



RURAL SCENE

NATIONAL SPECIALIST ESTATE AGENCY FOR PROPERTIES WITH LAND
EQUESTRIAN ♦ SMALLHOLDINGS ♦ RESIDENTIAL ♦ COMMERCIAL FARMS ♦ LEISURE

JN/JLH/JO/179D

NEATH and PORT TALBOT

Approximate Distances:

Swansea/M4 (J43) 5 miles : Neath 2 miles : Pontardawe 2 miles

AN APPROX. 22 ACRE RESIDENTIAL AND EQUESTRIAN PROPERTY / RIDING SCHOOL SET
IN A BEAUTIFUL AND ACCESSIBLE RURAL LOCATION

**BANWEN
FARM**

BRYNCOCH

**NEATH
SA10 8AA**



DETACHED HOUSE WITH FOUR BEDROOMS, TWO DRESSING ROOMS, FAMILY BATHROOM AND LANDING TO FIRST FLOOR AND WITH COVERED ENTRANCE PORCH, ENTRANCE HALL, STUDY, SITTING ROOM, KITCHEN OPENING INTO DINING ROOM, REAR HALL, UTILITY ROOM, SHOWER ROOM, SEPARATE WC AND CLOAKS/BOILER ROOM TO THE GROUND FLOOR

ATTACHED SINGLE STOREY ANNEXE COMPRISING OPEN PLAN KITCHEN/BREAKFAST ROOM, INNER CORRIDOR, TWO BEDROOMS AND LARGE SITTING/DINING ROOM

MAINLY LAWNED GARDEN AREAS PLUS CIRCULAR PARKING AND TURNING AREA TO SIDE

OUTBUILDINGS INCLUDE TWO ISOLATION BOXES TO REAR (ONE DIVIDED INTO TWO KENNELS); INTEGRAL STORE, INTEGRAL FORMER GARAGE/WORKSHOP

STABLE YARD WITH, IN ALL, EIGHT LOOSE BOXES; CONCRETE YARD AREA

MANEGE c.40m x 20m SILICA SAND AND RUBBER SURFACE

THE LAND ARRANGED IN NINE MAIN ENCLOSURES COMPRISING MAINLY GENTLY SLOPING PASTURELAND WITH ONE ENCLOSURE HAVING MATURE CARP LAKE AND WOODLAND COPPICE

**IN ALL EST APPROX 22 ACRES (About 9 Hectares)
(TO BE CONFIRMED)**

THE RESIDENCE

A detached house, believed to date from the 1980s, with attached annexe and, in the Agent's opinion, offering spacious and flexible accommodation. The main house has oil fired central heating and the views from it to the front, over its own land, have to be seen to be fully appreciated.

The accommodation with approximate room sizes is as follows:

Ground Floor

COVERED ENTRANCE PORCH

ENTRANCE HALL radiator, laminate flooring

STUDY 12'3 x 9'7 (About 3.7m x 2.9m) front window, telephone point, radiator, walk in understairs cupboard

SITTING ROOM 21'3 x 13' (About 6.5m x 4m) end window, sliding door and panel to patio seating area, beautiful view, radiator, open stone fireplace, two radiators, TV point, telephone point, laminate flooring

KITCHEN 16'3 x 13'11 max (About 4.9m x 4.2m) fitted with a range of timber fronted units, window overlooking garden, four-ring electric hob with oven below; extractor, work surfaces, 1½ bowl sink and drainer with mixer tap; plumbing for dishwasher, plumbing for American style fridge, solid fuel *Rayburn* supplying hot water and back-up heating, tiled flooring, archway opening into:

DINING ROOM 13' x 11' max (About 4m x 3.3m) two windows, two radiators, laminate flooring, beautiful views, central ceiling fan

REAR HALL tiled flooring, stable type door to outside

UTILITY ROOM window, plumbing for washing machine, tiled flooring

SHOWER ROOM shower cubicle, wash hand basin, WC, tiled flooring, radiator

SEPARATE CLOAKROOM with WC in white

CLOAKS/BOILER ROOM oil fired boiler having hot water tank and central heating; tiled flooring, coat hooks

First Floor

LANDING loft access, airing cupboard with hot water tank and immersion heater

BATHROOM 9'9 x 8' max (About 3m x 2.4m) panelled bath, wash hand basin and WC in white; radiator, window, tiled flooring

BEDROOM FOUR 14' x 12'11 max (About 4.3m x 3.9m) window, radiator, door into

DRESSING ROOM 9'10 x 8' max (About 3m x 2.4m) part restricted height ceiling; window, radiator

BEDROOM THREE 14' x 12'5 (About 4.3m x 3.7m) window, radiator, door to

WALK-IN DRESSING ROOM 12'2 x 8' max (About 3.6m x 2.4m) radiator, window

BEDROOM TWO 15'1 x 13' max (About 4.6m x 4m) two windows, superb views, telephone point

BEDROOM ONE 16'4 x 13' max (About 4.9m x 4m) two windows, views, radiator

ATTACHED SINGLE STOREY ANNEXE

Door leading into:

KITCHEN/BREAKFAST ROOM 21'7 x 11'10 max (About 6.6m x 3.6m) breakfast area, laminate flooring, store heater, front window; kitchen area comprising fitted kitchen, plumbing for washing machine, stainless steel sink and drainer, window, space for fridge, work surfaces, cooker point, extractor, inset ceiling light

INNER CORRIDOR

SHOWER ROOM with shower cubicle, wash hand basin, WC, airing cupboard with hot water tank and immersion heater

BEDROOM ONE 11'5 x 10'3 (About 3.4m x 3.1m) window, built in wardrobes, laminate flooring

BEDROOM TWO 14' x 10'3 max (About 4.3m x 3.1m) window, door to outside, laminate flooring

INNER HALL walk-in cupboard, double doors leading into:

SITTING/DINING ROOM 27'9 x 14'2 max (About 8.5m x 4.3m) fireplace having electric fire, TV point, laminate flooring, two store heaters, two front windows with lovely views, sliding glazed door to front arrival area

LOCAL AUTHORITY

NEATH AND PORT TALBOT DISTRICT COUNCIL

SERVICES

PRIVATE WATER SUPPLY VIA BORE HOLE, PRIVATE DRAINAGE, MAINS ELECTRICITY, OIL FIRED CENTRAL HEATING TO MAIN HOUSE, PART ELECTRIC HEATING TO ANNEXE, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

PLANNING NOTE

Planning consent has been obtained to utilise the stabling and manege as a commercial riding school, with a stipulation that this will be for a maximum of 4 persons, including family and friends at any one time. Full copy of consent available with vendor's agents upon request.

THE OUTSIDE

REAR – Small yard area, leading along to rear of main house with paved seating area and steps to raised garden with lawn.

THE OUTBUILDINGS

Comprising the following with approx sizes:

INTEGRAL FUEL STORE and FORMER GARAGE/WORKSHOP c.18' x 16' (About 5.5m x 4.9m) light and power

TWO LOOSE BOXES utilised as isolation boxes 14' x 12' (About 4.3m x 3.6m) currently divided into two kennels and 12' x 12' (About 3.6m x 3.6m) utilised as store

THE STABLE YARD

Situated off the driveway before reaching the house, there is separate access leading into a hardstanding parking and storage area which then, in turn, leads onto the yard.

The yard comprises an enclosed stable yard around a central concrete yard with an L-shaped range of boxes having a run of FOUR LOOSE BOXES c.12'9 x 12'5 (About 3.9m x 3.7m) plus TACK ROOM 15'3 x 12'10 (About 4.6m x 3.9m) coming round to a further TWO BOXES 12'6 x 11' (About 3.8m x 3.3m) forming the L shape. These boxes are of mainly block and box profile construction with lighting.

There are then, opposite, TWO FURTHER TIMBER LOOSE BOXES each approx 11'6 x 11'6 int. (About 3.5m x 3.5m).

There is also a timber frame open fronted HAY STORE currently under construction. There are light, power and water supplies to the yard via a generator

Adjoining the yard is a PURPOSE BUILT MANEGE c.40m x 20m with silica sand and rubber surfacing

THE LAND

The land is a particularly nice feature of this property and is arranged in a compact block of nine enclosures. The land is mainly of gently sloping pasture, with one of the enclosures having a mature lake stocked, we are informed, with carp. One of the fields is rough improvable pasture with the balance being mainly gently sloping grazing pasture with a very pretty woodland coppice area providing natural shade and shelter in the summer from a number of mature oak trees. There is a trackway through the land giving access to most of the enclosures and there are five self-filling water troughs.

**IN ALL APPROX 22 ACRES
(About 9 Hectares)
(TO BE CONFIRMED)**

N.B. These details are a general guideline for intending purchasers and do not constitute an offer of contract. Rural Scene have visited BANWEN FARM but NOT surveyed or tested any of the appliances, services or systems in it, including heating, plumbing, drainage etc. The vendors have checked and approved the details, however purchasers must rely on their own and/or their surveyors inspections and their solicitors enquiries to determine the overall condition, size and acreage of the property and also any Planning, Rights of Way and all other matters relating to it.

GENERAL AND SITUATION

A rare opportunity to acquire a property with land in this beautiful elevated location, set well away from main roads and yet within easy access of Swansea and the M4 motorway. The property is run as a riding school by the vendors and we understand there is good outriding to be had from the property by crossing one road there is access to the Drummer Mountain.

The property is accessed via a farm trackway which leads up to one other farm, behind the property and it enjoys a truly spectacular view to the front over its own land and on over towards the mountains in the distance.

The property is easily accessible to both the M4 and Swansea which has a wide range of facilities, amenities and employment opportunities whilst Neath and Pontardawe are both within about 2 miles; again having a range of facilities and amenities.



General View



Pond View



Residence and Annexe



Yard View



Manege View



Yard View



Dining Room



Sitting Room



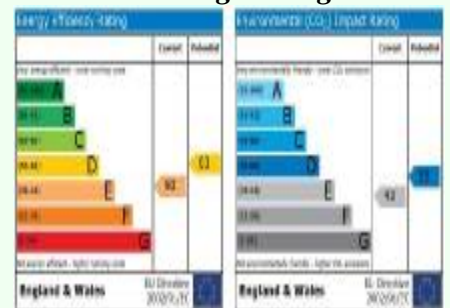
Annexe Sitting/Dining Room



Lake View



View towards Yard



EPC Graph

DIRECTIONS

Travelling westwards on the M4, leave the motorway at junction 43 and turn onto the A465 signed for Neath. Continue for about 2 miles to the first roundabout and continue on, following the signs for Pontardawe; through the traffic lights and continue on following the signs. After about 2 miles, pass the Dyffryn Arms and bear right opposite the sign Forestgoch. Turn into the trackway and continue on up, bearing right as the track forks to the left and continue on up the hill until reaching Banwen Farm.

VIEWING

Strictly by appointment only with the Agents **RURAL SCENE Tel: 01264 850700**

PRICE GUIDE: £629,500