
Sychpant Farm, Maesteg
Maesteg, CF34 9PY
Watts
&Morgan

# Sychpant Farm Maesteg

Maesteg CF34 9PY

## £425,000 Freehold

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

Sychpant Farm occupies a secluded setting amid the extensive forestry surrounding Maesteg and extends to approximately 28.873 acres. Historically operated as an agricultural holding, the property includes land formerly used as productive hay meadows and grazing pasture. In recent years, the farm has been unmanaged, allowing the land to become overgrown and naturally rewilded.

The farmhouse was occupied until relatively recently; however, it is currently considered unsafe to enter and internal viewings cannot be accommodated. Mains electricity is connected to the property, with all other services understood to be private.

### Directions

Bridgend Town Centre – 10.1 miles

Cardiff City Centre – 29.0 miles

M4 Motorway – 7.5 miles

Your local office: Cowbridge
T: 01446 774152 (1)
E: rural@wattsandmorgan.co.uk













# Summary of Accommodation

## SITUATION

Maesteg is an established valley town set amid the attractive landscapes of the Llynfi Valley, combining a strong sense of community with a good range of everyday amenities. Its welcoming town centre includes high-street names, independent shops, cafés and an open-air market centred around Market Square. The landmark Grade II listed Maesteg Town Hall provides a cultural focus, with theatre, live music, comedy, cinema and other events.

For commuters and those wishing to explore South Wales, Maesteg has rail connections through Bridgend to Cardiff Central, together with road links towards Bridgend and the M4 corridor. With town-centre facilities, cultural attractions and open countryside close at hand, Maesteg offers an appealing balance of convenience, heritage and valley living.

## GARDENS AND GROUNDS

The farmhouse and associated outbuildings are situated within approximately 28.73 acres of land. Surrounding the principal farmhouse and outbuildings, the land benefits from a south-easterly aspect and rises on a gentle incline. Part of the holding is divided into a number of smaller paddocks. Historically used for haymaking and grazing, the land has remained unmanaged for several years and has since been allowed to rewild. The ground is readily mowable and is considered to offer potential for amenity, agricultural or equestrian use, subject to any necessary consents.

## VIEWINGS

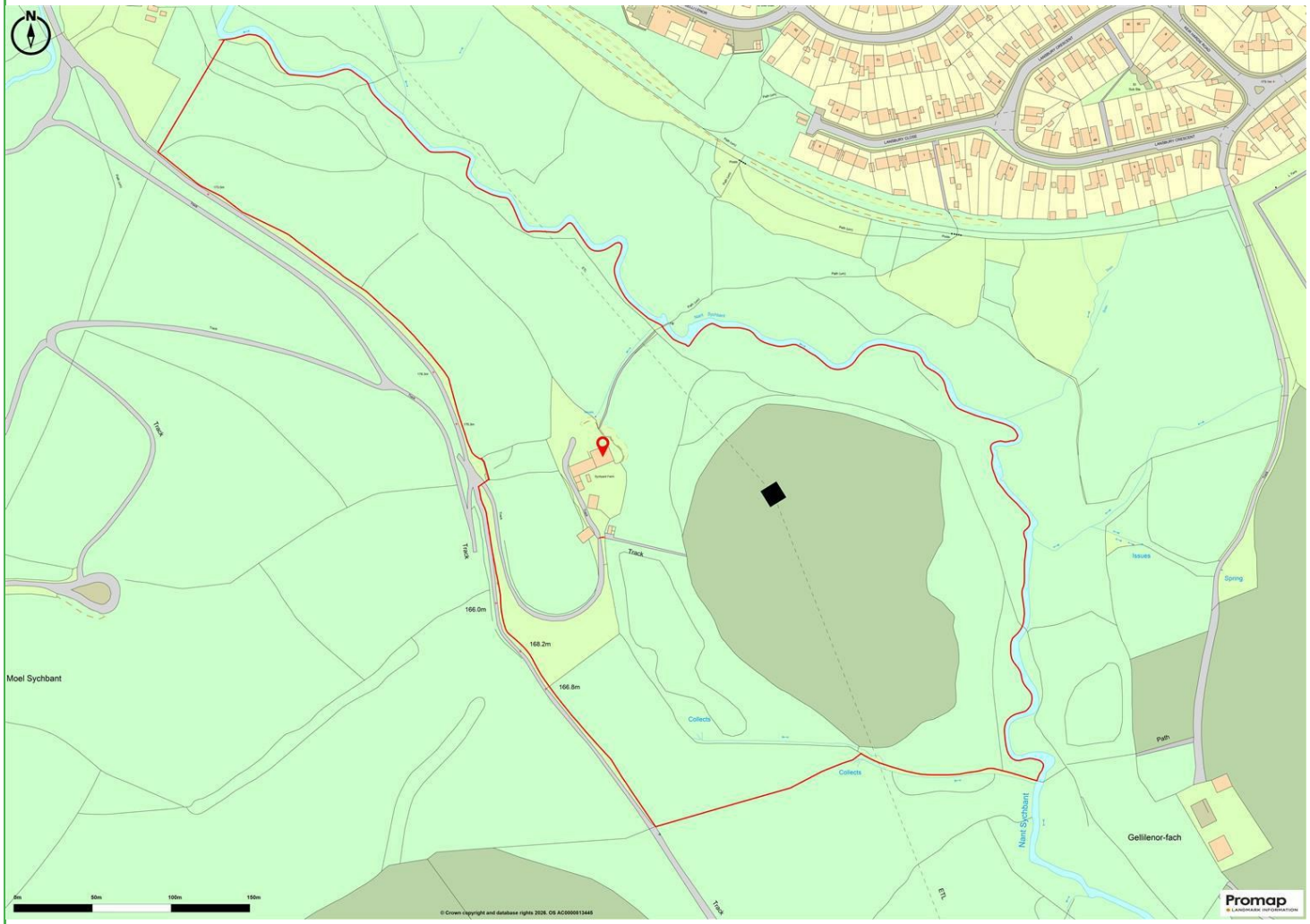
Viewings are strictly by appointment only. If you have any questions, please contact Samantha Price of Watts and Morgan LLP by telephone; 01446 774 152 or by email; samantha.price@wattsandmorgan.co.uk

## ADDITIONAL INFORMATION

Freehold, we are informed that there is mains Electric and a private water supply and drainage to the property.

## HEALTH AND SAFETY

Viewers should be careful and vigilant whilst on the land and within the property. 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.




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.

## WAYLEAVES/EASEMENTS/RIGHTS OF WAY

Sychpant Farm, 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 exist over the same or for the benefit of same, whether mentioned in these particulars or not.

## SPORTING, TIMBER & MINERAL RIGHTS

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

## 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 proved necessary maybe preluded from conducting any further work without consent from NCA.

Scan to view property

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