



**Pant Farm Central Avenue, Newbridge, Newport, NP11 5GB**  
**Guide Price £400,000**

**\*\*GUIDE PRICE £400,00 TO £425,000\*\* \*\*SPACIOUS FARMHOUSE IN NEED OF UPGRADING\*\***

A rare opportunity to purchase the historical PANT FARM in the charming town of Newbridge, Newport, this unique and SPACIOUS DETACHED PROPERTY offers an exceptional opportunity for both family living and potential business ventures. Once a thriving bed and breakfast, this remarkable property boasts an impressive nine bedrooms, making it ideal for large families or those seeking to establish a hospitality business. Comprising of FOUR SEPARATE DWELLINGS all with their own kitchens and bathrooms the property as a whole also features FIVE RECEPTION ROOMS providing ample space for relaxation and entertainment. Each room is filled with character and original features, offering a warm and inviting atmosphere that is perfect for both everyday living and hosting guests. With seven well-appointed bathrooms, convenience and comfort are assured for all residents and visitors alike. The property is set within a desirable location, close to local schools and excellent transport links, ensuring that daily commutes and family outings are easily manageable. Additionally, the ample parking space for up to five vehicles adds to the practicality of this home, making it suitable for families with multiple cars or for accommodating guests. This unique farmhouse presents a rare opportunity to own a versatile property that can serve as a splendid family home or a lucrative business venture. With its spacious layout and prime location, it is a must-see for anyone looking to invest in a property that combines charm, functionality, and potential. Do not miss the chance to explore this exceptional offering in Newbridge.

EPC RATING: TBC  
COUNCIL TAX BAND: F



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INTRODUCTION

A rare opportunity to purchase this unique property which can offer a multitude of uses from a spacious 9 bed family home to four separate dwellings made up of the original farm house, a three bedroom bed and breakfast all with ensuite facilities which is joined to the main building by a cosy one bed cottage.

A separate one bedroom barn/annexe with its own ensuite facilities located in the grounds just across the driveway

FARMHOUSE

This spacious farmhouse has lots to offer with many original features. the ground floor comprises two good size reception rooms together with a farmhouse style kitchen with part flagstone floor, "Aga" cooker, log burner and beamed ceiling. The farmhouse also offers a separate utility/pantry, separate breakfast room, ground floor WC and bedroom with ensuite facilities. To the first floor are three further bedrooms with one being accessed through the other, this then in turn leads to the bedroom above the cottage.

COTTAGE

This cosy cottage is the oldest part of the property and is positioned between the main farmhouse and the Bed and Breakfast, It offers a good size living room with stone spiral stairs to the upper floor, cottage style kitchen with access to the rear and ground floor wet room. The staircase leads from alongside the fireplace to the bedroom above which benefits from an ensuite and a doorway leading into the main farmhouse.

BED AND BREAKFAST

This spacious area offers a sunny conservatory which is the newest part of the building together with a good size kitchen and ground floor bedroom with ensuite. The two upper bedrooms both offer ensuite facilities with exposed beams and lots of original charming features.

SEPARATE ANNEX/BARN

This is the newest of the buildings and is completely separate making it ideal for Air B and B or multi family living. this quaint annex offers kitchen and living room with open stairs to the first floor bedroom with ensuite facilities and door to a balcony overlooking the beautiful gardens and farm buildings. Adjacent to this is are two useful storage rooms.

OUTSIDE

The wonderful outside space covers approximately 1/3 of an acre and offers mature shrubs and trees as well as several seating areas ideal for summer get togethers for all the family as well as a pond. The sweeping driveway wraps around the home offering ample off road parking.

TENURE

We have been advised freehold

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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