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Ty Canol Farm

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# Ty Canol Farm

Asking price **£700,000**

A rare opportunity to purchase a 44 acre hillside small holding, with two residential properties, situation in the Afan Valley enjoying panoramic views

44 acre hillside small holding.

Two extended detached properties

Original Farmhouse with four/five reception rooms and three double bedrooms.

Cottage with two reception rooms and four bedrooms.

Ideal for an extended, or multi generational families

Potential for business opportunities such as B&B, Glamping Pods or equestrian Trekking, subject to planning approval.

Neighbouring Afan Forest Mountain Bike Trails

Less than 6 miles north of Junction 40 of M4

Viewings recommended to appreciate the potential on offer









Ty Canol Farm, offers the unique opportunity to purchase a 44 Acre small holding, situated in the Afan Valley, less than 6 miles North of the M4, with two independent residential properties. This is ideal for multi generation or extended families. The property sits on the hillside above the Afan Valley and enjoys panoramic views. It neighbours Afan Forest Mountain Bike Trails and there is potential to create an income via B&B, Glamping or Horse Riding Treks. The original Farmhouse offers well presented and maintained accommodation, which has been greatly extended to the ground floor.

The property has a number of period features throughout. The accommodation comprises: Reception hallway (11'5" widening to 17'6" x 11'10") with exposed stone fireplace and stairs to first floor. The Sitting Room (11'10" x 11'10") also has a period fireplace. The Living Room (11'9" x 13'8") has quarry tiled flooring and a wood burning stove, it is open plan to the Kitchen/Breakfast Room (15'8" x 10'11"). Enjoying stunning views to the rear, the kitchen has a range of shaker style units with space for white goods. Off the kitchen is the Conservatory (17'11" x 11') which enjoys the same far reaching views to rear. French doors lead into the Lounge which has parquet woodblock flooring and wall mounted display shelving. A side hallway

gives access to a Study plus a Utility Room which leads through to a Cloakroom.

The first floor offers three double bedrooms. Bedroom 1 (12'8" x 15'8") & Bedroom 3 (9'11" widening to 11'10" x 13'7") are located at the rear enjoying the stunning views, both benefit from built in wardrobes. Bedroom 2 (12'6" x 11'10") is located at the front. The recently upgraded shower room (8'7" widening to 12'1" x 8'4") has a white four piece suite.

Hen Beudy is an independent, extended four bedroom cottage. There is potential of sub-dividing into two smaller holiday let cottages subject to planning. It offers two generous sized receptions rooms, entering the cottage into the Sitting Room (16'6" x 15'9"). The Lounge/Dining Room (22' x 12'2" widening to 13'10") enjoys views over the side garden. The Kitchen/Breakfast Room (10'8" x 12'10") is situated in the centre of the cottage and has a range of units and space for white goods. The large Utility Room (7'11" widening to 12'11 x 16'3") has window to rear plus window and door to side, a range of units and space and plumbing for

white goods. The master bedroom (9'10" widening to 13'11" x 13'5") is located on the ground floor, enjoying views to the rear and benefits from an ensuite shower room (4'8" x 9'5"). Finally on the ground floor is a family bathroom (8'4" x 8'9"). To the first floor are three double bedrooms. Bedroom 2 (11'7" x 12') and 3 (12'9" x 12'4") are accessed from stairs in the sitting room, both have Velux skylights. Bedroom 4 (15'3" x 13'11") is access from stairs in the living room and has a window to side.

Outside, the property is accessed by a paved driveway leading to a gravelled parking area. Formal lawned gardens surround the two properties. A detached portal building, currently used for storage could offer stabling for horse enthusiasts. The agricultural land surrounds the property, and is divided into several fields, boarded by stone walling and stock proof fencing. The front field has road frontage onto Afan Valley Road. A bridal path continues beyond the access road leading to the top fields and out onto the hills beyond.





### Directions

Travelling west along the M4, exit and Junction 40 (Port Talbot). At the roundabout take the third exit. At the next roundabout take the first exit and proceed up the hill onto the A4107 which leads into the Afan Valley Road. Continue without deviation for approximately 5.5 miles, turn right off the A4107 at the brown sign directing to Afan Forest Park, proceed up the hill passing the bike shop and Cafe. Ty Canol is found at the top of this lane.

### Tenure

### Services

Council Tax Band  
EPC Rating

Viewing strictly by  
appointment through  
Herbert R Thomas

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