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CARDIFF

VALE

CAERPHILLY

BRISTOL



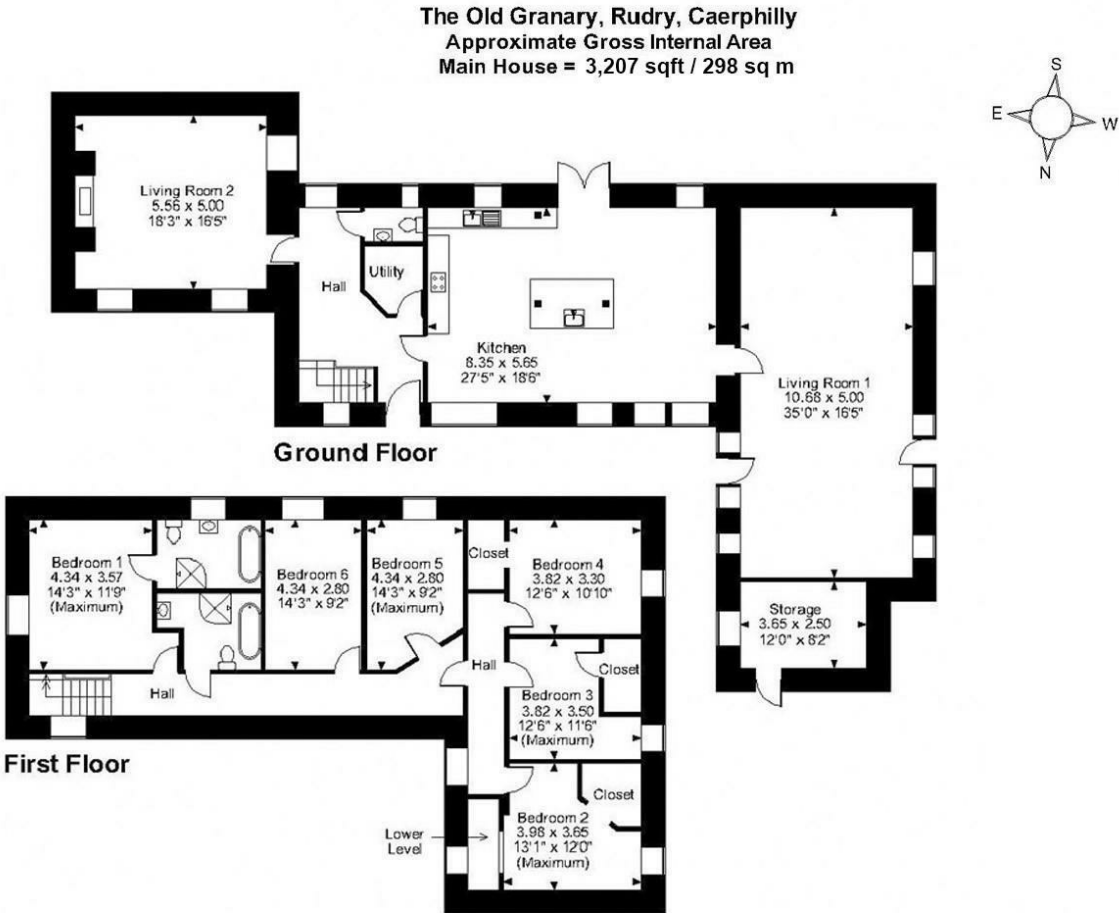


Comments by Mr Elliott Hooper-Nash



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Nestled on Pentwynngwyn Road in the picturesque village of Rudry, Caerphilly, this charming detached farmhouse offers a splendid opportunity for family living. Spanning an impressive 3,207 square feet, the property is set within a generous 0.73-acre plot, providing ample outdoor space for recreation and relaxation.

Comments by the Homeowner





Pentwyngwyn Road

Rudry, Caerphilly, CF83 3DG

Asking Price

£999,950



6 Bedroom(s)



2 Bathroom(s)



3207.00 sq ft



Contact our
Llanishen Branch
02920 499680

The Old Granary, Tog Farm, Pentwyngwyn Road Rudry,
— A Rare Farmhouse Retreat with Character and Acreage
Set in the heart of the picturesque village of Rudry, this charming detached farmhouse offers an extraordinary opportunity for spacious family living in a tranquil countryside setting. With 3,207 sq ft of accommodation and a generous 0.73-acre plot, this property blends traditional charm with modern convenience.

Step inside to discover three inviting reception rooms, perfect for entertaining or unwinding in comfort. The home features six well-proportioned bedrooms, offering privacy and flexibility for growing families or multi-generational living. Two thoughtfully designed bathrooms cater to the rhythm of a busy household.

Outside, the grounds are equally impressive. A stable block and outbuilding provide scope for equestrian pursuits, hobbies, or additional storage. And for those seeking even more space, there is an option to negotiate an additional 46 acres of land — a rare opportunity to expand your lifestyle.

This characterful farmhouse showcases traditional features throughout, while recent upgrades such as an air source heat pump enhance energy efficiency and sustainability.

A spacious driveway accommodates five to six vehicles, ensuring ease for residents and guests alike. With its peaceful surroundings, proximity to Caerphilly, and access to local amenities, this home offers the perfect balance of rural charm and everyday convenience.

A home with heart, heritage, and room to grow. Arrange your viewing today and discover the lifestyle that awaits on Pentwyngwyn Road.

EPC: D
Council Tax Band: F

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Hallway	Bedroom Four 12'6" x 10'9" (3.82m x 3.30m)
Kitchen / Diner 27'4" x 18'6" (8.35 x 5.65)	Bedroom Five 14'2" x 9'2" (4.34m x 2.80m)
Living Room 35'0" x 16'4" (10.68m x 5m)	Bedroom Six 14'2" x 9'2" (4.34m x 2.80m)
Second Reception 18'2" x 16'4" (5.56m x 5m)	Garden / Plot
Storage 11'11" x 8'2" (3.65m x 2.50m)	0.73 of an acre with the house. There is an option to purchase further acres of land off the current owners by separate negotiation
To the First Floor	Tenure
Bedroom One 14'2" x 11'8" (4.34m x 3.57m)	FREEHOLD.
En-suite	Council tax
Bedroom Two 13'0" x 11'11" (3.98m x 3.65m)	Band - F
Family bathroom	Additional information
Bedroom Three 12'6" x 11'5" (3.82m x 3.50m)	Air source heat pump has recently been installed. Further land 46 acres, Stables and out buildings available by separate negotiation. No onward chain.
	Location
	A Picturesque Village - Rudry is a quaint, picturesque village located in the county borough of Caerphilly, South Wales. Known

for its stunning rural landscapes and serene environment, Rudry is an idyllic spot that offers the best of both worlds the peace and tranquillity of the countryside with easy access to urban amenities.

Strategic Location - Rudry is ideally situated near the major cities of Newport, Cardiff, and Caerphilly, making it a highly desirable location for those seeking a semi-rural lifestyle. The village's proximity to these urban centres means residents can enjoy the benefits of city life, such as shopping, dining, and cultural activities, while retreating to a quieter, more relaxed home environment.

Local Amenities - Despite its rural charm, Rudry has a range of local amenities that cater to the needs of its residents. The village boasts a welcoming community, a local pub (The Maenllwyd Inn), and access to beautiful walking and cycling trails. It is an excellent location for families, professionals, and retirees alike, offering a friendly and supportive community atmosphere. One of Rudry's most appealing features is its natural beauty. The surrounding countryside offers numerous opportunities for outdoor activities, including hiking, horse riding, and nature walks. Rudry Common, a local nature reserve, is a popular spot for both locals and visitors, providing breathtaking views and a habitat for diverse wildlife.

Transport and Connectivity - The village benefits from good transport links, with easy access to major roads and public transport services. This connectivity ensures that residents can commute efficiently to nearby cities for work or leisure, making Rudry a convenient base for exploring the broader region.

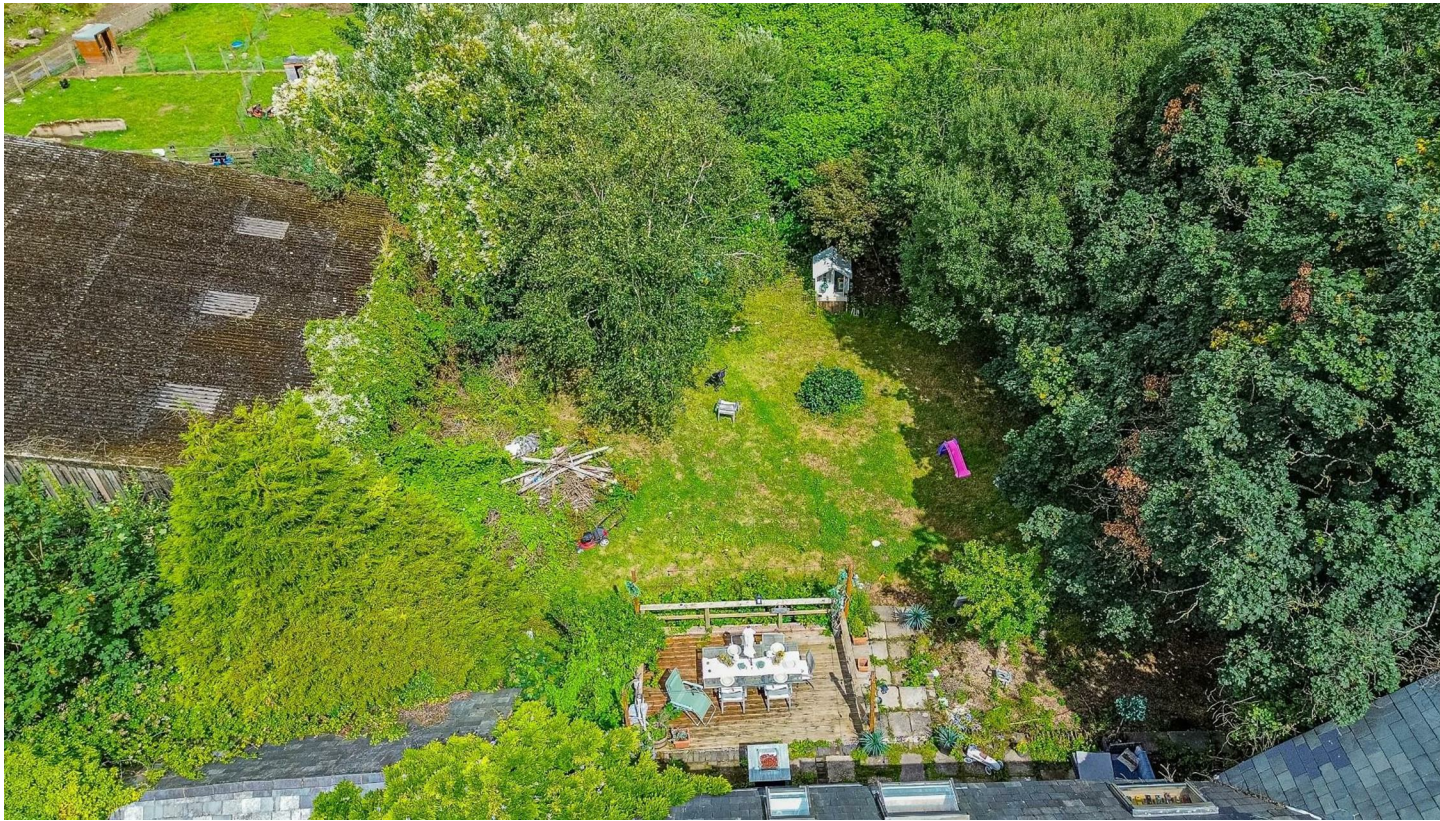
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V A L E

C A E R P H I L L Y

B R I S T O L

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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

