



Halt Farm

Rudry, Caerphilly, CF83 3DG

Asking Price £795,000

HARRIS & BIRT



An excellent opportunity to purchase an attractive smallholding set within circa 5 acres in need of some modernisation throughout but with an abundance of potential. The smallholding is located just outside the picturesque village of Rudry and all its local amenity close at hand.

Halt Farm is a traditional Farmhouse with a modern annexe making it an ideal property for multi-generational living. The accommodation briefly comprises hallway, living room, kitchen/family room, bathroom and tack room to the ground floor. Stairs lead up to three bedrooms and a family bathroom. To the annexe is living/dining room and kitchen to the ground floor with stairs leading up to two bedrooms and a bathroom.

Externally, Halt Farm offers three large wooden outbuildings (previously used as garage space), seven looseboxes, a horse solarium, two open sided wooden storage sheds, a rubber surfaced ménage with dressing training mirrors. The land spans to 4.96 acres of pasture, mainly laid to grass leys. Ideally located on the edge of the village of Rudry and within the County Borough of Caerphilly, the property benefits from excellent local road networks including the A470 and the M4 motorway.

- Traditional Three Bedroom Farmhouse
- 4.96 Acres of Land
- Three Large Wooden Outbuildings
- Horse Solarium
- Two Bedroom Annexe
- Horse Training Menage with Rubber Surface and Training Mirrors
- Seven Loose Boxes
- EPC rating E

Halt Farm Farmhouse

Accommodation

Ground Floor

Hallway 5'2" x 12'3" (1.57m x 3.73m)

Entered via a wooden door. Flagstone tiled floor. Papered walls. Skimmed ceiling. Pendant lighting. Access to first floor.

Living Room 17'0" x 20'8" (5.18m x 6.30m)

Flagstone tiled floor. Wooden glazed window to front elevation. Skimmed and papered walls. Cast iron fire surround with marble hearth.

Kitchen 23'6" x 8'9" (7.16m x 2.67m)

A good sized kitchen with lots of natural light. A range of base units in cream set under and black marble effect work surfaces with tiled splash backs. Features include; Aga in inset brick surround. Belfast split sink in white with mixer tap above. Integrated dishwasher. Radiator. One UPVC double glazed sash window to side elevation and three further windows to the rear elevation. Wooden external stable door. Skimmed walls and ceilings. Three Velux windows. Spotlight ceiling.

Family Room 10'2" x 7'11" (3.10m x 2.41m)

Carpeted flooring. UPVC double glazed window to front elevation. Papered and skimmed walls. Coved and skimmed ceilings. Pendant lighting. Radiator. Cast iron hearth and surround.

Bathroom 4'2"x 8'9" (1.27mx 2.67m)

Fully tiled floor. Waterproof bathroom panels to walls. UPVC double glazed sash window to rear elevation. Radiator. Wall mounted wash hand basin. Space and plumbing for a washing machine. Skimmed ceiling and pendant lighting.

Tack Room 10'2"x 7'11" (3.10mx 2.41m)

Fully tiled floors and walls. Skimmed ceiling with pendant lighting. Four fitted horse bridle racks.

First Floor

Bedroom One 14'2"x 12'2" (4.32mx 3.71m)

Carpeted flooring. Papered and skimmed walls. Wooden sash window to front elevation. Radiator.

Bedroom Two 13'0" x 10'2" (3.96m x 3.10m)

Laminate effect flooring. Papered walls and skimmed ceilings. Pendant lighting. Radiator. Wooden glazed sash window.

Bedroom Three 8'5" x 10'2" (2.57m x 3.10m)

Carpeted flooring. UPVC double glazed window to front elevation. Fitted mirrored wardrobes. Radiator. Skimmed walls and ceilings. Access to attic space.

Hallway 6'0" x 15'10" (1.83m x 4.83m)

Carpeted flooring. Papered walls and skimmed ceilings. Wooden sash window to rear elevation.

Family Bathroom 9'8" x 8'2" (2.95m x 2.49m)

Suite comprising shower cubicle with rainfall showerhead. Freestanding bath. Round countertop basin with storage underneath. Wooden sash window to rear elevation. Skimmed ceiling. Fully tiled walls and floor.

Halt Farm Annexe

Ground Floor

Living/Dining Room 10'8"x 10'2" - 14'10"x 10'5" (3.25mx 3.10m - 4.52mx 3.18m)

Entered through a wooden door. Wood effect flooring. Skimmed walls and ceilings. Two radiators. Pendant lighting. UPVC double glazed window to front and side elevations.

Kitchen 14' x 8'9" (4.27m x 2.67m)

Shaker style kitchen with range of wall and base units in white set under and over black marbled effect work surfaces with tiled splash backs. Features include; integrated fridge, electric oven and hob with extractor fan. One and a quarter sink. Slimline dishwasher. Skimmed walls and ceilings. One Velux window. Two UPVC double glazed sash windows. Radiator. Wooden stable door to rear elevation. Combination boiler.

First Floor

Bedroom One 10'7"x 9'4" (3.23mx 2.84m)

Laminate flooring. Skimmed walls and ceilings. Two storage cupboards. Radiator. UPVC double glazed sash window to front elevation. Pendant lighting.

Bedroom Two 7'2" x 10'5" (2.18m x 3.18m)

Carpeted flooring, Skimmed walls and ceiling. Radiator. UPVC double glazed sash window to rear elevation. Pendant lighting.

Hallway 6'7"x 3" (2.01mx 0.91m)

Carpeted flooring. Skimmed walls and ceiling. Pendant lighting. Access to attic space.

Bathroom 6'7"x 7'2" (2.01mx 2.18m)

Suite comprising panelled bath with shower over. UPVC double glazed sash window to rear elevation. Low level WC. Wall hung wash hand basin. Skimmed ceiling. Pendant lighting. Fully tiled walls and flooring.

Services

Mains electricity and water. Oil heating. Foul drainage to cesspit on adjacent land.

Outside

Driveway to gravel parking area for numerous vehicles. Brick steps to side provides access to Halt Farm Annexe. Further wooden pedestrian gate leads to enclosed front garden with patio path to front door. To the rear is further patio area with red brick boundary wall. Wooden gates leading to a range of outbuildings which are currently being used as storage and stabling. The property also benefits from a rubber surfaced ménage in need of restoration and dressage mirrors. Halt Farm is set within 4.96 acres of predominantly Grade 3b agricultural pasture land. The land is split into separate enclosures with post and rylock fenced boundaries.

Tenure

The property is held on a single Freehold Title WA702100.

Wayleaves, Easements & Rights of Way

The property is sold subject to and with the benefit of all wayleaves, easements and rights of way in existence.

Plans, Areas & Schedules

Any plans have been prepared to the foremost accuracy based on Land Registry plans. Any plans within these particulars are published for illustrative purposes. The accuracy of such plans are not guaranteed.

Boundaries

A purchaser shall and will be deemed to have full knowledge of all boundaries. Neither the vendor or selling agents will be responsible for defining said boundaries or the ownership thereof.

Health & Safety

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

Disputes

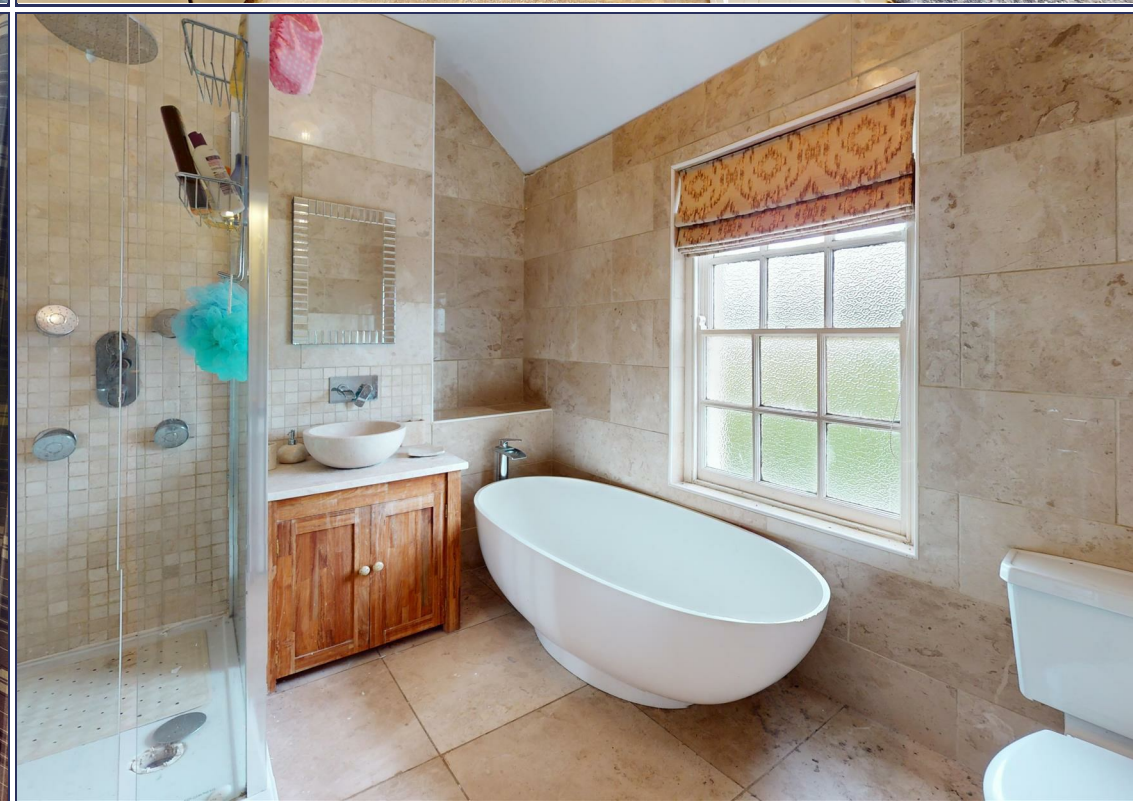
Should a dispute arise as to the boundaries or any point referenced in the General Remarks, Stipulation, Schedule, Plan within the Particulars of Sale, the question will be referred to the arbitrator specified by selling agents, whose decision acting as expert shall be final.

Anti Money Laundering

As part of our obligations under the UK Money Laundering Regulations 2017, Harris & Birt will require any purchaser or tenant to provide proof of identity along with any other supporting documentation required.

Directions

From our office on Caerphilly Road head North towards Ty-Wern Rd, then turn right onto B4263, continue onto Castle St/B4600, then turn right onto Ton-Y-Felin Rd, continue to follow B4600, at the roundabout, take the 4th exit, turn left and your destination will be on the right.









50 m

100 m

Halt Farmhouse



Ground Floor

First Floor

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GROSS INTERNAL AREA
FLOOR 1: 620 sq. ft. FLOOR 2: 562 sq. ft.
TOTAL: 1,182 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

Halt Farmhouse Annexe

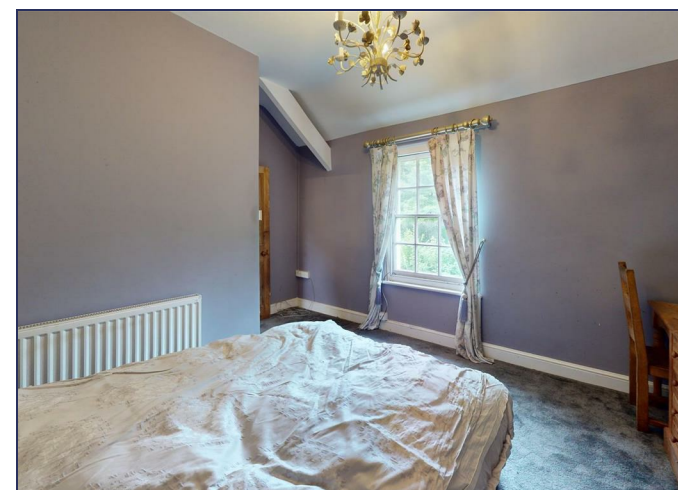


Ground Floor

First Floor

SEVEN INTERNAL AREAS
FLOOR 1: 141 sq. ft. FLOOR 2: 204 sq. ft.
TOTAL: 345 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

Matterport



HARRIS & BIRT

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