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Green Acres

Machen, Caerphilly, CF83
8NX

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Green Acres

Asking price **£599,999**

A 4.25 acre hillside small holding, situated above the village of Machen with mature Gardens, paddocks and Woodland.

NO ONGOING CHAIN

4.25 acres small holding with paddocks and woodland

Three bedroom property with approved planning permission for extension. (App No: 23/0186/HH)

First time to market since construction in 1962

Peaceful position above the conveniently located village of Machen

Excellent riding out options

Additional field available by separate negotiation

Viewings recommend

Ideal rural lifestyle property





Green Acres is a detached three bedroom property with grounds totalling 4.25 acres, offered to the market for the first time since being built in 1962.

It is situated in a peaceful location in an elevated position on the edge of the village of Machen accessed via The Old Parish Road between the village and Rudry.

The grounds comprise of mature gardens which surround the house, lower and upper paddocks and mature woodland. There is an additional 1 acre field available by separate negotiation.

The property, though in need of decorative updating, has been well-maintained and is sold with approved planning permission for extension to create additional bedroom space to the first floor. Currently, the accommodation comprises ENTRANCE HALL, with parquet wood flooring and stairs to the first floor. The LOUNGE has a picture window

to front enjoying woodland and far reaching hillside views. A wood burning stove is set on a dressed stone fireplace. The lounge is open to the DINING ROOM which has a glazed door to side and French doors leading into a large CONSERVATORY. This UPVC framed conservatory with glazed pitched roof, enjoys views and access into the rear garden. Doors from the conservatory, dining room and hallway access the kitchen. The KITCHEN has a range of fitted units with roll top work surfaces and splash back tiling over, integrated oven and hob, space and plumbing for washing machine, oil fired central heating boiler and door into shelved pantry cupboard. Also accessed from the entrance hall is BEDROOM THREE, a dual aspect bedroom with built-in double wardrobes, plus an upgraded WET ROOM with non-slip vinyl flooring and full tiling to walls.

The first floor LANDING with dormer window to rear, has three built-in double wardrobe/storage cupboards.

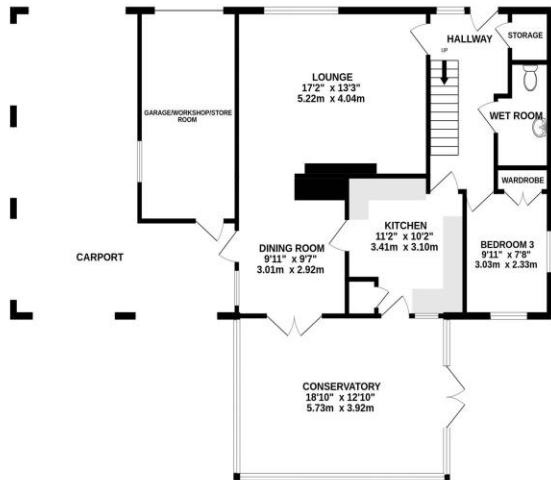
BEDROOM ONE is dual aspect, enjoying views over the top paddock and woodland. BEDROOM TWO has views to front. Both have built-in double wardrobes. The family BATHROOM has a primrose yellow panel bath and sink unit and is adjacent to a CLOAKROOM housing a low-level WC. Mature lawned gardens surround the house.

There is ample parking on a paved driveway and carport area which is attached to the side of the house. The single GARAGE is utilised as a workshop/store room, it benefits from power and lighting.

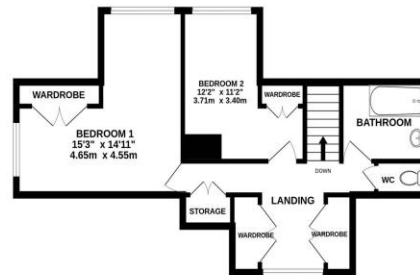
The property has two paddocks. The lower paddock is bordered by ranch fencing and mature hedge row. It has a breeze block-built building which could be used for stabling.

The upper paddock is bordered by mature hedge row and manicure beech hedging and has fruit trees within. Beyond the Parish Road is a block of mature woodland. A number of the trees are subject to tree preservation orders.

GROUND FLOOR
1403 sq.ft. (130.3 sq.m.) approx.



1ST FLOOR
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA : 1888 sq.ft. (175.4 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

From Junction 28 of the M4 (Tredegar Park) travel north along Forge Road. At the roundabout, take the second exit passing Basseleg School. At the next roundabout, turn left onto Caerphilly Road. Continue out of the village passing Rhiwderin. Continue into the countryside and upon Entering Machen take the second left onto Forge Road. After travelling over the river turn immediately left and continue along the Parish Road were Green Acres is the second and final Property. What3words: magnum.pigtails.cheeses

Tenure

Freehold

Services

Mains water, electric, cesspit drainage, oil fired central heating
Council Tax Band F
EPC Rating E

Viewing strictly by appointment through Herbert R Thomas

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Energy rating and score

This property's energy rating is D. It has the potential to be A.

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

Score	Energy rating	Current	Potential
92+	A		106 A
81-91	B		
69-80	C		
55-68	D	57 D	
39-54	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.

