



CAE ABBOT FARM

LLANGEINOR | BRIDGEND



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LLANGEINOR | BRIDGEND | CF32 8RX

CAE ABBOT FARM OFFERS A PREMIUM LIFESTYLE AND LEISURE PACKAGE WITH A DELIGHTFUL, RESTORED 16TH CENTURY FOUR-BEDROOM FARMHOUSE WITH ATTACHED ONE BEDROOM ANNEX, DETACHED DOUBLE GARAGE AND TWO SUPERB LUXURY HOLIDAY COTTAGES, PROVIDING A SUBSTANTIAL INCOME, SET IN AN IDYLIC HILLTOP LOCATION WITH SPECTACULAR VIEWS. THE PROPERTIES BENEFIT FROM IMMACULATE EXTENSIVE GARDENS WITH ADDITIONAL PADDOCK EXTENDING IN TOTAL OF 2.6 ACRES.

Cae Abbot Farm is situated within a hilltop hamlet a short distance from the village of Llangeinor, close to the town of Bridgend and the renowned beaches of Porthcawl, Ogmores-by-Sea and Southerndown. The property is set within 2.6 acres of beautiful gardens and wildflower paddock, with spectacular views creating a special visitor experience of peaceful relaxation and connection to the natural environment. Cae Abbot Farm would certainly appeal to lifestyle, tourism, investment and rural enterprise type buyers, or anyone looking for multi-generational living.

- Spectacular hilltop location, close to Bridgend •
- Breath-taking views of the Vale of Glamorgan and Bristol Channel •
- Superb well-presented 16th century 4-bedroom farmhouse •
 - Attached one bedroom annex •
- Two spacious and well-presented three-bedroom holiday cottages •
- Detached double garage with roller shut door and extensive parking area •
 - Immaculate patios and gardens with summerhouse and orchard •
 - Ring-fenced 1.4 acre grazing paddock with wildlife pond •
 - Spring fed and borehole UV treated private water supply •
- Established income from holiday cottages, with potential for growth •
 - See website www.caeabbottcottages.com •
 - Extending in total to approximately 2.6 acres (1.05 hectares) •

Llangeinor 1.1 miles • Ogmores Vale 3 miles • Bridgend 4.5 miles • Ogmores-by-Sea 11 miles
Porthcawl 12 miles • Cowbridge 14.5 miles • Swansea 24 miles • Cardiff 24 miles
Cardiff Airport 24 miles • Bristol 62 miles • London 160 miles
(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact.
Your attention is drawn to the Important Notice on the last page of the text.





LOCATION & SITUATION

Cae Abbot Farm enjoys a beautiful location and situation with the tranquil environment providing for a spectacular and peaceful rural residence and holiday experience benefiting from being approximately 10 minutes' drive from Junction 36 of the M4 at Bridgend providing access to major cities such as Swansea, Cardiff, Bristol and London.

Positioned on the south-eastern side of Pen-y-Foel Hill within the parish of Llangeinor, the property is directly accessed from the eastern side of the council maintained public highway that connects to the A4093, which provides direct access to the villages of Llangeinor and Pantyrwel and the A4067 which connects directly to the town of Bridgend.

Opposite Cae Abbot Farm, within the hilltop hamlet are The Llangeinor Arms traditional pub and medieval church of St Ceinwyn, providing appealing local amenities for any purchaser.

The village of Llangeinor, located a short distance south of Cae Abbot Farm, offers a good range of local amenities with convenience store, doctors' surgery, Tynyrheol Primary School, the Green Meadow Inn and Llangeinor Football Club. The village is also home to IrvinGQ, the international airspace manufacturing company, providing a good source of jobs and international visitors to the area.

The historic Town of Bridgend is 4.5 miles from the property offering extensive retail, hotels, bars and pubs, restaurants, range of primary and secondary schools, doctors' surgeries, vets, rugby and football clubs and Bridgend Railway Station with direct trains to Cardiff and Swansea. The romantic, ruined castles of Newcastle, Coity and Candleston are located nearby.

From Bridgend it is a fifteen-minute drive to the coast with the popular beaches of Porthcawl, Ogmore-by-Sea and the picturesque Southerndown and Dunraven Bay offering fantastic surfing, sailing and a seaside experience that is unique. There are the further tourist attractions of the Grove Golf Club, Pyle & Kenfig Golf Club and challenging Lynx course of the Southerndown Golf Club. The area has an abundance of outdoor activities with bridle paths and fantastic walking trails accessible from the doorstep of the property.

The cities of Swansea and Cardiff are equidistant, 24 miles west and east respectively, both offering all the benefits cities have to offer such as employment, extensive retail, hospitality, primary, secondary and tertiary education, theatres, concert venues and professional and international sporting venues catering for all sports including the Principality Stadium, home to the Welsh National Rugby Team as well as Sapphire Gardens offering the spectacle of International Cricket.

CAE ABBOT FARM HOUSE

Cae Abbot Farmhouse is the main residence of the three properties located at Cae Abbot Farm. Dating from the 16th Century, the farmhouse has undergone complete refurbishment providing a modern stylish four-bedroom residence with historic character. The property benefits from stunning views over the Vale of Glamorgan and the Bristol Channel.

Accessed from the gateway to the front of the property, the porch opens into the entrance hall with flagstone floor. From here is the sitting room featuring flagstone floor, traditional beams, timber panelling and double sided "see through" fireplace with wood-burning stove.

From the sitting room is the open plan kitchen with matching wall and base units with integrated dish washer, Rangemaster cooker with gas hobs, Belfast sink and matching oak topped island with integral storage. The kitchen is modern, spacious, light and well laid out.

Adjacent to the kitchen area is the open plan dining area with tiled floor and fully glazed wall with bi-folding doors opening out to spectacular views across the Vale.

From the dining area is the utility room with stone tiled floor housing washer and drier and wall mounted Vaillant LPG gas fired combi boiler and rear external door. A downstairs cloakroom is accessed directly off the utility fitted with a Roca suite comprising a WC and washbasin.

Accessed from the kitchen is the spacious and light drawing room with beamed ceiling and dual aspect windows providing views to the front and across the Vale to the south. The central feature of the room is the magnificent brick lined double sided "see through" fireplace with wood-burning stove, shared with the sitting room. The drawing room can also be accessed via a door from the front hallway.

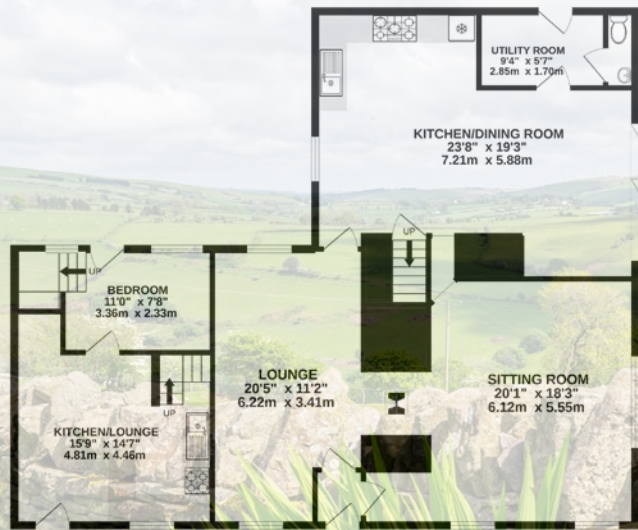
From the kitchen, stairs lead up to the first floor featuring the principal suite double bedroom with windows to the front and side featuring glazed double doors with Juliet balcony. The ensuite comprises a bath, walk in shower, WC and wash basin.

A second double bedroom also benefits from an ensuite shower room with shower, WC and wash basin. A third bedroom/office connects through to a landing area giving access to the fourth double bedroom with southerly views and family bathroom with bath, overhead shower, WC and washbasin.

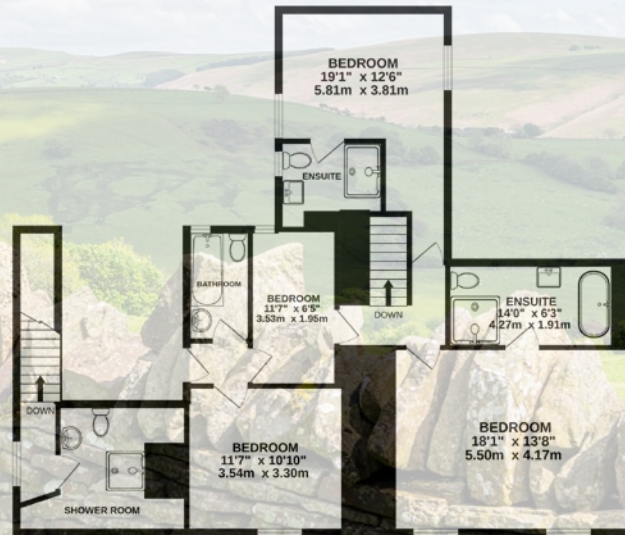
From the landing, stairs lead down to the one-bedroom annex with open plan kitchen /Livingroom, ground floor double bedroom and upstairs shower room featuring a shower cubicle, WC and wash basin. The annex can be independently accessed via a door to the front from the open plan kitchen dining area, providing the perfect setup for multi-generational living.



GROUND FLOOR
1289 sq.ft. (119.7 sq.m.) approx.



1ST FLOOR
984 sq.ft. (91.4 sq.m.) approx.



TOTAL FLOOR AREA: 2272 sq.ft. (211.1 sq.m.) approx.

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OUTSIDE

Cae Abbot Farm is contained within a ring-fence with vehicular access to the property via a gated gravelled driveway positioned on the north side of the property with parking areas adjacent to the rear of Meadow Croft and at the end of the drive. There is a substantial rectangular parking area in front of the double garage.

Pedestrian access is via a gated archway which leads into a formal front garden area with lawn and planted up boarders belonging to Cae Abbott Farmhouse.

The double garage is positioned at the end of the drive with electric roller shutter door to the front, pedestrian door to the side and a fully enclosed wood store. As well as being able to accommodate two vehicles, the garage also houses the Liffs water pump system with ultraviolet filtration for the water supply. Certainly, this provides a very useful space and could be used as a workshop or stabling (subject to redesign and planning).

All three properties benefit from their own independent patio areas, all providing a high degree of privacy. An extensive lawned garden with summerhouse, planted boarders and orchard are located the other side of the drive providing a lovely summer outdoor space for guests to enjoy the views from a beautiful setting.

Beyond the garage to the north-east and accessed via a field gate is the 1.4 acre wildlife paddock. The land is all stock proof fenced, rises gently towards the south-west and could also be used by any purchaser with hobby farming or pedigree pony interests. An attractive natural pond is positioned in the north-western corner of the land providing a lovely amenity space with biodiversity appeal.



MEADOW CROFT

Attached to the eastern side of Cae Abbot Farmhouse is Meadow Croft, a three-bedroom holiday cottage that can sleep six. The door to the property opens into a modern open plan kitchen diner and living area. The kitchen has timber wall and base units and composite worktop, metal sink, electric oven with gas hobs and is fitted with a microwave, fridge/freezer, dishwasher and washing machine.

A breakfast bar provides a natural divide from the kitchen area to the sitting and dining area with beamed ceiling and central brick surrounded fireplace with wood burning stove. The design and layout provide a light and spacious feel to the room.

Beyond the kitchen, a corridor leads to the to the first of the two ground floor bedrooms with double bed. The second bedroom is also a large double and is currently fitted with twin beds. At the end of the corridor is the family bathroom with shower cubicle, bath, WC and washbasin.

From the kitchen, another door leads to the stairwell with stairs up to the 1st floor landing area and principal suited double bedroom with king-sized bed, French doors and Juliet balcony providing spectacular views. The ensuite bathroom is fitted with a shower cubicle, bath, WC and wash basin. The bedroom features an external door with ramp so is fully wheelchair accessible.

A raised private patio area is directly adjacent to the outside of the property which enables guests of Meadow Croft to relax outside with a high degree of privacy.

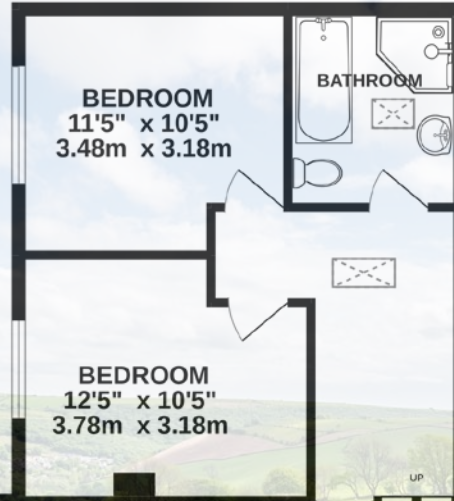
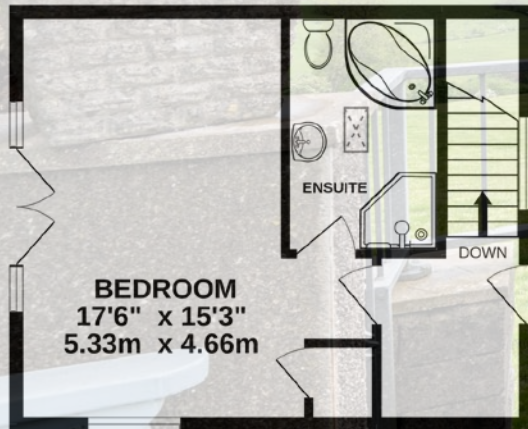
The vendors currently only operate their letting business from March to October, though full year letting is permitted.



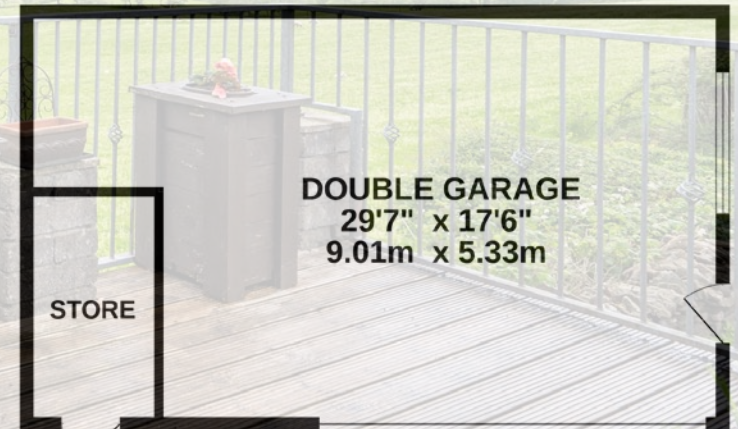
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		37	55
England & Wales		EU Directive 2002/91/EC	

MEADOW CROFT FLOORPLANS

1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



GROUND FLOOR
1280 sq.ft. (118.9 sq.m.) approx.



TOTAL FLOOR AREA : 1658 sq.ft. (154.0 sq.m.) approx.

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PENNY CROFT

Renovated in 2019, Penny Croft is a fully detached three-bedroom holiday cottage that can sleep six. Positioned west of the main farmhouse from the patio the front door opens into a lounge area with carpeted floor and exposed beams. From here the hallway provides access to the modern open plan kitchen diner which has been designed to sensitively preserve the historic character of the room whilst creating a bright and open space. The kitchen has timber wall and base units, composite worktop, metal sink, electric oven with gas hobs and is fitted with a microwave, fridge/freezer and dishwasher. A breakfast bar provides the natural divide to the dining area.

From the open archway in the kitchen is the sitting room with traditional beams, wood-burning stove and external door to the patio area.

Adjacent to the lounge is the first of the ground floor double bedrooms, fitted with king-sized bed. Across the hallway is the second double bedroom with twin single beds. Next to this is the family shower room with shower cubicle, WC, heated towel rail and wash basin.

Accessed from the kitchen is the utility room with washing machine and downstairs cloak room with WC and wash basin.

From the utility, stairs lead up to the 1st floor principal suited double bedroom with double bed, Velux skylight and ensuite fitted with walk in shower, WC and washbasin.

A private patio area is directly to the front of the property which enables guests of Penny Croft relax outside with a high degree of privacy.

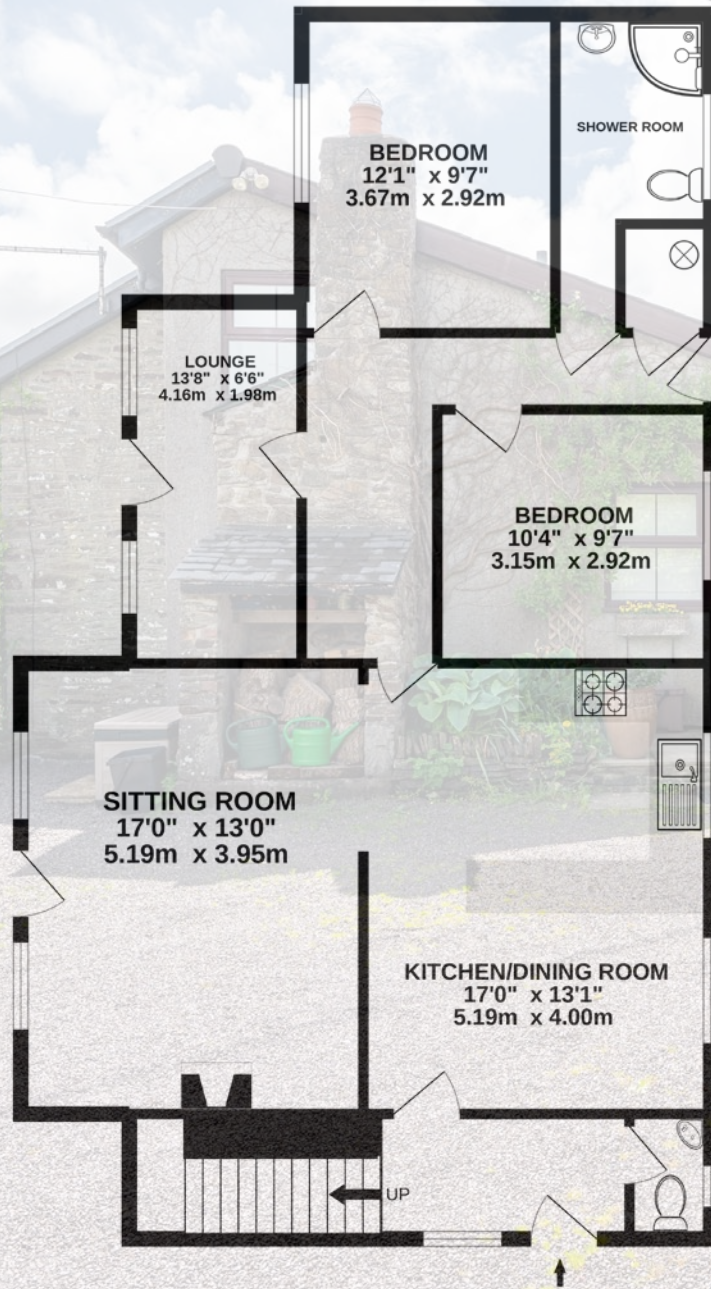
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(39-54)	E		
(21-38)	F		
(1-20)	G	7	18
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

PENNY CROFT FLOORPLANS

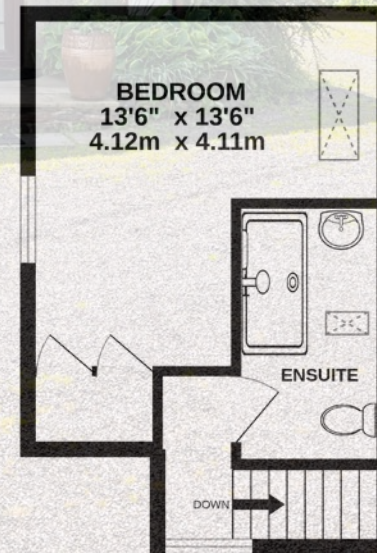
GROUND FLOOR
1001 sq.ft. (93.0 sq.m.) approx.



TOTAL FLOOR AREA: 1254 sq.ft. (116.5 sq.m.) approx.

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1ST FLOOR
253 sq.ft. (23.5 sq.m.) approx.



KEY INFORMATION

Services: All the properties benefit from mains electricity, a spring fed and borehole UV treated private water supply, tanked LPG gas fired/electric central heating and double glazing. Foul drainage is via a septic tank and Klargestar.

Wayleaves, Easements and Rights of Way: The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

Fixtures and Fittings: The contents of the Holiday Cottages are included with the sale. In respect to the rest of the property, only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

Council Tax Band: G.

Business Rates: Meadow Croft and Penny Croft are registered for Business Rates.

Local Authority: Bridgend County Borough Council. Telephone 01656 643643.

Viewings: Strictly by appointment with the selling agents on set viewing days.

Directions: From the M4 come off at junction 36 and follow the directions for the A4061 signposted Bryncethin. Almost immediately after leaving the interchange pick up the road signs for Llangeinor and follow these into the village. Go past the speed camera on your left-hand side and take a right hand turn with a brown house symbol. Follow the zig zag road up the hill to the top and turn left signposted Llangeinor Arms. At the top of the hill park on the right-hand side across the road from the country inn and church. The entrance gate into Cae Abbot Farm will be in front of you.



Powells Chartered Surveyors Land & Estate Agents

Singleton Court Business Park

Monmouth

NP25 5JA

Telephone: 01600 714140

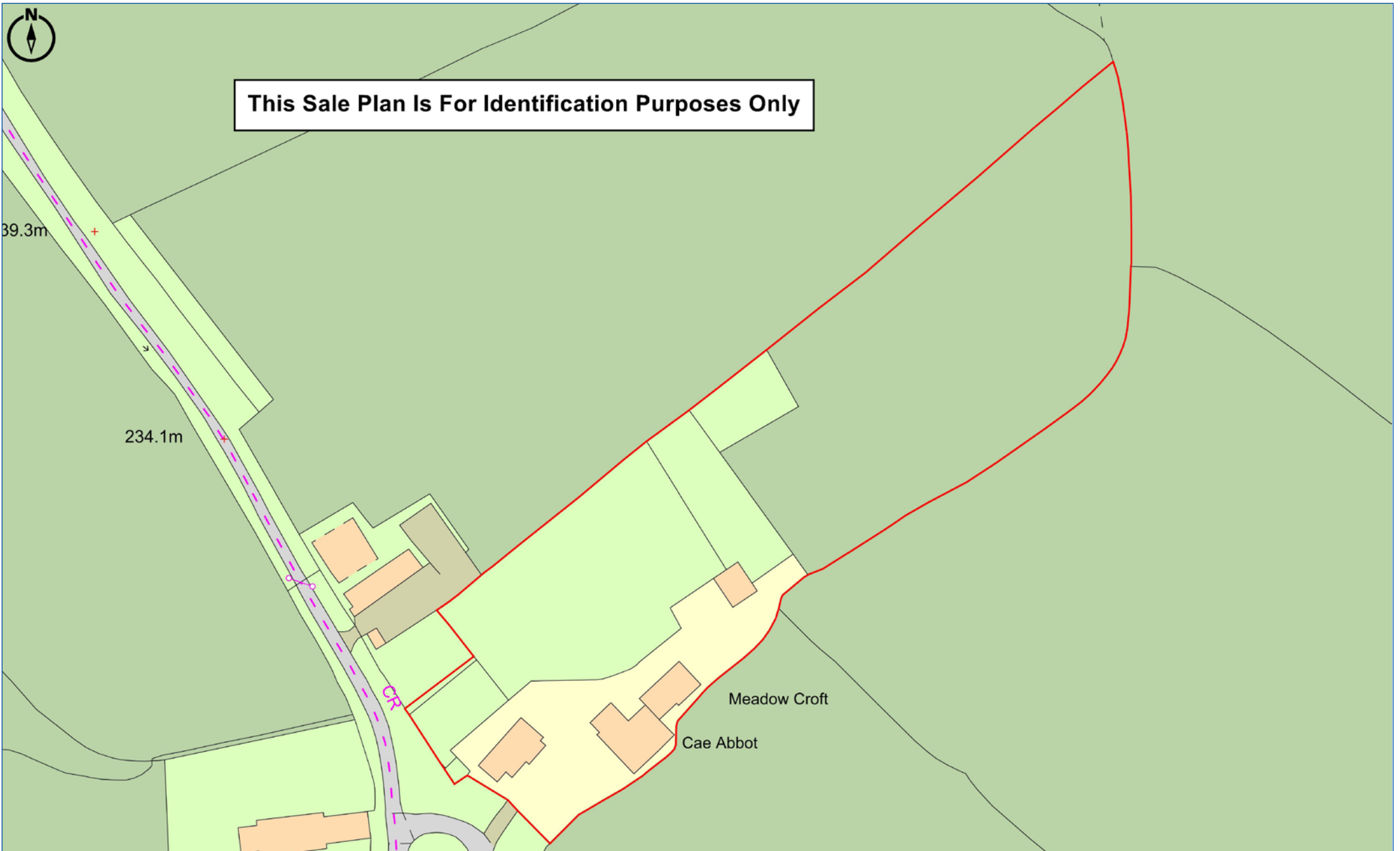
Email: enquiries@powellsrural.co.uk

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Energy Efficiency Rating		
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92+1	A	
81+1	B	
69+1	C	
55-65	D	
35-55	E	
21-35	F	
1-21	G	

EU Directive 2002/91/EC





This Sale Plan Is For Identification Purposes Only

39.3m

234.1m

Meadow Croft

Cae Abbot

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