



CAERPHELLY

Guide price **£750,000**



PLYMOUTH HOUSE

Caerphilly, CF83 2RL



1.36 acre Plot
 Beautiful countryside views
 Close proximity to local schools, shops and amenities

Plymouth House is a beautifully presented five-bedroom farmhouse set within approximately 1.36 acres of picturesque grounds. Believed to date back to c.17th century, the property has been sympathetically refurbished throughout, effortlessly blending charming period features with high-quality modern finishes to create a warm yet contemporary family home. Character details such as exposed beams and traditional proportions sit alongside tasteful upgrades.

Inside, the accommodation is both spacious and versatile, offering multiple reception areas ideal for family living and entertaining. The farmhouse-style kitchen serves as the heart of the home, complemented by generous bedrooms that provide comfort and flexibility for growing families or those working from home. Enjoying stunning views over the surrounding countryside, Plymouth House also benefits from close proximity to well-regarded local schools and everyday amenities, offering the perfect balance of rural living and convenience.

Externally, the grounds have been thoughtfully landscaped to create a peaceful and private setting. Expanses of lawn, established planting, and well-defined seating areas make it perfect for outdoor enjoyment. A delightful summer house further enhances the appeal, offering a tranquil retreat or entertaining space, all surrounded by the beauty of the countryside.



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KEY FEATURES

- Five bedrooms
- c.17th Century farmhouse
- 1.36 acre Plot
- Sympathetically refurbished by current sellers
- Landscaped gardens with summer house
- Beautiful countryside views



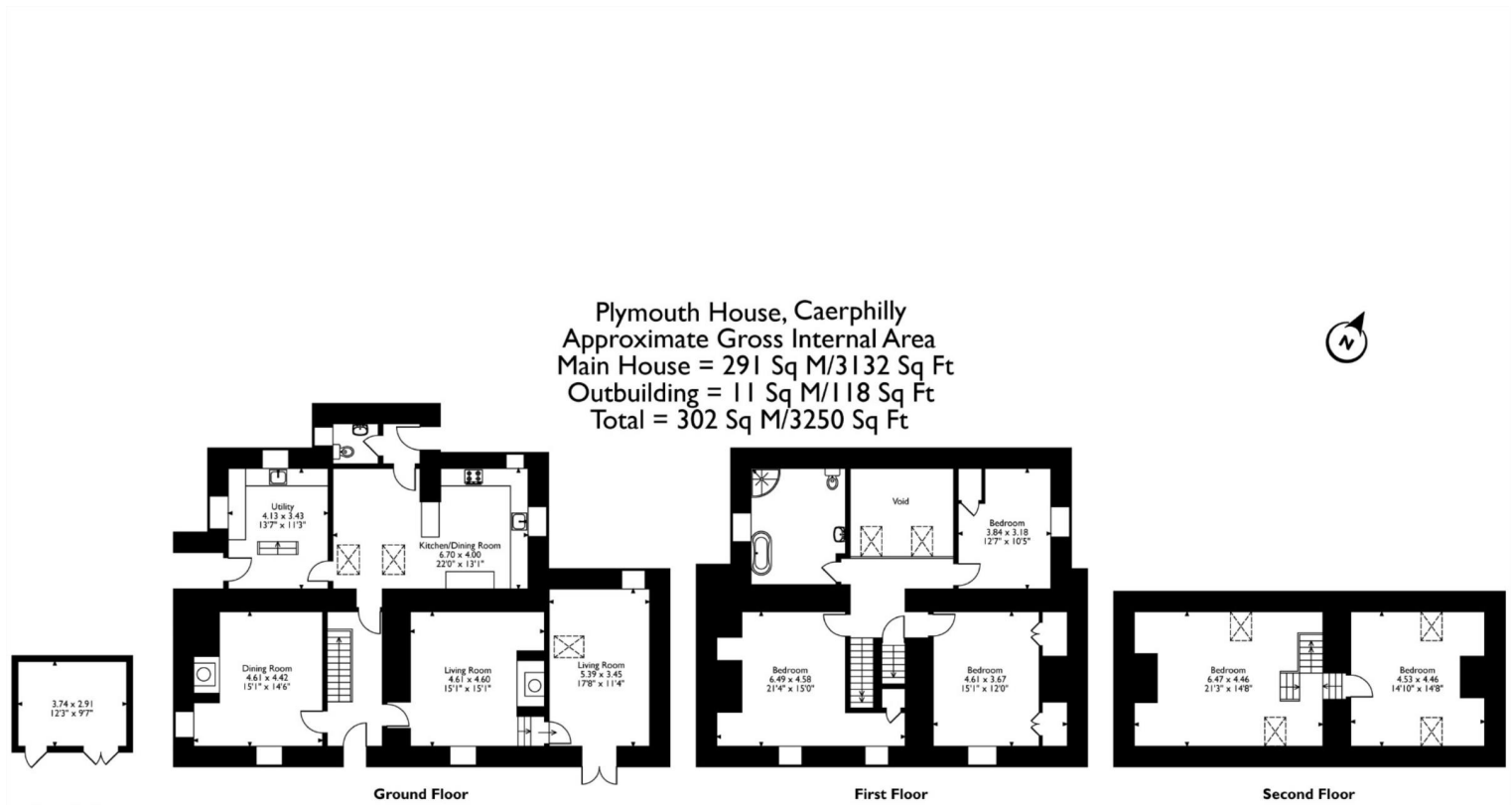
STEP INSIDE



As you step inside the property, you are welcomed by a spacious entrance hall that immediately showcases the charm and character of this impressive farmhouse.

From here, you have access to a range of versatile reception rooms, including a generous living room and a separate dining room, both ideal for family living and entertaining. Two log burners provide cosy focal points, enhancing the warm and inviting atmosphere throughout. A further reception room offers flexibility as a snug, home office, or playroom.

To the rear, the bespoke kitchen/dining room truly forms the heart of the home, with a Falcon dual oven range (gas/electric), ample workspace, and high-quality cabinetry. This space is perfectly suited to both everyday living and hosting, with a practical utility room and convenient downstairs WC located nearby. The layout flows effortlessly while retaining a strong sense of traditional farmhouse character.



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

A standout feature is the mezzanine-style landing on the first floor, which overlooks the dining room and adds to the sense of space and architectural interest.

Here, you will find three well-proportioned bedrooms, including a spacious principal bedroom, along with a family bathroom.

The second floor offers two further bedrooms, ideal for growing families or guest accommodation.

Throughout the home, stunning countryside views can be enjoyed, completing this exceptional five-bedroom property.

STEP OUTSIDE



Externally, Plymouth House sits within an impressive 1.36 acres of beautifully maintained grounds, offering both space and privacy. To the front, a large driveway provides ample parking for multiple vehicles, bordered by mature shrubs and established greenery that create a secluded and welcoming approach.

The gardens have been thoughtfully landscaped, featuring generous lawn areas, well-stocked planting, and a variety of seating spaces ideal for relaxing or entertaining. A charming summer house adds further appeal, offering a peaceful retreat to enjoy the surroundings.

With stunning views stretching across the open countryside, the outdoor space perfectly complements the character of the home, providing a peaceful setting ideal for family life and those seeking a semi-rural lifestyle.

AGENT'S NOTE

Mains water bill is metered in neighbour's name. The bill is split three ways. This does not include drainage costs.

Drainage is via a Sewerage Treatment Plant. The sewage runs into the farm drainage system for all three properties on the farm. We are advised that there are no charges.

The property is accessed via a track. There is also access to the back gate from the farmyard. Both are noted in the deeds. There are currently no contribution costs.

INFORMATION

Postcode: CF83 2RL

Tenure: Freehold

Tax Band: F

Heating: Oil

Drainage: Private

EPC: F





DIRECTIONS

What3words: Oatmeal.become.blackbird



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		60
(39-54)	E		
(21-38)	F	23	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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