



- Characterful Detached Four Bedroom House
- Useful Range of Outbuildings including Large Barn and Stables
- Large Gardens ● Pasture Paddocks ● Stream
 - Approx. 7.8 Acres In All
- Rural Setting with Lovely Views

REF: EO8532

GENERAL AND SITUATION

Approximate Distances:

Aberdare 2.5 miles • Merthyr Tydfil 4 miles • M4 (Junction 32) 23 miles • Cardiff 27 miles

A characterful, detached, four bedroom house, set in approx. 7.8 acres with a useful range of outbuildings including a large barn, stables and pasture paddocks, in a rural setting with lovely countryside views.

The house is believed to date back to around 1750 when it was part of a larger working farm. It now provides a fantastic family home ideally suitable for general smallholding or private equestrian use. It is set at the end of a long track which is shared with three close neighbours, surrounded by beautiful countryside just a couple of miles south of Bannau Brycheiniog / Brecon Beacons National Park.

The property benefits from a rural setting and easy access to a full ranges of shops, supermarkets, schools and amenities close by as well as to the new dual carriageway, the A465 Heads of The Valleys Road which provides new, fast access to England. The A470 provides quick access to the M4 motorway and Cardiff.

THE RESIDENCE

A characterful family home with LPG central heating and double-glazed windows. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Main Entrance** opens into the Kitchen which has a stone floor and a range of built-in Shaker style units including an island, worksurfaces incorporating a 1½ bowl sink, Range cooker with extractor hood, integral dishwasher, walk-in larder and glazed back door and French windows opening out to the garden, with extensive views across the valley.

The main **Reception** has a solid oak wooden floor, stone fireplace with log-burner and two rear windows overlooking the garden, also with fine views. It leads through to a **Reception Hall** with a terracotta tiled floor, **Cloakroom** with WC, stairs to the first floor, external front door and a further door leading to the **Dining Room / Study** which has a terracotta tiled floor and built-in cupboards.

There are **Four Good Sized Bedrooms** on the first floor, one of which has a ladder leading to loft storage plus there is a **Family Bathroom** fitted with a rolltop bath, WC, wash hand basin and cubicle with mains shower.



OUTSIDE, OUTBUILDINGS & LAND

The property is approached along a shared farm track which leads to ample parking and turning space with an area of lawn bordered by a post and rail fence.

The main garden is lawned with a large patio, a number of fruit trees plus an adjoining vegetable garden with a **Greenhouse**.

Adjacent to the house is a **Brick Outhouse / Utility** which has a slate roof, tiled floor and walls, light, power and water supplies with plumbing for a washing machine.

Traditional Style Stable Block built of stone under a box profile roof with light and power supplies, sub divided internally to provide **Stables** and **Stores**.

The superb **Main Barn** has block walls with box profile roof, concrete base, light and power supplies incorporating a **Workshop** with mezzanine storage above accessed by a ladder, and **Two Loose Boxes / Stores**. There is plenty of room to install additional partitions for further stabling.

The **Land** adjoins in two pasture paddocks, part-bordered by a small stream.

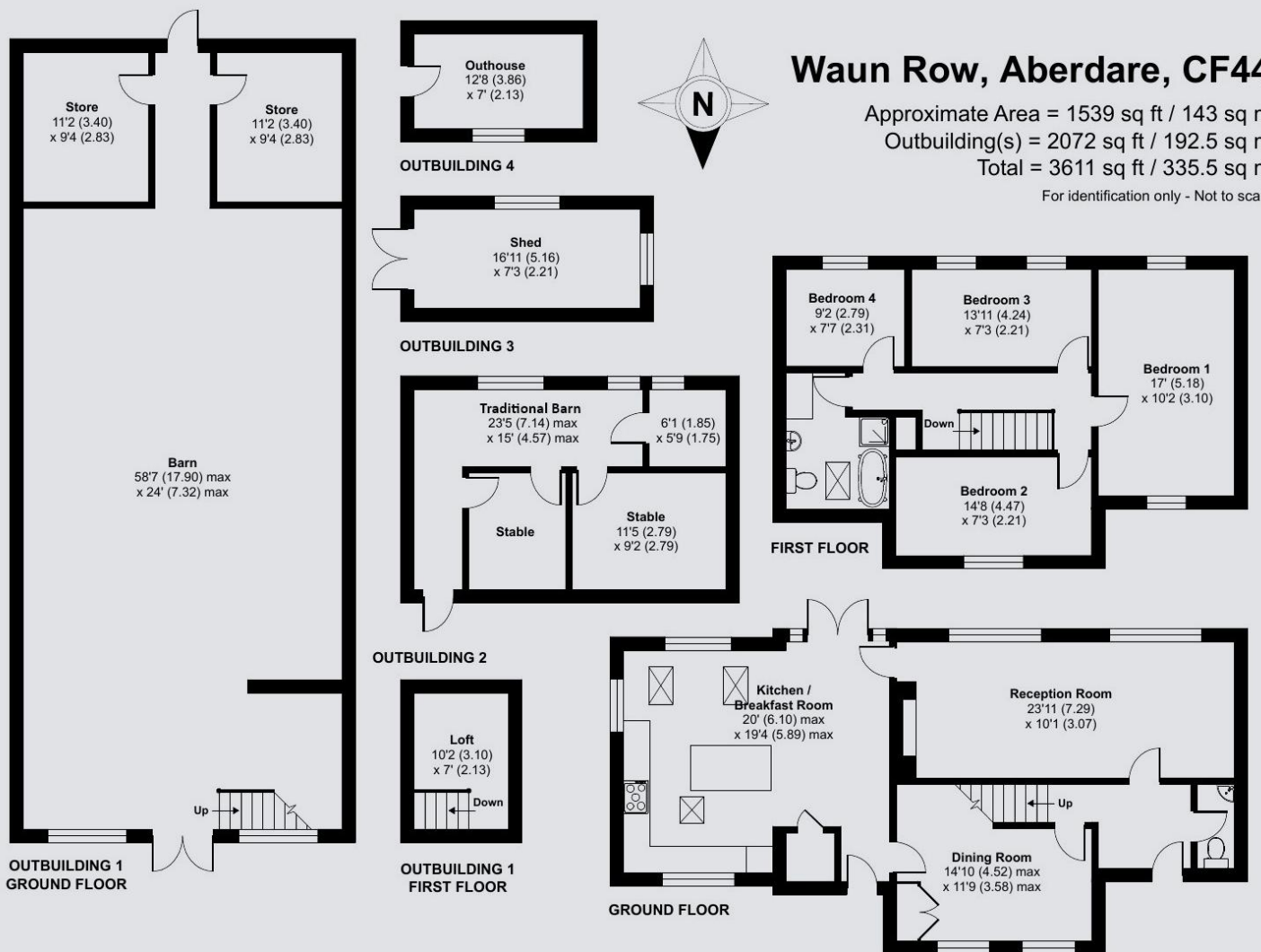
**IN ALL APPROX. 7.8 ACRES
(About 3.1 Hectares)**



RURAL SCENE

Equestrian | Smallholdings | Residential | Farms | Lifestyle

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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

RHONDDA CYNON TAF COUNCIL
 Tel: 01443 425005

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE (shared with neighbours), LPG CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING TBC COUNCIL TAX E

DIRECTIONS

From the A485 west of Merthyr head south on the A4276 Merthyr Road for 1.5 miles and turn left into an unmade track adjacent to Gelli Uchaf House. Follow the track and Ty Rhos Farm is the last property at the far end.

what3words ///brick.waddle.calculating

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Floorplan for identification only. Not to scale. Not to be used for estimating or measuring purposes

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N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes.

Rural Scene have visited Ty Rhos Farm but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.