Isycoed Farm

City, Cowbridge

hrt
herbert r thomas

Isycoed Farm

City, Cowbridge, CF71 7RW

Isycoed Farm presents a rare and unique opportunity to acquire an attractive and productive small holding in the heart of the Vale of Glamorgan, located a short distance from the pretty market town of Cowbridge. Historically utilisted as a filming location for numerous Welsh period dramas due to its many original features, idyllic and tranquil setting. Isycoed Farm comprises a detached Grade II Listed 4/5 bedroom traditional Welsh long farmhouse, requiring renovation offering considerable potential as an attractive and characterful home, with a range of livestock and storage buildings set in approximately 11.47 acres (Lot 1) with additional land available (Lot 2 - 4.76 acres and Lot 3 - 13.77 acres) - see plan below.

- A rare opportunity to acquire a charming holding with history and character
- Traditional stone building with potential for conversion (subject to obtaining planning permission)
- Range of agricultural outbuildings
- Additional land situated opposite the property, extending to approximately 45.78 acres is available separately in three lots by private treaty.

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hrt.uk.com

Isycoed Farm, City, Cowbridge, CF71 7RW

Situation

The property occupies a rural position to the west of the village of City set within open countryside in a quiet and attractive setting. While enjoying a predominantly rural character, the location benefits from good accessibility, with Junction 35 of the M4 motorway nearby, providing convenient connections to Cardiff, Swansea and Bristol.
The A48 is also easily accessible and offers further links to Cowbridge, Culverhouse Cross and Bridgend.

Accommodation

Grade II Listed four to five bedroom stone-built traditional Welsh long farmhouse in need of renovation, offered for sale with a farmyard and substantial range of modern and stone-built farm buildings, together with land extending to approximately 11.47 acres (Lot 1). The property enjoys an enviable rural setting within convenient driving distance of the popular country market town of Cowbridge, with potential to purchase additional land by separate negotiation (Lot 2 - 4.76 acres and Lot 3 - 13.77 acres) - see plan below.

Entrance Porch
Flagstone floor and windows overlooking the front garden. Original internal door with glazed centre panel leading to the hallway.

Reception Hallway
Featuring a quarry tiled floor, exposed oak timbers and original beams, together with a quarter-turn staircase rising to the first floor.

Ground Floor Bathroom
Comprising a white low-level WC, pedestal wash hand basin and freestanding cast iron roll-top claw-foot bath. Frosted uPVC window and heated towel rail.

Living Room
Attractive beamed ceiling, exposed natural stonework and a former stone spiral staircase. Windows to both front and rear elevations. Large original inglenook-style fireplace with dressed stone surrounds, flagstone hearth and open Rayburn fire.

Sitting Room

Accessed from the hallway with exposed beamed ceiling and a further inglenook-style fireplace incorporating a flagstone hearth, wood-burning stove and original bread oven. Single-glazed window to the front elevation enjoying delightful rural views beyond. Original stone spiral staircase rising to additional first-floor accommodation.

Kitchen

Fitted with a range of timber-fronted base cupboards, worktops and stainless steel sink with drainer. Stable door to the front and window to the side elevation. LPG-fired Rayburn cooking range also providing domestic hot water.

Utility Room/Pantry

Quarry tiled floor, fitted shelving and space and plumbing for a washing machine and tumble dryer.

First Floor

Main staircase rising from the hallway to the first floor landing with high-pitched ceiling, exposed timber trusses and hatch providing access to the loft space.

Bedroom One

Double room with small-paned window enjoying rural views to the front elevation.

Bedroom Two

A double room with aspect to the front elevation.

Shower Room

Comprising wash hand basin with vanity cupboard, tiled shower enclosure with mains-fed shower and low-level WC. Velux-style rooflight window.

A second original stone spiral staircase rises from the sitting room to additional interconnected first-floor accommodation comprising:

Bedroom Three
A centrally positioned bedroom with a window overlooking the front elevation.

Bedroom Four
A long double room with window overlooking the front garden and hatch linking to the main staircase.

Bedroom Five
Exposed floorboards, exposed roof timbers, high vaulted and beamed ceiling, and lagged hot water cylinder tank.

Outside
A gated entrance leads to a concrete parking area situated to the side of the farmhouse. Beyond is a grassed area providing access to a rear open-fronted garage/store.

To the front aspect of the house is a substantial lawned garden enjoying delightful far-reaching rural views. Overlooking the adjoining river meadow, bordered by a tributary of the River Thaw, the setting offers a peaceful and tranquil outlook across the surrounding countryside.

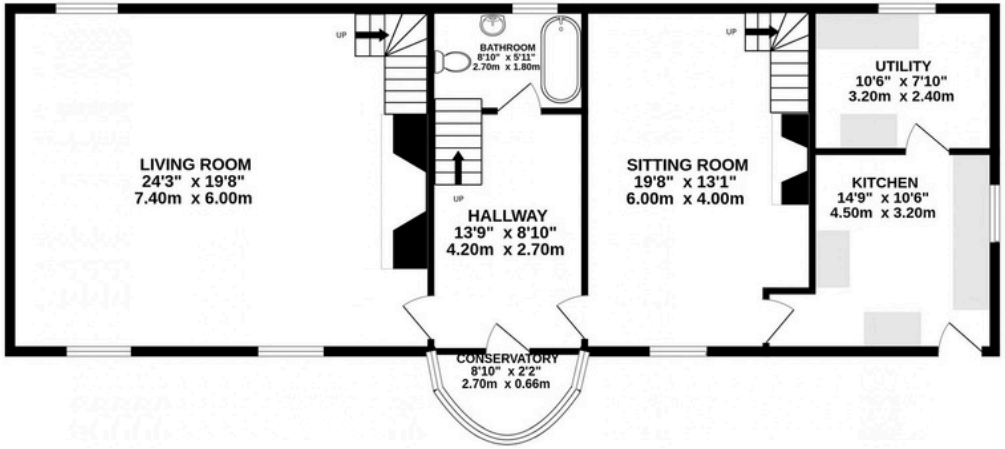
To the western side of the property is a small paddock with separate gated access from the road. This area has previously been utilised as a busy caravan site with electrical hook-ups, and is complemented by a small outbuilding incorporating a kitchenette, shower and WC.

Services
Mains water and electricity are connected to the property. Oil fired central heating. LPG Rayburn serving the domestic water requirements of the property. Drainage to cesspit.

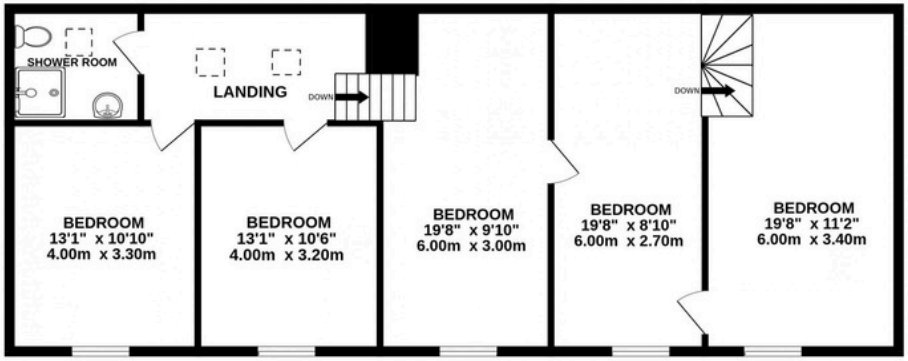
Council Tax - Band I

EPC - N/A

GROUND FLOOR
1131 sq.ft. (105.1 sq.m.) approx.



1ST FLOOR
998 sq.ft. (92.7 sq.m.) approx.



TOTAL FLOOR AREA : 2129 sq.ft. (197.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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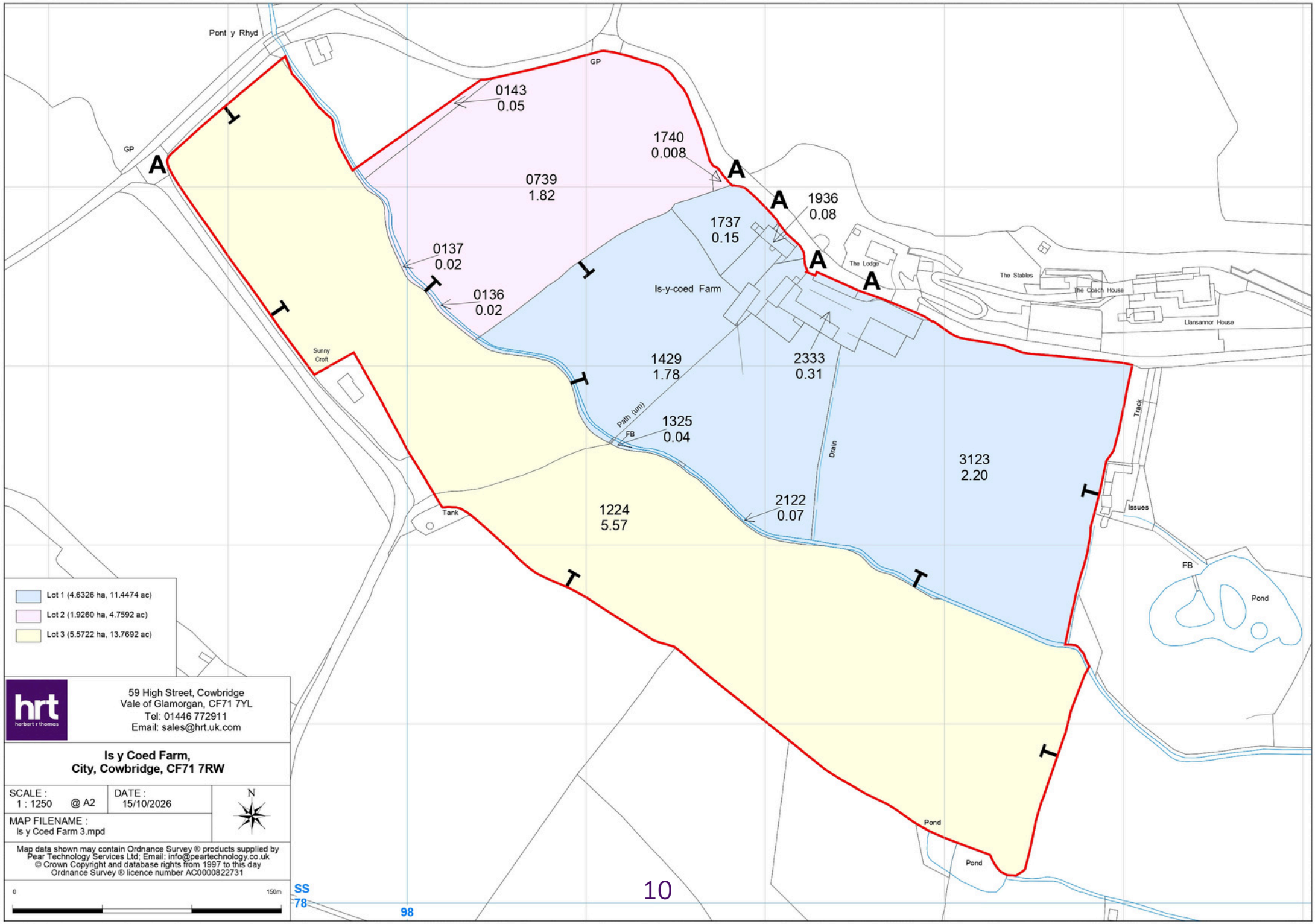
hrt herbert r thomas incorporating rawlins & madley


Pont y Rhyd
GP
GP
0143
0.05
1740
0.008
0739
1.82
1936
0.08
1737
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0137
0.02
0136
0.02
Is-y-coed Farm
The Lodge
The Stables
The Coach House
Llansannor House
Sunny Croft
1429
1.78
2333
0.31
Path (um)
FB
1325
0.04
Drain
3123
2.20
Track
Issues
Tank
1224
5.57
2122
0.07
FB
Pond
Pond
Pond
Lot 1 (4.6326 ha, 11.4474 ac)
Lot 2 (1.9260 ha, 4.7592 ac)
Lot 3 (5.5722 ha, 13.7692 ac)
59 High Street, Cowbridge
Vale of Glamorgan, CF71 7YL
Tel: 01446 772911
Email: sales@hrt.uk.com
Is y Coed Farm,
City, Cowbridge, CF71 7RW
SCALE :
1 : 1250 @ A2
DATE :
15/10/2026
N
MAP FILENAME :
Is y Coed Farm 3.mpd
Map data shown may contain Ordnance Survey ® products supplied by Pear Technology Services Ltd; Email: info@peartechnology.co.uk
© Crown Copyright and database rights from 1997 to this day
Ordnance Survey ® licence number AC0000822731
0
150m
SS
78
98

Land and Buildings

Isycoed Farm (to include Lots 1, 2 & 3) extends to approximately 29.97 acres of river meadow pasture land within a ring-fence boundary. The land surrounds the homestead and is generally level to gently sloping comprising Lot 1 extending to approximately 11.5 acres, Lot 2 extending to approximately 4.75 acres and Lot 3 extending to approximately 13.77 acres. Lots 2 and 3 each benefit from separate gated roadside access.

The farm comprises Grade 3b agricultural land. The land is identified as Wick 1, Malham 2 and Enborne Soil Series as defined in the Soil Survey of England and Wales. There are both natural and mains water supplies. Internal stock-proof fencing comprises a mixture of sheep and cattle fencing together with mature well-maintained hedgerows.

Additional land extending to 45.78 acres is available by separate negotiation.

Farm Buildings

The Farm Buildings include the following:

Building 1 – Workshop – 8.23m x 23.6m approx.

Building 2 – Cattle Shed – 12m x 22.86m approx.

Building 3 – Traditional Stone Building – 6.89m x 16m approx.

Building 4 – Lean-to off Stone Building – 4.69m x 16m approx.

Building 5 – Lean-to off Building 6 – 7.91m x 8.66m approx.

Building 6 – General storage Shed – 8.3m x 22.86m approx.

Building 7 – Atcost Shed – 13.5m x 22.86m approx.

Building 8 – Open Silage Pit – 11m x 27.6m approx.

Building 9 – Old Milking Parlour – 6.7m x 27.85 approx.

Guide Price

The property is available as a whole or in three lots as shown on the plan.

Whole: Farmhouse, farm buildings and approximately 29.97 acres of land - £1,095,000

Lot 1: Farmhouse, farm buildings and approximately 11.5 acres of land (shaded blue on the plan) - £865,000

Lot 2: Approximately 4.75 acres of pastureland (shaded pink on the plan)- £80,000

Lot 3: Approximately 13.77 acres of land (shaded yellow on the plan) - £150,000

Additional land extending to 45.78 acres is available via separate negotiation. A copy of the particulars is available upon request.

Directions

Postcode: CF71 7RW

What3words: lunching.changed.struts

Travelling westbound on the M4, exit at Junction 35 and take the third exit onto the A473 (N) to Pencoed. At the roundabout, take the third exit signposted Felindre, continue along the road for approximately 2.5 miles to the village of Llangan. After entering the village of Llangan, take an immediate left signposted towards City. Continue along the country lane for 2 miles before turning right at a sharp left hand bend in the road. The property is the first on the right after 160m. Please look for the 'For Sale' sign.

Development Clawback

The Old Milking Parlour (Building 9) in the farmyard will be subject to a 40-year development clawback provision at a rate of 25%.

The rest of the farm buildings will NOT be subject to a clawback agreement.

Method of Sale
Isycoed Farm is offered for sale, as a whole or in lots by Private Treaty.

Boundaries
The purchaser(s) shall be deemed to have full knowledge of all boundaries and neither the vendor nor the vendors agents will be responsible for defining the boundaries or the ownership thereof

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

Wayleave/Easements/Rights of Way
The property is sold subject to and with the benefit of all existing rights and obligations including rights of way, whether public or private, light, support, drainage, water and other obligations, easements, quasi-easements, and all wayleaves whether referred to or not in these particulars. There is a public right of way crossing the property.

Plans, Areas & Schedules
These have been prepared as carefully as possible and are based on the Land Registry Plans. The plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.

Tenure & Possession
Freehold with vacant possession. The land is subject to a Grazing and Mowing licence until 15th October 2026.

Cross Compliance
The seller will be responsible for the cross compliance up to the date of completion. The purchaser(s) will take over the cross-compliance obligations on completion and will indemnify the seller for any non-compliance which results in a penalty or reduction in the seller's payments.

Disputes
Should any dispute arise as to the boundaries or any point arising in the General Remarks and Stipulations or Particulars of Scale, Schedule, Plan or interpretation of any of them the question shall be referred to the arbitration of the selling agents, whose decision acting as expert shall be final.

Health & Safety
Due to the nature of the property, neither the seller nor agents are responsible for the safety of those viewing. All those viewing the property do so at their own risk.

Fixtures and Fittings
All fixtures and fittings are excluded from the sale unless specifically referred to in these particulars.

Anti Money Laundering
As part of our obligations under the UK Money Laundering Regulations 2017, Herbert R Thomas will require any purchaser to complete our Anti-Money Laundering checks carried out on our behalf by Lifetime Legal Ltd

Viewing Arrangements
Viewing to be arranged for daylight hours and by appointment only through the sole agents.

For further information please contact:
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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.