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April Wood,
Blackmill Road
Blackmill, Bridgend, CF35
6DW

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approximately
8.5 acres

tennis
court

April Wood

Asking price **£850,000**

It is our pleasure to present this five bedroom detached smallholding with various outbuildings, stables, swimming pool and tennis court. With approximately 8 1/2 acres of well grazed land this property is ideally located approximately ten minutes from Junction 36 of the M4.

Five bedroom detached farmhouse

Approximately 8 1/2 acres of land

Swimming pool

Tennis court

Ensuite bathroom

Generous stone built outbuildings

Two wooden stables

Three reception rooms

Outstanding, semi rural setting with woodland views

Viewings are highly recommended





Situated on approximately 8 1/2 acres is the stunning five bedroom farmhouse with generous stone outbuildings, tennis court and swimming pool. Located approximately ten minutes from junction 36 of the M4.

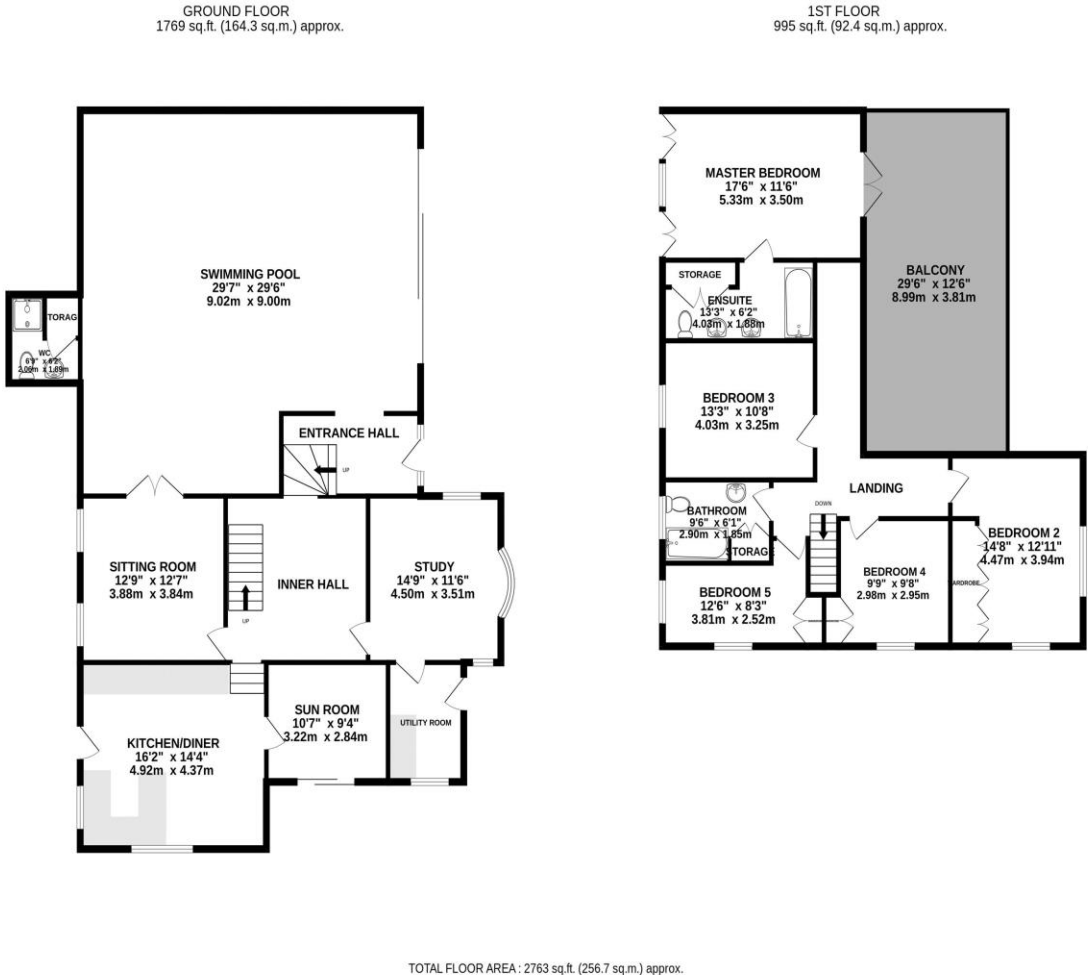
The property is entered via a PVCu double glazed door flanked by windows into an entrance hallway with steps leading to a generous inner hall with staircase rising to the first floor landing, feature ceiling beams and doorways to the sitting room, study and kitchen/diner. The study has exposed stone feature wall, coving to ceiling, PVCu double glazed windows to front and rear, PVCu double glazed bay window to side and door to utility room. The utility room has PVCu double glazed door to the side, window front, tiled flooring and plumbing and space for appliances. The sitting room has exposed feature beams, twin windows to the side, fireplace housing a cast-iron multifuel fire and double doors to the swimming pool. The swimming pool

has doors leading to a courtyard patio, tiled flooring, PVCu double glazed windows to the side and door leading through to a shower room. The shower room has been fitted with a three-piece suite comprising of wash hand basin, WC and shower cubicle. There is a PVCu double glazed window to front and door to cupboard housing a combination boiler. Steps lead down from the hallway into the farmhouse kitchen with exposed ceiling beams, PVCu double glazed windows and doors to front and side. The kitchen has been fitted with a matching range of base and eyelevel units with roll top granite workspace over. There is a 1 1/2 bowl sink unit with swan neck mixer tap, tiled flooring, plumbing and space for appliance, integrated fridge, mains gas Rayburn cooker, tiled flooring, coving to ceiling with recessed spotlights and door to sunroom. The sunroom has sliding patio doors and views out across the land and woodland beyond, coving to ceiling and tiled flooring.

Upstairs to the first floor landing there are doorways giving access to all five bedrooms and a family bathroom. The bathroom has been fitted with a three-piece suite comprising of bath with independent shower over, close coupled WC and vanity unit wash hand basin. There are double doors to airing cupboard housing the hot water tank. Bedrooms two, three and five are generous sized double rooms with built-in wardrobes and PVCu double glazed windows to front and side. Bedroom four is a double room with PVCu double glazed window to side. The master suite has a range of built-in bedroom furniture, French doors to a balcony overlooking the old Stone outbuildings beyond, and a further doorway to an ensuite bathroom. The ensuite has been fitted with a four piece suite comprising of bath with independent shower over, twin wash hand basins and close coupled WC. There is a range of bathroom furniture, laminate flooring and PVCu obscure double glazed window to side.

Outside there is approximately 8 1/2 acres of well-maintained land divided into two generous fields and paddock. Outbuildings include wooden built double stables and a stone built garage. The garage offers parking for three cars, generous converted loft space with external stone steps, solid wood flooring and plenty of Velux windows, allowing a great opportunity for further development with the relevant consent. There is an enclosed tennis court.

Viewings on the property are highly recommended appreciate the land and space on offer.



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.





Directions

From Junction 36 of the M4, take the road signposted Bryncethin and Blackmill. Proceed through the traffic lights and over the roundabout. Leave Bryncethin, proceed for approximately three quarters of a mile where the property can be found on the right hand side indicated by our for sale board.

Tenure

Freehold

Services

Council Tax Band H

EPC Rating

Viewing strictly by appointment through
Herbert R Thomas

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AWAITING EPC

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.

