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Twyn Simon Farm, Argoed Blackwood
offers in the region of £800,000

 peter
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About the property

Exceptional detached house, located in the village of Argoed. This 15th-century farmhouse combines historical charm with modern comforts, offering a unique blend of period features and contemporary living, enhanced by thoughtful extensions over the years.

Featuring four distinct reception rooms, each exuding its own character. The family room centres around an impressive fireplace, creating a cozy setting, while the dining room is perfectly suited for hosting memorable gatherings. A separate music/ reading room provides a peaceful retreat for relaxation. Spacious, open-plan kitchen is fitted with state-of-the-art appliances, offering a stylish and functional space.

On the first floor, four generously sized bedrooms await, with the primary bedroom benefiting from an en-suite bathroom. The additional bedrooms are served by a well-appointed family bathroom. An inviting sun lounge, complete with panoramic windows, provides sweeping views of the surrounding countryside.

Outside, the property continues to impress. A gated entrance opens to ample parking, including space for multiple vehicles and double garage. Additional amenities include a separate games/cinema room. Set on approximately 1.93 acres, the grounds offer extensive outdoor facilities, including a ménage, two stables, a paddock, a heated and enclosed

Accommodation

Entrance/Hallway

Enter via a UPVC double glazed door to hallway. Wood flooring. Wall mounted control for under floor heating.

Kitchen/Living Room

33' 6" x 15' 10" (10.21m x 4.83m)
Features UPVC windows and French doors providing rear access, as well as UPVC panoramic windows and French doors facing the front. The modern kitchen is thoughtfully designed with a central island and breakfast bar, which includes hidden storage, floor storage, and pull-out larder units. High-end appliances include a Siemens integrated fridge freezer, integrated dishwasher, double oven, microwave, plate warmer, induction hob, and extractor fan. The kitchen also includes a double sink, with walls and ceilings finished in emulsion, and limestone tile flooring enhanced by dual-control under floor heating. A staircase leads to the first floor.

Music/Study/Reading Room

18' 1" x 9' 9" (5.51m x 2.97m)
Five UPVC double glazed windows to the front elevation. Radiator. Wood flooring. Wall mounted control for under floor heating.

Dining Room

13' 11" x 14' 5" (4.24m x 4.39m)
UPVC double glazed window to rear elevation. Feature Rayburn oil fired range supplying central heating and hot water. Original wooden beams. Wood flooring. Radiator. Door to storage cupboard. Door to





Inner Hallway

Doors to lounge, storage cupboard and WC. Feature beams to ceiling. Radiator.

Cloakroom Wc

Comprising close coupled WC and a modern glass wash hand basin. Opaque UPVC double glazed. Heated towel rail. Wood flooring.

Lounge/Family Room

24' 10" x 18' 1" (7.57m x 5.51m)
This expansive and impressive room is arranged on two levels, featuring UPVC windows with views to the side and rear. A multi-fuel burner is set within a striking stone feature wall, adding character and warmth to the space. Feature original wooden ceiling beams lend historic charm. Three radiators provide additional heating, while the room's solid oak flooring enhances its elegance. An original stone staircase leads to the first floor, preserving the property's unique architectural heritage.

First Floor Landing

Wc



Comprising close coupled WC and wash hand basin. UPVC double glazed window to front elevation. Heated towel rail.

Utility/Pump Room

Comprising base and wall units. Plumbing for washing machine. Access to plumbing for boiler.

Sun Lounge

34' 1" Max x 16' 3" (10.39m Max x 4.95m)
Feature large panoramic window to front elevation with impressive countryside views. Two UPVC double glazed windows to sides. UPVC double glazed door to side. Two radiators. Loft access.

Landing

Doors to bedrooms, bathroom and airing cupboard. UPVC double glazed window to rear elevation.

Bedroom One

15' 3" x 15' (4.65m x 4.57m)
Two UPVC double glazed windows to side elevation. Fitted wardrobes. Two radiators. Door to ensuite.

Ensuite



Comprising bath, close coupled WC and pedestal wash hand basin. Opaque UPVC double glazed window to rear elevation. Ceramic tile flooring. Tiled splashbacks.

Bedroom Two

12' 1" x 11' 8" (3.68m x 3.56m)
UPVC double glazed window to front elevation. Radiator.

Bedroom Three

15' 2" x 9' 8" (4.62m x 2.95m)
UPVC double glazed window to front elevation. Radiator.

Bedroom Four

15' 8" x 10' 9" (4.78m x 3.28m)
UPVC double glazed window to front elevation. Fitted storage cupboards. Radiator.

Family Bathroom

Comprising bath with shower over, close coupled WC and pedestal wash hand basin. Tiled walls and floor. Opaque UPVC double glazed window to rear elevation.

Outside



The property features a gated entrance leading to a spacious driveway with ample parking for multiple vehicles, extending to a double garage with an attached tack room. Additionally, there is a separate building designed as a games and cinema room, two stables, a menage, and a paddock.

The surrounding landscaped gardens are beautifully maintained, primarily laid to lawn and complemented by various patio and decked areas, as well as a charming summer house or playhouse.

Double Garage

19' 10" approx x 16' 5" approx (6.05m approx x 5.00m approx)
Roller shutter doors to front. Rear access to Tack room

Games/Cinema Room

31' 5" x 18' 11" (9.58m x 5.77m)
UPVC double glazed French doors, window and door.

Swimming Pool

Enclosed heated swimming pool with retractable glass walls.



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Second Floor

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