

Mountain Road

BEDWAS, CAERPHILLY, CF83 8ES

GUIDE PRICE £1,100,000

**Hern &
Crabtree**



Mountain Road

Approached through timber gates and set within just under six acres of private grazing land, Mountain Road is an exceptional period Georgian house that combines timeless character with the lifestyle opportunities of a beautifully equipped equestrian home. Framed by mature gardens and enjoying far reaching views across the surrounding countryside, it offers a rare sense of privacy while remaining within easy reach of Cardiff and Caerphilly.

The house has evolved gracefully over time, retaining an abundance of original features including sash windows, herringbone parquet flooring, fireplaces, decorative cornicing and panelled walls. Generous proportions and an effortless flow create spaces that are equally suited to everyday family life and entertaining. At its heart is a beautifully appointed farmhouse kitchen centred around a traditional Aga, complemented by a Norcool corner larder fridge, and adjoining family room. A wing provides independent accommodation with its own kitchen, sitting room, bedroom and en suite, offering excellent flexibility for multi-generational living or guests.

Outside, the gardens unfold through a series of carefully designed spaces, with paved terraces, sweeping lawns, ornamental water features, an established orchard, productive vegetable gardens, greenhouses and secluded seating areas. Equestrian facilities include a four stable block, tack room, useful outbuildings and a detached studio, all served by grazing land extending to just under six acres.

Bedwas enjoys an enviable position between open countryside and the amenities of Caerphilly. The village offers everyday shops, cafés, well regarded schools and excellent road links, while nearby Caerphilly provides a wider selection of retail, leisure and rail services with direct connections to Cardiff.

- Detached period georgian house set within just under six acres
- Beautiful farmhouse kitchen with Aga and a large corner larder fridge.
- Landscaped gardens with orchard, vegetable gardens and summer houses
- Excellent access to Caerphilly, Cardiff and the M4 motorway
- Four stable block with tack room and grazing land acres
- Five bedrooms with three en suites and a family bathroom
- Several elegant reception rooms with original character features
- Detached studio, garage and useful outbuildings



3383.00 sq ft

Entrance Hall

A welcoming entrance hall immediately sets the tone for the home, featuring attractive herringbone parquet flooring, decorative coving and an elegant staircase rising to the first floor. Natural light filters through glazed side panels, creating a bright and inviting first impression.

Dining Room (Summer Kitchen)

Positioned to the front of the property, this charming reception room enjoys a sash window overlooking the driveway and retains a wealth of character with wooden flooring, picture rail detailing and fitted cupboards with open display shelving built into the chimney breast recesses. A versatile room, equally suited as a formal sitting room, snug or home office.

Forming part of a potential self-contained wing of the property, the fitted summer kitchen offers a practical range of wall and base units with integrated appliances, making it ideal for independent living or guest accommodation.

Lobby

Connecting the summer kitchen to the adjoining reception room, the hallway features wooden flooring, a rear facing window and access to the gardens.

Living Room

A wonderfully comfortable reception room with sash window to the front and twin sets of patio doors opening directly onto the gardens. Decorative panelling, coving, fitted cabinetry and an attractive stone fireplace create an elegant yet welcoming space, ideal for relaxing while enjoying views of the surrounding grounds.

Rear Hall and Cellar

Situated beneath the staircase, the rear hallway provides access to the cellar together with the utility room and rear entrance, serving as a practical link between the principal living accommodation and the gardens.

Utility Room

Fitted with work surfaces, sink and storage cupboards, the utility room offers useful additional preparation with direct access outside.

Cloakroom

Conveniently positioned off the utility room, the cloakroom is fitted with a WC and wash hand basin.

Kitchen / Breakfast Room

The heart of the home is this superb farmhouse kitchen, beautifully appointed with an extensive range of fitted cabinetry, stone worktops, ceramic sink and a substantial central island incorporating an additional sink and wine storage. A traditional Aga provides both a striking focal point and practical cooking facilities, while a large corner larder fridge. offers exceptional storage. Stone flooring and sash windows to both the front and rear complete this impressive family space.

Family Room

Stepping down from the kitchen, the adjoining family room provides a relaxed everyday living space with wooden flooring, sash window to the front and plenty of room for comfortable seating, making it ideal for family life or informal entertaining.

First Floor

The spacious split level landing connects the bedroom accommodation and retains many original details including decorative coving, dado rails and sash windows, adding further character throughout the first floor.

Principle Bedroom

A magnificent principal suite enjoying triple aspect sash windows with beautiful views across the surrounding gardens and countryside. The room offers generous proportions together with a substantial walk in wardrobe.

En Suite

Beautifully appointed with a freestanding bath, separate corner shower, WC, wash hand basin and heated towel rail, creating a luxurious private bathroom.

Bedroom Two

A spacious double bedroom overlooking the front of the property with attractive period detailing, fitted storage and its own en suite shower room.

En Suite

Fitted with a corner shower enclosure, WC and wash hand basin

Bedroom Three

Another generous double bedroom positioned within its own section of the first floor, enjoying excellent natural light and ample space for bedroom furniture.

En Suite

Comprising a corner shower, WC, wash hand basin, heated towel rail and window to the side elevation.

Bedroom Four

A comfortable double bedroom with attractive views to the front of the property, complete with picture rails and period detailing.

Bedroom Five

Currently utilised as a single bedroom, this versatile room could equally serve as a nursery, dressing room or home office depending on individual requirements.

Family Bathroom

Finished in a traditional style, the family bathroom features a freestanding roll top bath, separate walk in shower, WC and wash hand basin. The room also incorporates a discreet laundry area with space for appliances, creating a highly practical family bathroom while retaining its elegant appearance.

Gardens

The gardens at Brynheulog are a defining feature of the property, thoughtfully landscaped to provide a series of distinct outdoor spaces that can be enjoyed throughout the seasons. Immediately adjoining the house is a generous paved terrace, perfectly positioned for outdoor dining and entertaining while taking in views across the grounds.

Beyond, gently sloping lawns lead through mature planting, ornamental water features and established borders, creating a peaceful setting with numerous areas to relax. A charming pergola provides a sheltered seating area, while two summer houses offer versatile spaces for entertaining, hobbies or simply enjoying the surroundings.

An established orchard with a variety of fruit trees sits alongside productive vegetable gardens with raised planting beds, greenhouses and further cultivated areas, making the property equally appealing for those interested in self-sufficiency or gardening. Every section of the grounds has been carefully planned, creating a wonderful balance between formal gardens and productive outdoor space.

Studio

Positioned within the grounds is a detached studio, currently arranged as a creative workspace. Flooded with natural light from multiple windows and roof lights, this versatile building benefits from power and lighting, making it ideal as an artist's studio, home office, craft room, gym or additional hobby space.

Stables

The equestrian facilities are exceptionally well

arranged and centred around a traditional stable yard. A four stable block is accompanied by a useful tack room and additional storage, providing an excellent setup for private equestrian use. The yard enjoys easy access to the adjoining paddocks, allowing horses to move conveniently between stable and grazing.

Grazing Land

Extending to just under six acres in total, the grazing land offers an excellent opportunity for those wishing to keep horses or other livestock. The land surrounds the property beautifully, enhancing both its privacy and its rural setting while providing attractive outlooks from both the house and gardens.

Garage

A detached double garage provides secure parking together with excellent workshop or storage space. Benefiting from power, lighting and generous ceiling height, it offers practical storage for vehicles, machinery or equestrian equipment.

Outbuildings

A collection of useful outbuildings further enhances the flexibility of the property. These include additional stores, workshop areas and practical ancillary accommodation, ideally suited to supporting the equestrian facilities, gardening or general country living.

Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Some images may have been enhanced for marketing purposes. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss. We recommend you seek advice from your legal conveyancer to ensure accuracy. Please note: Buyers are required to pay a non refundable AML administration fee of £24 inc VAT, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

Key Facts

Tenure: Freehold
Council Tax Band: G
EPC Rating: 55 (Potential 77)
Owned Since: Approximately 20 years

Parking

Parking on a private driveway for at least four cars
Garage providing additional parking for one vehicle
Approximately five parking spaces in total
No known parking restrictions

Heating & Utilities

Gas central heating with boiler and immersion hot water tank
Boiler installed in 2003
Boiler last serviced in 2025
Annual servicing carried out throughout ownership
Heating system reported to be in good working order
Connected to mains gas, electricity, water and drainage
Smart gas meter installed

Electrical

Approximate age of wiring: 20 years
Electrical installation last tested in 2024
Electrical works carried out since 2005
Consumer units located in the kitchen, master bedroom, garage and stables
Standard (non-smart) electricity meter

Broadband

Broadband via telephone line
Current provider: Sky
Approximate download speed: 73 Mb/s

Extensions & Alterations

Extension completed in 2003 (prior to the current

owners purchasing)
Planning permission obtained
Building Regulations/Completion Certificates available

Loft

Fully insulated
Partly boarded
Access via pull-down ladder
Light and power installed

Construction

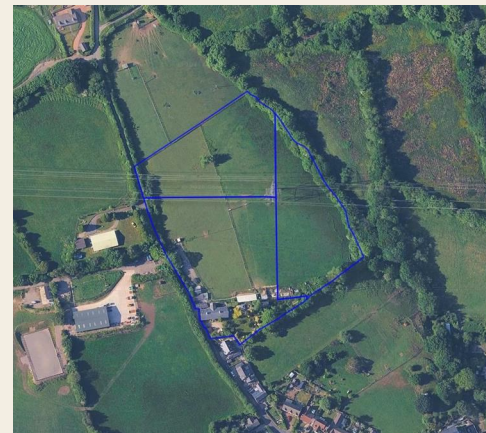
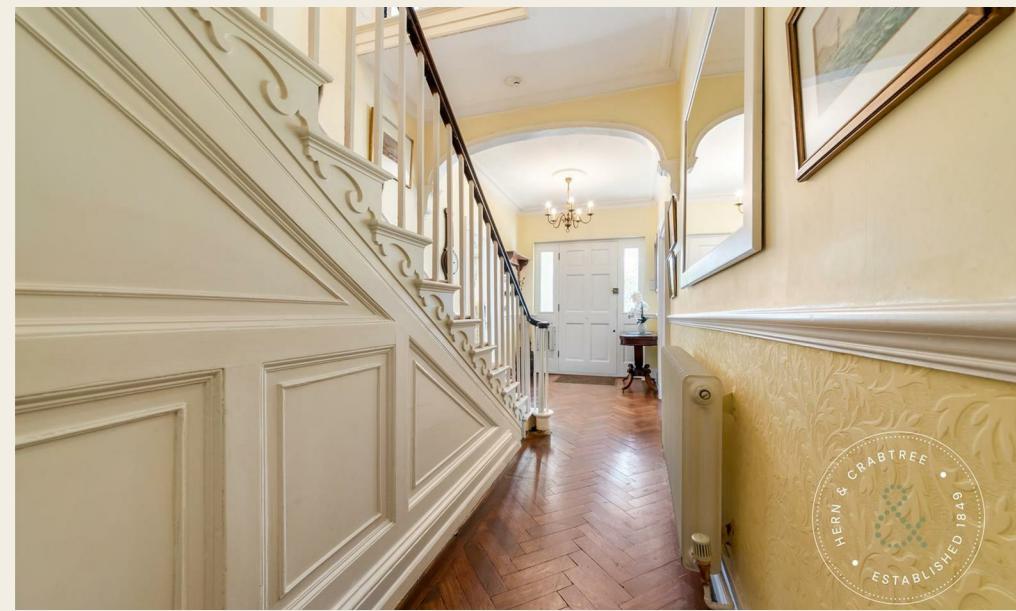
Approximate original construction dates: 1750, 1827 and 2003 (reflecting the property's evolution)
Traditional stone and brick construction with slate roof
Standard construction

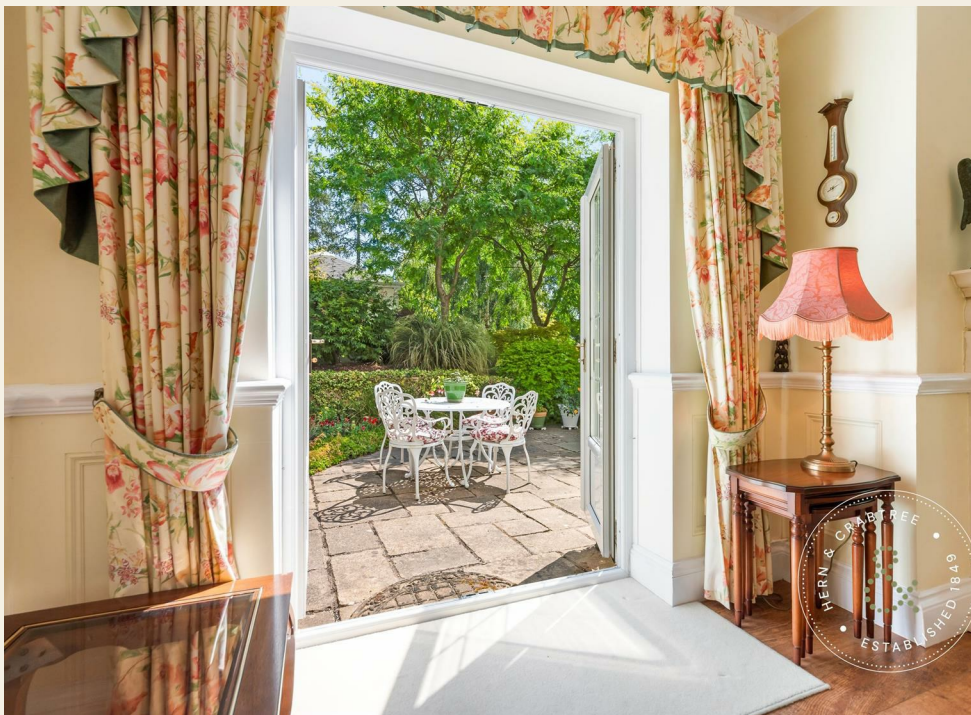
Wayleaves / Easements

Wayleave agreements in place for gas main (Wales & West Utilities), electricity pylon and two electricity poles (National Grid)

Planning & Building Regulations

Extension has the appropriate planning permission and Building Regulations approval
No known outstanding planning issues
No known nearby developments likely to affect the property

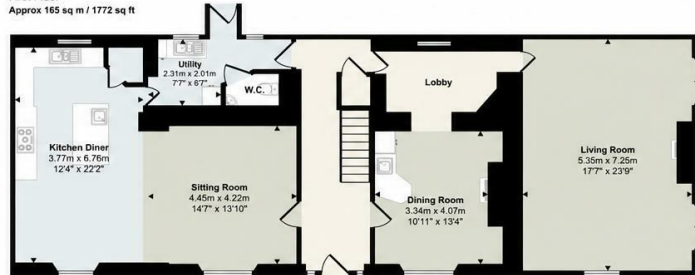






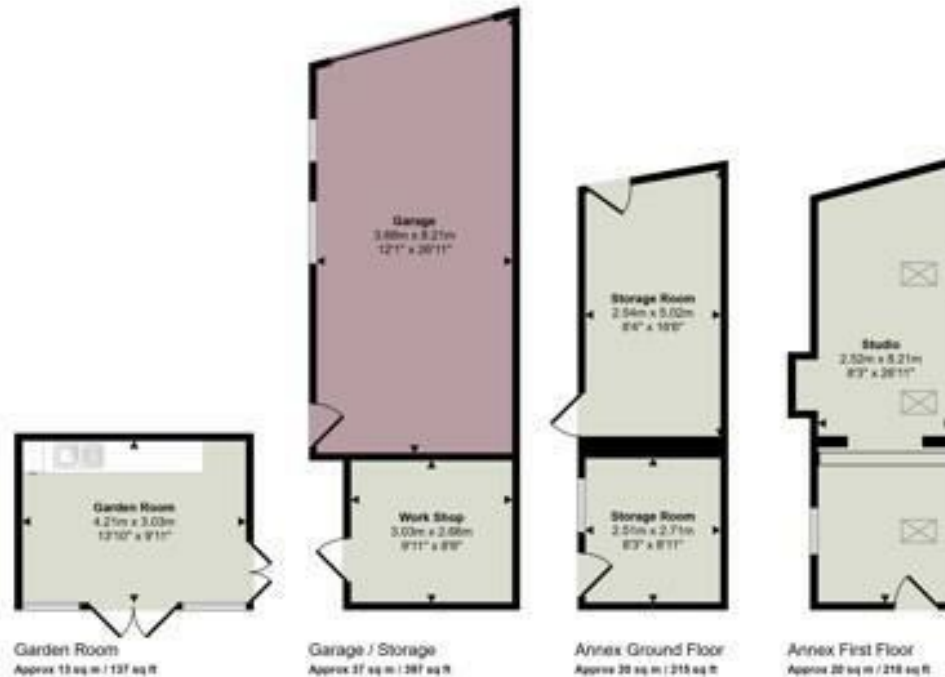


First Floor
Approx 165 sq m / 1772 sq ft



Ground Floor
Approx 150 sq m / 1611 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Good old-fashioned service with a modern way of thinking.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current	Potential
	77
55	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
Current	Potential
England & Wales	
EU Directive 2002/91/EC	

Hern & Crabtree

02920 620 202 heath@hern-crabtree.co.uk

hern-crabtree.co.uk 304 Caerphilly Road, Heath, Cardiff, CF14 4NS



The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.