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Troed-y-Rhiw Farm
Twyn Road
Ystrad Mynach, CF82 7EW

Troed-y-Rhiw Farm

Asking price **Guide Price**

£849,950

An impressive period property set in mature landscaped grounds totalling 1.82 acres, including a range of substantial stone barns and outbuildings holding potential for conversion subject to relevant planning permission.

Attractive detached period property with original parts dating back to approximately 1650

Mature, landscaped garden plot totalling 1.82 acres

Detached stone barns/outbuildings with potential for conversion, subject to planning

Three reception rooms, kitchen/breakfast room, rear hall/utility room, ground floor shower room/WC

Four bedrooms and two family bathrooms to first floor

Vacant possession and no ongoing chain

Edge of village location, within walking distance of local amenities

Just 9 miles drive from Junction 32 of the M4





Troed-y-Rhiw Farm is an impressive detached period property situated on the periphery of Ystrad Mynach village. The property sits in mature landscaped grounds totalling 1.82 acres, with a range of stone built barns/outbuildings, ripe for conversion (subject to relevant planning permission). Original parts of the property date back to approximately 1650 with extensions added in the 1930s.

The property is in need of decorative refurbishment but retains a wealth of original character features and has been a loved family home for the past 62 years. The property offers well proportioned living and bedroom accommodation. An ENTRANCE HALLWAY, with wood block flooring and stairs to the first floor gives access to the three reception rooms. All three rooms benefit from views over the south facing lawned garden. The SITTING ROOM (19'10" x 16'1" widening to 22'1" into the bay window) has an ornate working fireplace and door to the garden. The

DINING ROOM (16'5" x 11'10") is also dual aspect and has views over the side garden and orchard. It has a working fireplace. The STUDY (12'7" x 9'3") has book shelving and storage cupboards in recesses flanking a tiled fireplace. The KITCHEN/BREAKFAST ROOM (10'4" widening to 14'9" x 14'10") has a range of fitted base and wall mounted units. An Aga cooking range is set within an original fireplace with fully tiled surround. Within the kitchen is a modern gas fired central heating boiler. The room has quarry tiled flooring which continues through to a REAR HALL/UTILITY ROOM (9' widening to 9'10" x 15'11") which has space and plumbing for white goods and ample storage space. Finally there is a ground floor SHOWER ROOM which leads through to a WC.

On the first floor are four bedrooms, all of which benefit from built in wardrobe cupboards. The three bedrooms at the front of the property have wash hand basins. BEDROOM 1 (14'5" widening to 16'5" x 19'8") and BEDROOM 2 (10'11" widening to 12'2" x 16'5") are both

generous sized, dual aspect rooms. BEDROOM 4 (12'10" x 9'6") is a good sized south facing room. BEDROOM 3 (15'9" x 9'10") is a double bedroom at the rear of the house. Between bedroom 1 and bedroom 4 is a BATHROOM (12'7" x 5'11") this could be incorporated as an en-suite for bedroom 1. The FAMILY BATHROOM (7'5" x 6'8") has recently been updated and contains a white three-piece suite.

The property sits in the centre of a mature, landscaped plot. It has an abundance of tree and shrub specimens, an orchard and large lawned areas. A driveway runs adjacent to the house and leads to a parking area.

Outbuilding One (Large Barn)

It offers versatile storage, stabling, and workshop space, holding potential (subject to relevant planning permission) of conversion into one or more residential properties. This substantial barn is currently divided into several sections:

- Section 1 (stable block) 18' x 12'
- Section 2 (storeroom) 19'7" x 18'
- Section 3 (tractor shed) 17'10" x 24'5"
- Section 4 (small garage) 8'9" x 18'3"
- Section 5 (hayloft) 9'6" x 18'5"
- Section 6 (milking parlour) 18'5" x 17'5"
- Rear Extension (chicken shed) 16'8" x 8'3"
- Small Stable 8' x 9'5"

Outbuilding Two (The Granary)

- Section 1 (trailer shed) 18'1" x 12'2"
- Section 2 (stables) 12'5" x 18'1"
- First Floor (hayloft) 25'6" x 18'1"

Outbuilding Three (The Cottage)

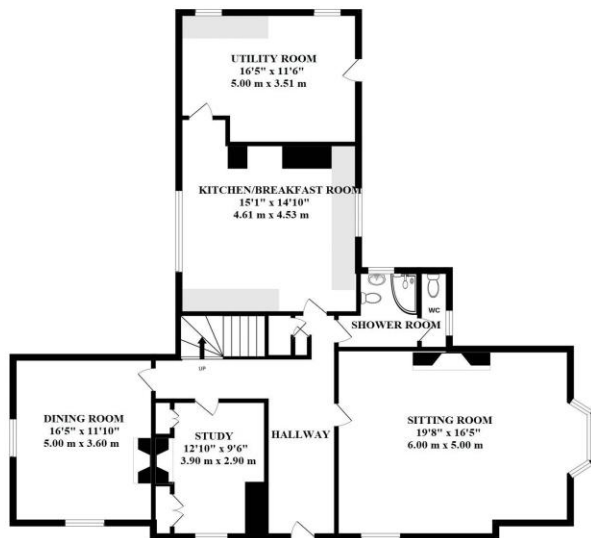
This is a two room cottage which is accessed from the rear courtyard of the house.

Room One (11'10" x 7'10" widening to 11') was formerly a bakehouse and still contains a fireplace and bread oven
Room Two (11'11" x 7'1") has a work bench. Attached to the cottage is an annexe which is currently used as a wood store.

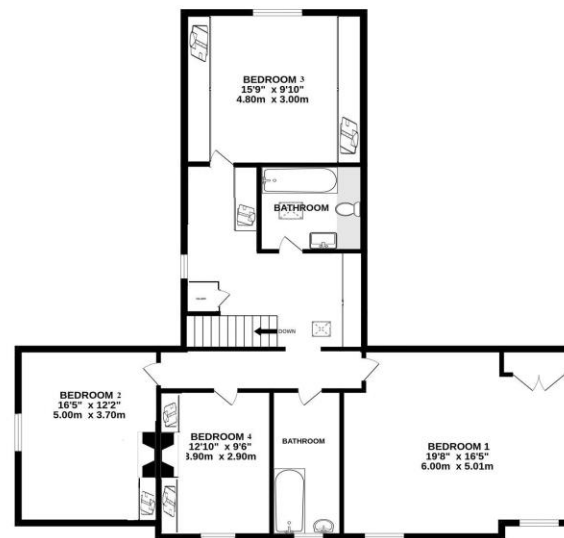
Outbuilding Four (Coal House) 11'4" x 7'

Outbuilding Five (Garden Shed) 10'3" x 7'6"

GROUND FLOOR
1206 sq.ft. (112.1 sq.m.) approx.



1ST FLOOR
1194 sq.ft. (110.9 sq.m.) approx.



TOTAL FLOOR AREA : 2400 sq.ft. (223.0 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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Directions

Leave the A469 at the roundabout signed Dyffryn Industrial Estate. At the next roundabout shortly after, turn right towards the college and go straight ahead at the traffic lights by the Coopers Arms into Twyn Road. Troed-y-Rhiw Farm is on the right past the college before the railway bridge and immediately after the road to Troedyrhiw. Our For Sale sign will be by the gate.

Tenure

Freehold

Services

Mains water, electric, gas and drainage
Council Tax Band F
EPC Rating E

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Energy rating and score

This property's current energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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.

