.18 x 6.11m
BEDROOM 4	2.42 x 3.59m
BATHROOM	2.87 x 2.41m



Ground Floor

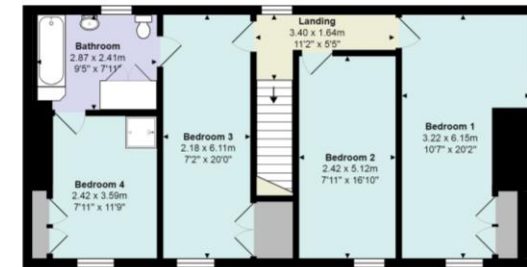


First Floor

Pentyla Farm
All measurements are approximate and for display purposes only



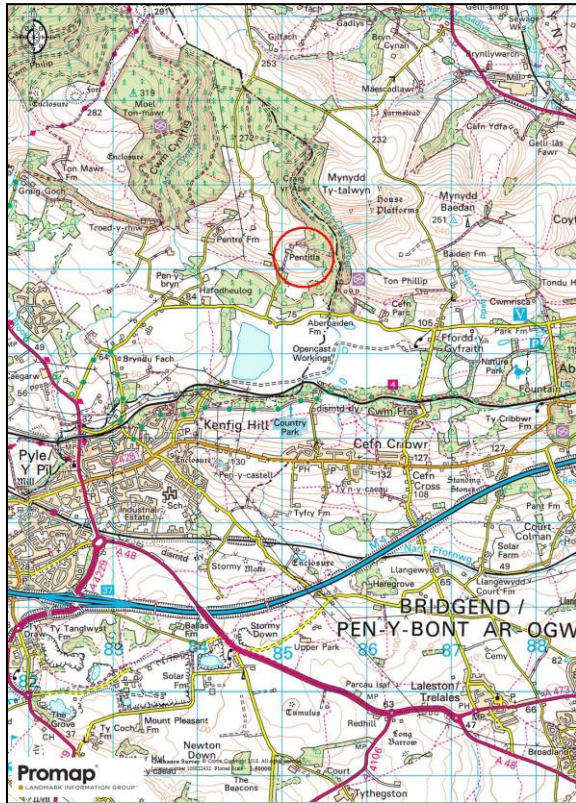
Ground Floor



First Floor

Pentyla Farm
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ACCESS A private drive leads from a single width council-maintained highway to the property; the grounds include ample parking space, a 50 x 15m turn out area and a range of outbuildings providing stabling, kennels, storage and traditional stone-built barns, with potential for conversion subject to obtaining any necessary planning consents.

OVERAGE The land and buildings are subject to a 30% overage for 30 years in relation to any development excluding agriculture, horticulture and equine.

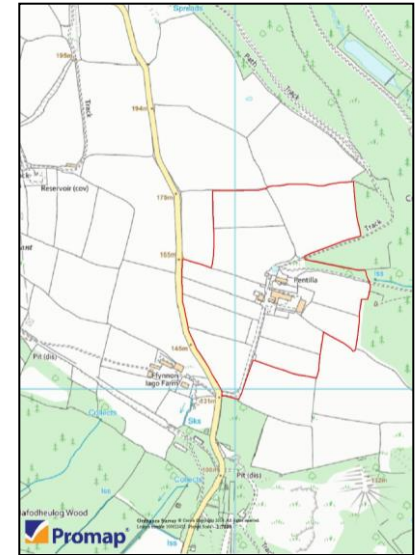
TENURE Freehold **TAX BAND** F

SERVICES Natural water supply and electricity. Telephone connection. Central heating (LPG). Septic Tank.

EPC Band G

LPA Neath Port Talbot

LOCALITY Bridgend 7 miles
 M4 (J37) 3.7 miles
 Cardiff City Centre 24.9 miles
 Swansea City Centre 17.8 miles



DIRECTIONS From the A48 at Pyle continue towards Margam, turn right at Heol Y Glo, after 1.8miles turn left and the property is situated along the lane on the first right turning.

VIEWING Strictly by appointment with the agent

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IMPORTANT NOTICE

- 1) Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order as they have not been tested by us. Prospective purchasers should satisfy themselves on such matters prior to purchasing.
- 2) Any areas, measurements or distances referred to are given as a GUIDE ONLY and are NOT necessarily precise.
- 3) Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact.

