

# Llanmihangel Farm

Pyle, Bridgend, CF33 6RL





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Llanmihangel Farm offers a rare opportunity to purchase an exceptional country estate including a Grade II listed farmhouse and two substantial barn conversions, approximately 154 acres of land and an impressive set of buildings currently housing a successful stud farm operation.

- A superb opportunity to acquire a fantastic, 5 star equestrian estate with impressive 154 acres
- Beautifully maintained, high quality 4 bedroom barn conversion
- Substantial annexed property offering two self contained units and garaging
- Charming Grade II listed, character farmhouse
- Vast compilation of high end, all weather equestrian facilities including stabling for over 40 horses, natural sand gallop, 3 horse walkers and outdoor manege
- Extensive range of agricultural buildings
- Outstanding views
- Excellent access to M4 and A48.

01446 772911



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# Llanmihangel Farm, Pyle, Bridgend CF33 6RL







## Situation

Llanmihangel Farm enjoys a semi-rural location providing excellent access to a range of amenities with easy access to Junctions 37 and 38 of the M4 and the A48. Please see the attached location plan.

## Cartref

Cartref is a charming four-bedroom barn conversion with stunning views over the adjoining farm land. The property provides spacious family accommodation in a wonderful rural setting.

### Hallway

Oak door to hallway, with oak panelled lower walls and oak staircase to first floor.

### Dining Room

Oak glazed double doors with aspects to front and rear. Door leading to:-

### Rear Study

Tiled flooring, uPVC part frosted glazed door to rear.

### Living Room

High pitched beamed ceiling, wood burning fire on a flagstone hearth with natural stone surround and oak lintel over.

### Kitchen / Dining Room

A large kitchen with a range of oak cupboards, black granite worktops and breakfast bar and a full range of integrated appliances, slate tiled floor, open plan to:-

### Sitting Room

With windows and French doors overlooking gardens and surrounding grounds.

### Utility Room

Matching oak cupboards, granite worktops, door to rear providing access to carport. Houses 'Grant' oil fired central heating boiler.





### Principal Bedroom

Extensive built-in oak and mirror door wardrobes and dressing table. Fully tiled ensuite with spa bath and separate shower cubicle.

### Library/Bedroom Two

High pitched and beamed ceiling, oak framed book cases and door leading to separate kitchen and ensuite/shower room complete with walk-in shower, WC and wash hand basin.

### First floor

#### Landing

Landing provides access to bedrooms, bathroom and storage cupboard.

### Bedroom Three

Generous sized double bedroom with high pitched ceiling and ensuite shower room. Electric double glazed velux windows. Glazed door to deep shower cubicle, low level WC and wash hand basin and fitted cabinets.

### Bedroom Four

High-pitched ceiling, electric double-glazed velux windows. Ensuite shower room with fully tiled traditional white suite.

### Outside

Stone pillared electric gates with tarmaced driveway flanked by lawns sweep to the front of the property with turning circle and ample parking extending to the side of the property where there is additional parking. Kitchen garden with raised beds and greenhouse. To the side of the property is a wide paved terrace and lawns with fine views.

### Home Gym

Changing room with WC, steam room with shower.

### Services

The property benefits from mains and borehole water. Mains electricity with the benefit of 3 phase electricity. Drainage to cesspit tank.

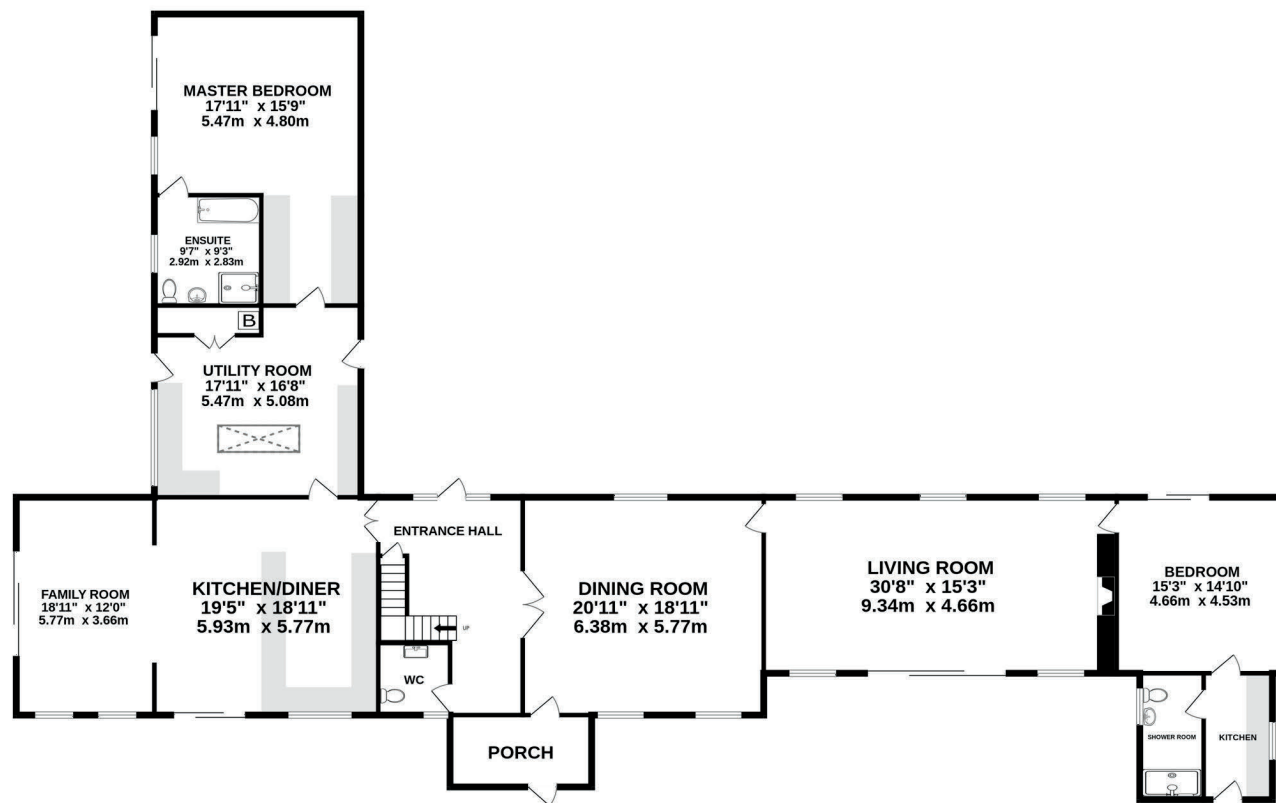
### Council Tax - Band G



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR  
2865 sq.ft. (266.2 sq.m.) approx.



1ST FLOOR  
1002 sq.ft. (93.1 sq.m.) approx.



TOTAL FLOOR AREA : 3867 sq.ft. (359.3 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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## Accommodation - The Cow Shed

Adjacent to the main house. A substantial annexed property presently combining two self contained units and garaging/storage which could convert into a substantial single dwelling.

A substantial ground floor unit comprising of the following:

### Entrance Hall

Hallway providing access to lounge, bathroom and bedroom two.

### Kitchen/Breakfast Room

Open plan lounge and kitchen/breakfast room with high pitched and beamed ceiling with 'Clearview' wood burning fire on a raised flagstone hearth, polished timber floor and oak 'Shaker' style kitchen with integrated appliances.

### Bedroom One

A double bedroom with window to north elevation. Fitted carpet.

### Bedroom Two

A double bedroom with window to north and south elevations. Fitted carpet.

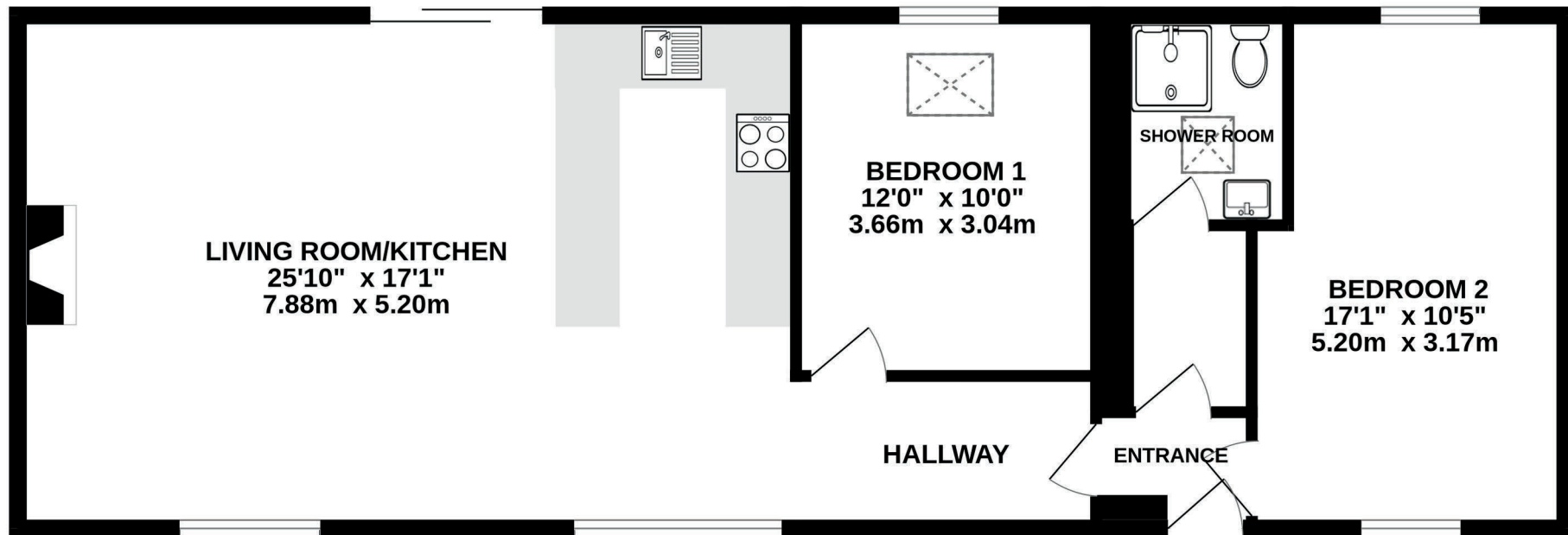
### Family Bathroom

Modern bathroom suite in white with WC, pedestal wash hand basin and walk in shower.

Score	Energy rating	Current	Potential
92+	<b>A</b>		<b>98 A</b>
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>	<b>62 D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



GROUND FLOOR  
854 sq.ft. (79.3 sq.m.) approx.



TOTAL FLOOR AREA : 854 sq.ft. (79.3 sq.m.) approx.

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## Accommodation - The Kine Shed

An external stone staircase to a second self contained first floor unit.

### Kitchen/Breakfast Room

Open plan lounge and kitchen/breakfast room with a range of oak base and wall cupboards with a roll top work surface, breakfast bar and integrated appliances.

### Bedroom One

A double bedroom with pitched and beamed ceiling and window to south elevation.

### Shower Room

Modern bathroom suite in white with WC, pedestal wash hand basin and walk in shower.

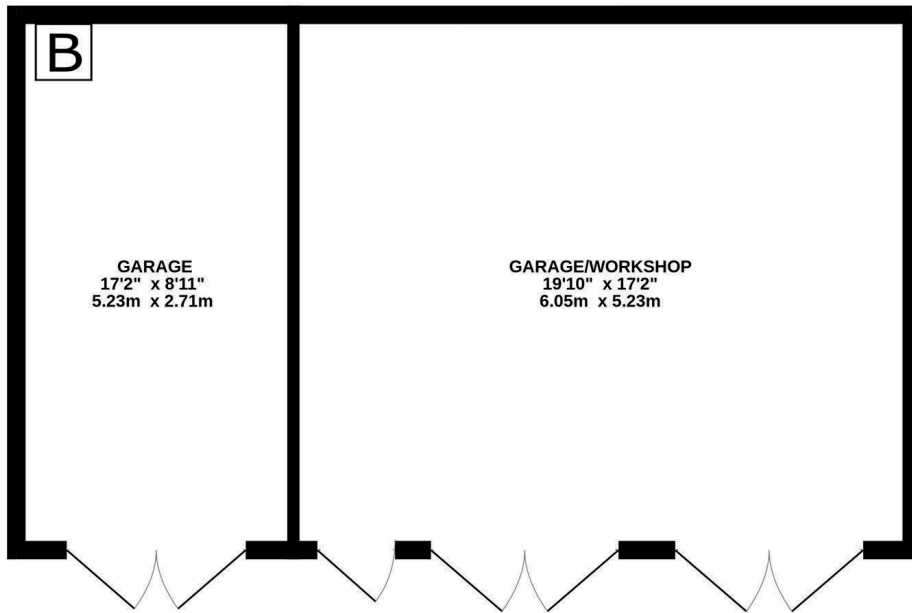
### Outside

Electric entrance gate leading to a substantial front brick pavia parking area. To the rear is a raised decked sitting area and lawn with views towards 'The Farmhouse.'

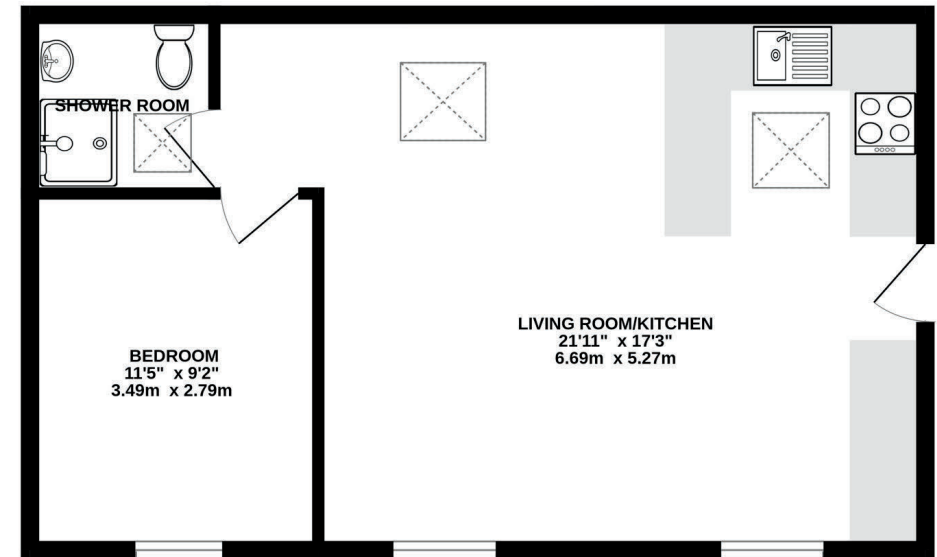
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	64 D
39-54	E		
21-38	F		
1-20	G		



**GROUND FLOOR**  
493 sq.ft. (45.8 sq.m.) approx.



**1ST FLOOR**  
493 sq.ft. (45.8 sq.m.) approx.



**TOTAL FLOOR AREA : 987 sq.ft. (91.7 sq.m.) approx.**

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## Accommodation - Llanmihangel Farmhouse

A Grade II listed character farmhouse, in need of complete internal re-fitting but externally in good order with a replacement roof and re-pointed external elevations.

Internally, the rooms are spacious with a wealth of features.

Accommodation includes:

### Ground Floor

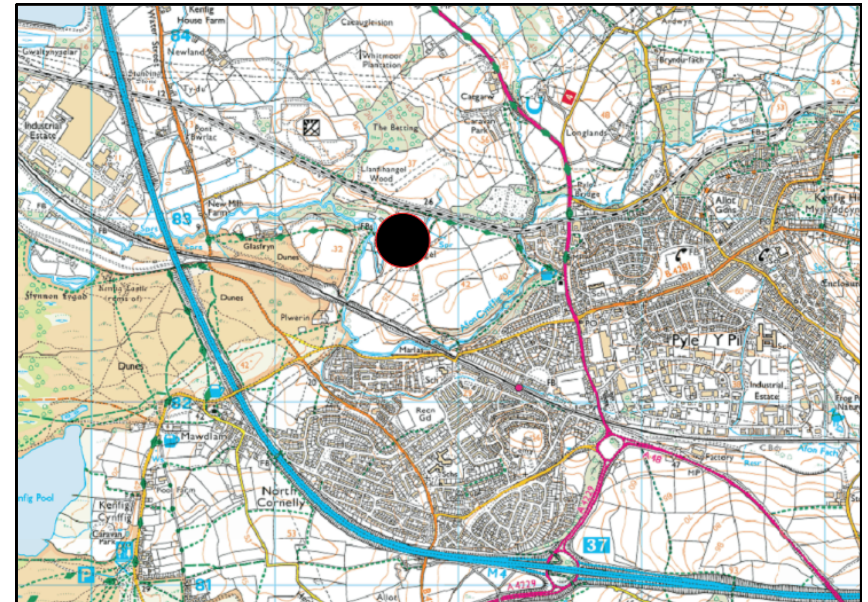
Front hallway. Three large reception rooms, two with magnificent original fireplaces and beamed ceilings. Scullery with original cold slabs and fitted shelving.

### First Floor

Some internal partitioning has been removed but the space would comfortably provide five to six bedrooms and large family bathroom. Staircase rise from the landing to a fully boarded attic room.

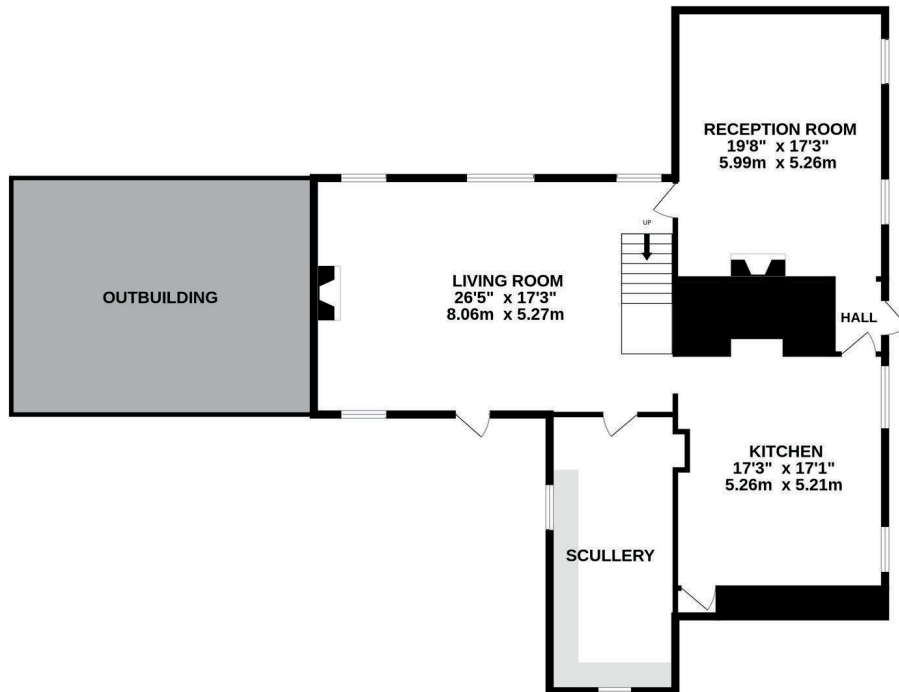
### Outside

Gardens lie to the front and side of what (with the appropriate work) will be a superb additional property.

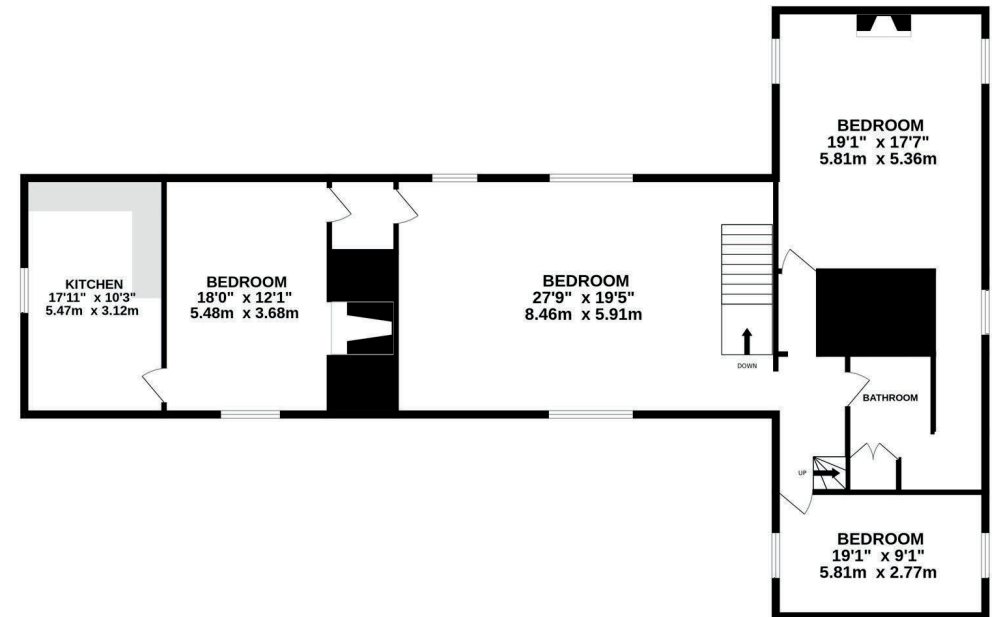




**GROUND FLOOR**  
1233 sq.ft. (114.6 sq.m.) approx.



**1ST FLOOR**  
1524 sq.ft. (141.6 sq.m.) approx.



**TOTAL FLOOR AREA : 2757 sq.ft. (256.1 sq.m.) approx.**

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## Equestrian Facilities

Llanmihangel has an extensive and comprehensive range of Agricultural/Equestrian Buildings which are situated at the heart of the farm. The buildings briefly comprise of the following:

Building 1 - 40' x 200'

Modern portal framed building housing 21 internal stables measuring 12' x 12' Concrete to floor with concrete feed mangers. Includes mess room and feed store with loft above. Horse walker 1.

Building 2 - 40' x 200'

Modern portal framed building. Loose area for horses. Shower for horses and medical treatment system. Horse walker 2. Pole barn lean-to (80' x 30') to the rear.

Building 3 - Office & Stables - 55' x 25'

Office to accommodate kitchen, living area with TV, WC with wash hand basin and free standing shower. Door through to office. uPVC glazed panel door to side.

Building 4 - 15' x 15' - Foaling box with concrete to floor. Water and feed bowls.

Building 5 - 15' x 13' - Foaling box with concrete to floor. Water and feed bowls.

Building 6 - 60' x 45' - All weather turnout pen.

Building 7 - 60' - 30' - Portal framed building with door to storage.

Building 8 - Range of pole barns.

Building 9 - 70' x 25' - Two block built foaling sheds measuring 30' x 20' with two metre overhang.

Building 10 - 210' x 245' - Outdoor manege.

Building 11 - Horse walker 3.





The Farm offers a unique opportunity to purchase a top of the range equine facility with farm land.

Exceptional 5\* Equestrian Facility benefitting from a vast range of facilities including; 4 Furlong all-weather gallop; 3 Large Horse walkers; stabling for over 40 horses with room for expansion. Isolation and vetting bay; indoor/outdoor manege; loose schooling arena.

Llanminhangel Farm is ring fenced and extends to approximately 154 acres of well-maintained pasture land with good fencing, gates and benefits from internal tracks. The land is complemented by an excellent well-presented immaculate set of buildings with natural sand gallop extending to approximately 4 furlongs. Included with the acreage is 11.95 acres of woodland.

The corralled area on the western boundary benefits from a cattle shed (40'x40'), enabling cattle to be housed outside all winter.

The Vendor has run a very successful flock of ewes and a herd of Hereford cattle alongside the equine enterprise of racehorses and thoroughbred stallions standing at stud.

#### Services

Mains electricity and water are connected to the farm buildings.

Prospective purchasers are advised to make suitable enquiries of Dwr Cymru Welsh Water as to the availability and cost of obtaining an individual metered mains water supply in the event that the farm is sold in individual lots.

#### Access

The farm benefits from 3 access points from the west, off Pyle Road/A48, the south off Marlas Road and an ancient right dating back to the monk's time crossing Kenfig Hill Sand Dunes from the western boundaries.

#### Fishing Rights

Included with the sale of the property is approximately 670 metres of fishing rights along the River Kenfig.

#### Directions

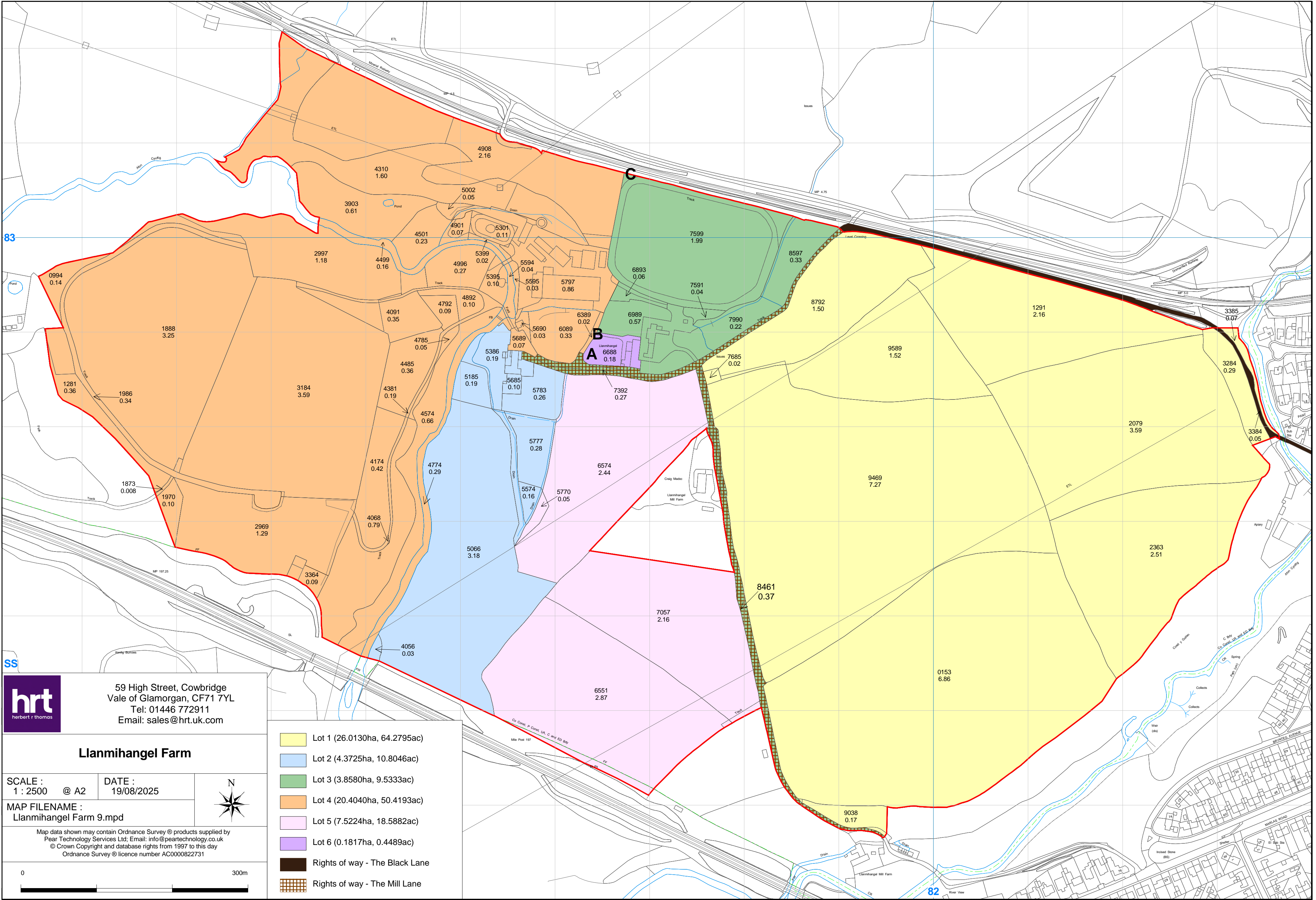
Postcode: CF33 6RL

What3words: sneezing.paces.jams

From Junction 37 of the M4, head north and follow the sign for Pyle. Head straight across the first roundabout and then left at the traffic lights on to Marlas Road. Continue along Marlas Road without deviation, until reaching the village shop. Turn right onto a private lane immediately before the shop, continue along this lane until reaching a T junction where the entrance to Llanmihangel Farm (Cartref) will be directly in front of you.













### Method of Sale

Llanmihangel Farm is offered for Sale, as a whole 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

### Development Clawback

The property is subject to a 50% development clawback in favour of the previous Vendors for 19 years on part of the farm.

### 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 three public footpaths 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 on Completion.

### 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 SmartSearch.

### Viewing Arrangements

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

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

Contact: **Philip Thomas MRICS FAAV**

Tel: **01446 776370**

E-mail: **philipthomas@hrt.uk.com**





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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.



# Llanmihangel Farm, Pyle

## Lot 1 - Approximately 64.28 acres of land (coloured yellow on the sale plan)

Approximately 64.28 acres of land situated on the eastern edge of Llanmihangel Farm. The land is mostly level and in seven enclosures. The land is pasture land and is considered to be suitable for grazing and cropping.

**Guide Price - £ 640,000**

## Lot 2 - Llanmihangel Farmhouse set in approximately 10.80 acres (coloured blue on the sale plan)

A grade II listed character farmhouse in need of complete internal re-fitting but externally in good order with a replacement roof and re-pointed external elevations. The land surrounds the farmhouse and is mostly pasture land with small areas of copse.

**Guide Price - £650,000**

## Lot 3 - Cartref set in approximately 9.53 acres (coloured green on the sale plan)

Cartref is a charming four-bedroomed barn conversion. The property provides spacious family accommodation. The land extends to 9.53 acres and is situated to the north of the main house.

**Guide Price - £1,100,000**

## Lot 4 - Equestrian facilities set in approximately 50.42 acres (coloured orange on the sale plan)

Exceptional 5\* equestrian facility benefiting from a vast range of facilities including; 4 furlong all-weather gallop; 3 large horse walkers; stabling for over 40 horses with room for expansion. Isolation and vetting bay; indoor/outdoor manege; loose schooling arena. Set in approximately 50.42 acres of land.

**Guide Price - £875,000**

## Lot 5 - approximately 18.59 acres (coloured pink on the sale plan)

Approximately 18.59 acres of land situated around Graig Madoc Bungalow. The land is mostly level and in three enclosures. The land is pasture land and is considered to be suitable for grazing and cropping.

**Guide Price - £270,000**

## Lot 6 - The Cow Shed (coloured purple on the sale plan)

Adjacent to the main house. A substantial annexed property presently combining two self contained units and garaging/storage which could convert into a substantial single dwelling.

**Guide Price - £475,000**

### Special Conditions of Sale

In the event that the property is sold in lots the following conditions of sale will apply:-

- i) Lots 1, 2, 4, 5 & 6 will have the benefit of a right of way along The Mill Lane with a shared maintenance responsibility
- ii) All lots will benefit of a right of way along The Black Lane
- iii) All lots shall have the right to passage of services and the right to renew service through neighboring lots
- iv) Lot 4 has the benefit of a historic right of access across Kenfig Common for agricultural purposes only
- v) The property is to be sold subject to a 50% development clawback with 19 years remaining. The clawback clause shall not apply to the farmhouse in lot 2 and Cartref in lot 3
- vi) The purchaser of lot 3 shall be responsible to erect and forever maintain a stockproof boundary between points B and C on the plan.
- vii) The purchaser of lot 6 shall be responsible to erect and forever maintain a stockproof boundary between points A and B on the plan.