



Ty Wyth Newydd  
Cowbridge, CF71 7UL

Watts  
& Morgan



# Ty Wyth Newydd

Tredodridge, Cowbridge, CF71 7UL

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**£1,200,000 Freehold**

3 Bedrooms | 2 Bathrooms | 2 Reception Rooms

Ty Wyth Newydd, is situated within the heart of the beautiful countryside in the Vale of Glamorgan. The property is a 44 acre small holding, currently used as a commercial livery yard. With extensive equestrian facilities. The property comprises of a substantial 3 bedroom bungalow, in need of some modernisation, along with a range of outbuildings, mainly for equestrian purposes.

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## Directions

Exiting the M4 at junction 34, at the roundabout take the exit signposted Pendoylan. Take the second right, and follow the signs for Tredodridge. Turn right and follow the country lane out of the village where the property will be found on the right hand side. W3W:///draw.hails.piglets

Cowbridge Town Centre – 6 miles

Cardiff City Centre – 12 miles

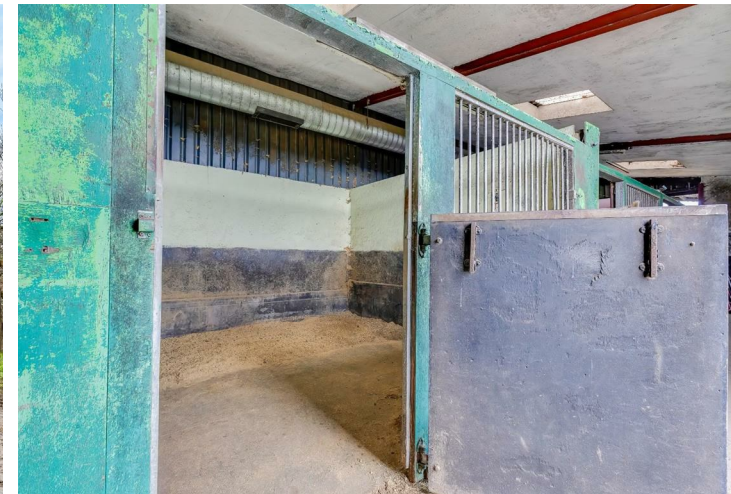
Junction 34 of M4 Motorway – 2 miles

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Your local office: Cowbridge

T: 01446 774152 (1)

E: rural@wattsandmorgan.co.uk





## Summary of Accommodation

### SITUATION

The hamlet of Tredodridge is situated close to Pendoylan Village and is a charming hamlet lying approximately 6 miles east of the historic market town of Cowbridge. This unique property enjoys a fine rural setting yet is close to near neighbours and within easy reach of Pendoylan.

### ABOUT THE PROPERTY

Ty Wyth Newydd, is situated within the heart of the beautiful countryside in the Vale of Glamorgan. The property is a 44 acre small holding, currently used as a commercial livery yard. With extensive equestrian facilities. The property comprises of a substantial 3 bedroom bungalow, in need of some modernisation, along with a range of outbuildings, mainly for equestrian purposes.

### THE OUTBUILDINGS

**Stables** - The stables are spread over different areas of the yard however there are 46 loose boxes all measuring 12ft x 12ft in size, all constructed either timber framed or concrete block but all built on concrete slab, along with 3 stables measuring 12ft x 10ft for smaller ponies. There is an American barn which includes an air change system.

**Indoor School** - 6 Bay steel portal framed building with concrete block wall, steel profile sheet cladding, and corrugated fiber cement roof incorporating skylights, with rubber chip and silica sand surface on floor.

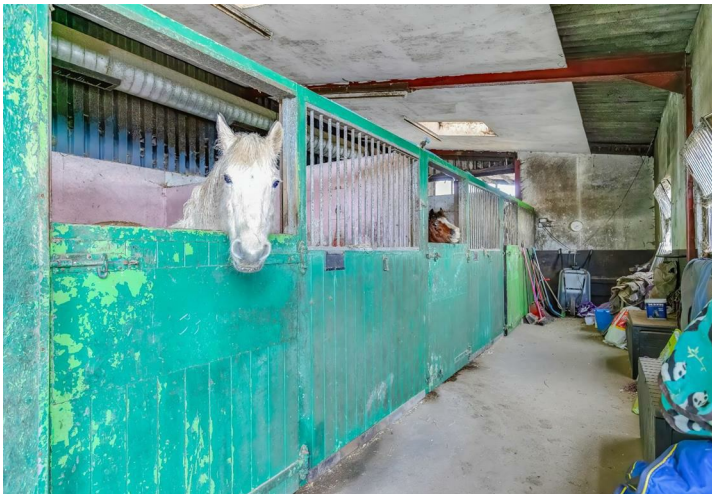
**Further Equestrian Facilities:**

Lunge Pen

Outdoor School 30m x 60m

Horse Walker - has not been used in some time, and would need a service prior to use.

Gallops- which have been decommissioned, but could easily be reinstated.



## THE LAND

The land is split in to grazing paddocks, with the use of post and rail fencing and hedgerows. All fields have easy access to the main yard, with good drainage in place.

## TENURE

We are advised that the property is held on a freehold basis with vacant possession upon completion.

## SERVICES

We are informed that there is Mains water and electricity. Oil fired central heating. Septic drainage tank in place.

## BOUNDARIES

The responsibility for boundary maintenance, where it is known, is as shown on the inward facing 'T' marks.

## AGRICULTURAL OCCUPANCY RESTRICTION

The Bungalow is subject to an Agricultural Occupancy Restriction which has been extended to include, breeding, training and grazing horses. It is situated at the entrance to the ring-fenced farm in close proximity to the stabling and paddocks.

## WAYLEAVES/EASEMENTS/RIGHTS OF WAY

Ty Wyth Newydd is sold subject to and with the benefit of all rights of way, wayleaves, access, water, light drainage, and other easements, quasi easements, covenants, restriction orders etc., as may exists over the same of for the benefit of same, whether mentioned in these particulars or not.

There are two public footpath that cross the east side of the property

## SPORTING, TIMBER & MINERAL RIGHTS

The sporting rights, mineral rights and timber are included within the freehold in so far as they are owned.





## LOCAL AUTHORITY

Vale of Glamorgan Council, Holton Road, Barry, CF63 4RU Tel: 01446 700111

## HEALTH AND SAFETY

Due to the nature of the property viewers should be careful and vigilant whilst on the land. Neither the seller nor selling agents are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk. Please note there may be livestock on the land.

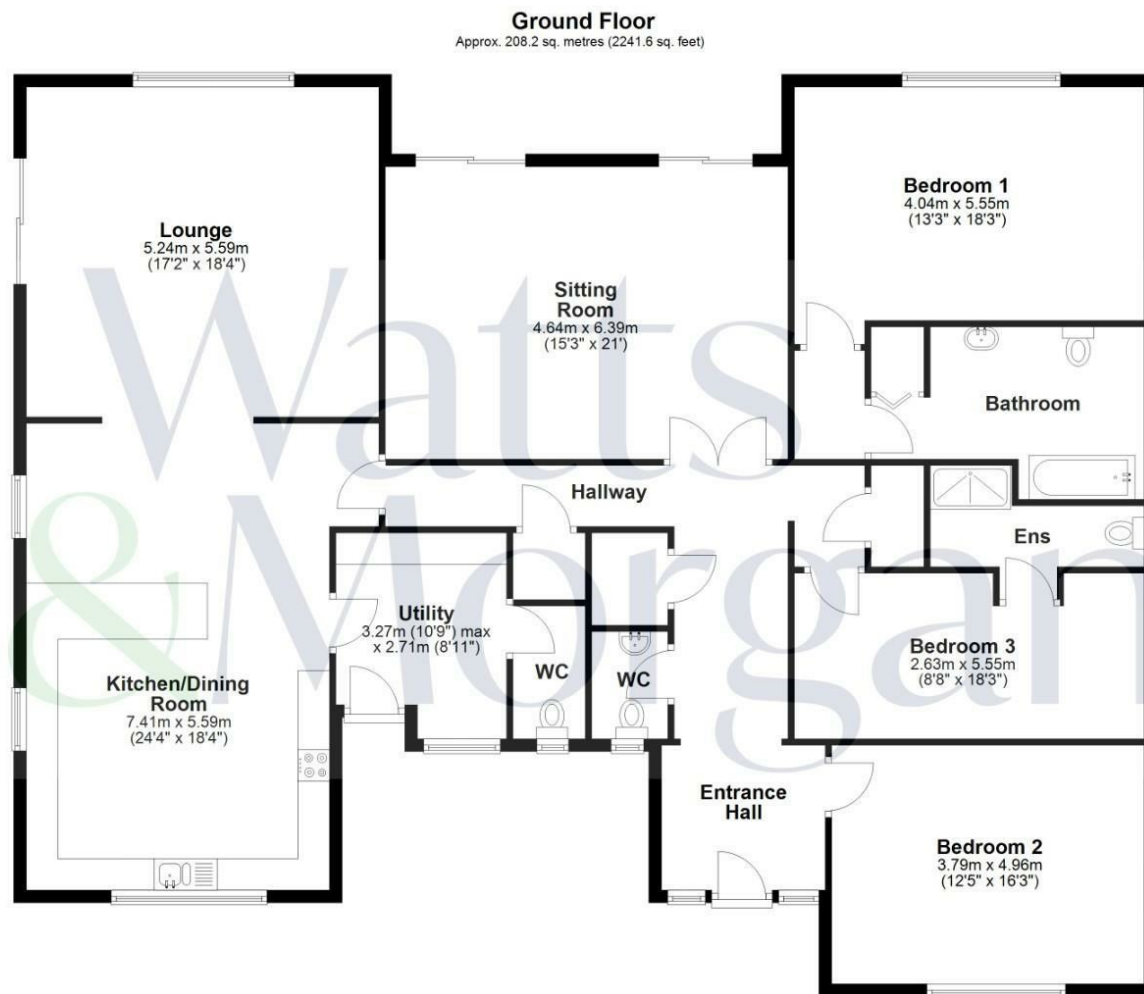
## FURTHER DETAILS & VIEWINGS

Viewings are strictly by appointment only through the sole agents. If you have any questions, please contact Samantha Price by telephone; 01446 774 152 or by email; [samantha.price@wattsandmorgan.co.uk](mailto:samantha.price@wattsandmorgan.co.uk)

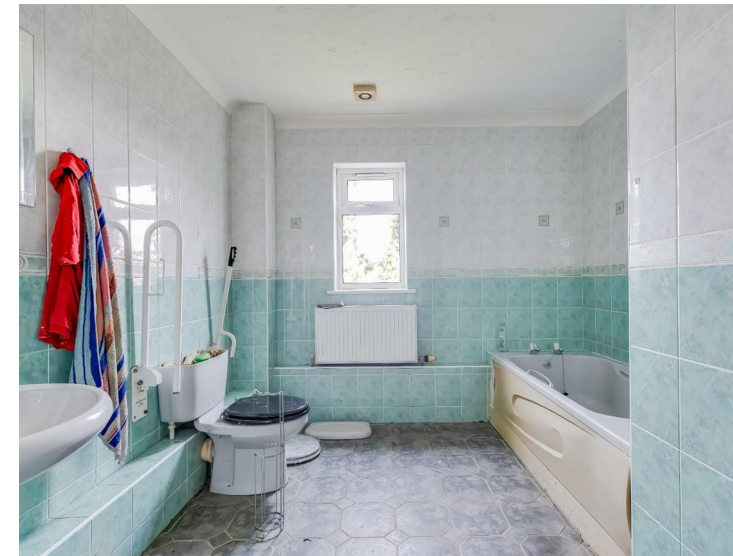
## PROCEEDS OF CRIME ACT 2002

Watts and Morgan LLP are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary maybe precluded from conducting any further work without consent from NCA.





Total area: approx. 208.2 sq. metres (2241.6 sq. feet)



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         | 76                      |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            | 49      |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



Scan to view property

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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