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Cae'r Ysgol Farm, Tonyrefail, Porth

OFFERS IN THE REGION OF £725,000 Freehold

SCAN ME

This three-bedroom detached house at Caer Ysgol Farm in Tonyrefail offers a spacious layout with one bathroom and two reception rooms. The property features a modern kitchen, ample outdoor space with stables, and parking facilities. Located in the scenic area of Mid Glamorgan, it provides a peaceful rural setting.



Olivia Louise Estate Agents Ltd are pleased to present For Sale this detached property at Caer Ysgol Farm, Tonyrefail, Porth, Mid Glamorgan, CF39 8PS, offers a comfortable living space with three bedrooms, one bathroom, and two reception rooms. The house is set in a picturesque rural location in the United Kingdom, providing a tranquil environment.

This large, three-bedroomed family property is nestled in beautiful gardens and is surrounded by over seventeen acres of its own rolling fields and countryside. It has the best of both worlds - situated on the outskirts of the village - a short walk to Tonyrefail gives a much sought-after primary school and amenities - and Cardiff with all it has to offer is a twenty-mile car journey away, making that commute a doddle.

Caer Ysgol Farm is situated at the top of its own private drive, running alongside beautiful countryside.

The property was converted in 2015 by skilled local craftsmen. Once a farm for livestock, it has been painstakingly renovated over several years to create the outstanding family home seen today.

This place really does have it all!

Sat on seventeen acres, there is ample space to settle in to your new way of life ... Even room for your very own Horse!

This home is a real find - an opportunity that comes on the market rarely. The current owners have lived happily here for nearly a decade, raising their family and enjoying the beautiful location, the tranquility and the bird song - the views, outbuildings and acreage are what sold this place to them, and there are so many wish list items that come with this property that it's sure to tick your boxes. This home has been filled with laughter and love, a real hub for family and friends. And now it could be yours to enjoy just as much, if not more.

With parking for many vehicles, spacious barns complete with plenty of opportunities for storage and a stunning stable block close at hand, first impressions are excellent.

Once that front door is open, those first impressions are well justified. The hallway leads to reception room number one which is currently used as the dining room, kitchen, reception number two, which is a fabulous lounge and study. A ground floor WC finishes off this ground floor living space.

The colour palate throughout the property is tasteful and neutral, bouncing the light around each room nicely. Pops of muted colour enhance each room in an understated, elegant way.

The Shaker-style kitchen is well-appointed, housing many hidden storage solutions and integrated appliances. It's a great space and ideal for modern family life. A beautiful tiled floor flows throughout the room, keeping feet warmer in the winter and cool on those summer days. The light and views created by the large window gives a real sense of bringing the outside in, which is further enhanced by the soft green decor. It is a real practical space for the location of this property.

The lounge, with access to the outside space is a cosy, yet light room, with more tiled flooring and beautiful feature fireplace. It's the perfect place for relaxing in the warmer months with the doors wide open, and in the cooler times with a roaring fire and a good book.

The dining room is the perfect eating area. Close to the kitchen, with large south-facing window and door to the outside showcasing views for days over the outbuildings and countryside. This room is so light and airy, it has a real feeling of space. There is room for the biggest of dining tables and furniture to match.

A study nestles on the ground floor too. With lovely views over the rolling hills and neutral décor it makes the perfect home office - or maybe a music room, homework space or snug.

Pop up the staircase to find three spacious bedrooms and the family bathroom.

The master bedroom is a substantial size and has room for a big bed with furniture to match. More neutral tones enhance the space further and the views from the large window give this room a relaxed, calming vibe.

Bedroom two also has plenty of space and stunning views, creating an effortlessly cool space to bed down for the night. Bedroom three is a great size and tastefully decorated in more classic tones, with views over the countryside - perfect for a bedroom, a nursery or study space.

The family bathroom with its free-standing roll top soaker tub and separate shower enables those morning routines to run with ease. Tiled walls and cushioned floors add to the elegance created here – imagine relaxing in the bath at the end of a hard day...

Take the stairs back to the ground floor and head outside. The grounds of Cae'r Ysgol Farm are incredible!

The Property is set within 17.59 acres of good quality farmland - just right for agriculture or equestrian use. There are three good-sized outbuildings – two barns and one stable block (with four loose boxes) - which could have potential for alternative uses subject to planning permission and all necessary consents. A footpath runs along the northern and western boundary of this property, with the rest of the acreage surrounding a paddock for pony practice alongside low-maintenance lawned areas for al fresco dining and relaxing in the sunshine. Peace and tranquillity can be found at every turn here in this slice of the Good Life.

The practical bits:

Fully serviced LPG central heating. Cesspit drainage system
Three-bedroom detached property
Over seventeen acres of land with outbuildings and stable block
Plenty of off-road parking
Private driveway and elevated position with panoramic countryside views
Tenure: freehold
EPC rating: G

Don't miss out on the chance to own this wonderful home!

Book a viewing with us today.

Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process, we have a local independent mortgage specialist we work with. If you choose to use these services, they will be completely confidential and without obligation.

ADDITIONAL INFORMATION:

Buyers are required to pay a non-refundable AML administration fee of £30 inc vat, per buyer after their offer is accepted to proceed with the sale.

Hallway *5.70m x 7.50m (224' 5" x 295' 3")*

Step through the front door into a welcoming hallway that immediately sets the tone for the rest of the home. Tastefully decorated in soft neutral tones, this space offers a warm and inviting first impression, with natural light flowing beautifully throughout. The hallway provides access to the main living accommodation and perfectly balances traditional farmhouse character with modern family living.

Cloakroom

Conveniently positioned on the ground floor, the cloakroom/WC is both practical and stylishly presented. Finished in neutral dcor, it is ideal for visiting guests and busy family life alike.

Office Space *7.40m x 8.00m (291' 4" x 314' 12")*

Overlooking the rolling countryside beyond, the office provides a peaceful and versatile retreat. Whether utilised as a home office, music room, snug or homework space, this room offers a calming atmosphere with tasteful dcor and beautiful rural views creating the perfect backdrop for productivity or relaxation.

Kitchen *11.70m x 10.00m (460' 8" x 393' 8")*

The beautifully appointed Shaker-style kitchen has been thoughtfully designed with modern family life in mind. Featuring integrated appliances, clever hidden storage solutions and elegant tiled flooring underfoot, this room is as practical as it is stylish. Large windows frame picturesque countryside views, flooding the space with natural light and creating a wonderful sense of bringing the outdoors in. Soft green tones complement the surrounding landscape perfectly, making this a truly inviting heart of the home.

Living Room

The lounge is a wonderfully cosy yet spacious reception room, ideal for relaxing throughout every season. Featuring beautiful tiled flooring, a charming feature fireplace and doors opening onto the outside space, this room effortlessly blends comfort with countryside living. In the warmer months, throw open the doors and enjoy the fresh air and

tranquillity, while colder evenings are best spent beside the roaring fire with family and friends.

Dining Room *10.70m x 11.90m (421' 3" x 468' 6")*

Perfectly positioned beside the kitchen, the dining room is a stunning entertaining space with ample room for a large dining table and additional furniture. Flooded with natural light from the large south-facing window and door, the room enjoys breathtaking views across the outbuildings and rolling countryside beyond. Light, airy and beautifully proportioned, this is a room designed for both everyday family meals and special occasions alike.

First Floor

The staircase rises from the ground floor to a charming first-floor landing, continuing the homes tasteful neutral dcor and welcoming atmosphere. The first-floor landing provides access to all three bedrooms and the family bathroom.

Bathroom *10.60m x 8.00m (417' 4" x 314' 12")*

The family bathroom has been beautifully designed to create a luxurious and relaxing space. Featuring a stunning freestanding roll-top bath, separate shower enclosure, tiled walls and cushioned flooring, the room combines elegance with practicality. Whether preparing for the day ahead or unwinding in the evening, this bathroom offers a true spa-like experience.

3rd Bedroom *11.40m x 9.90m (448' 10" x 389' 9")*

Bedroom three is a beautifully presented and versatile room enjoying lovely countryside views. Decorated in soft classic tones, it would work perfectly as a childs bedroom, nursery, guest room or additional study space.

2nd Bedroom *11.50m x 14.11m (452' 9" x 555' 6")*

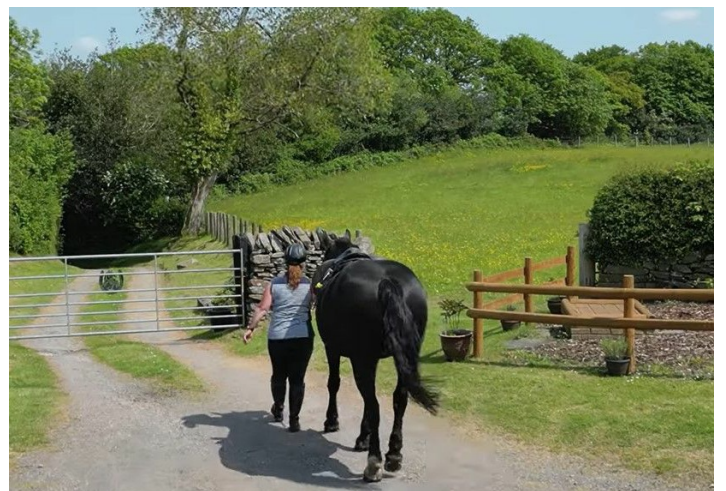
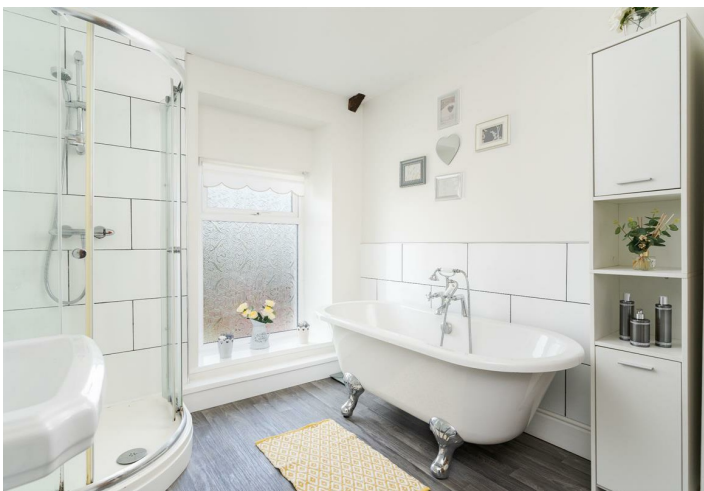
A spacious and stylish double bedroom with breathtaking rural views stretching across the surrounding countryside. Beautifully decorated in calming neutral tones, this room offers a peaceful and effortlessly relaxing environment.

Primary Bedroom *10.80m x 13.90m (425' 2" x 547' 3")*

The principal bedroom is an impressive and substantial retreat, enjoying stunning views from the large window that perfectly frame the rolling hills beyond. Finished in soft neutral dcor, the room offers ample space for a large bed and accompanying furniture, creating a calm and luxurious sanctuary to escape to at the end of the day.

Stable Block

Positioned conveniently within the grounds, the impressive stable block is perfectly suited to those seeking an equestrian lifestyle. Comprising four spacious loose boxes, the stable offers excellent facilities for housing horses or ponies, with direct access to the surrounding paddocks and acreage beyond. Beautifully set against the backdrop of rolling countryside, this area combines practicality with the peaceful charm of rural living. Ideal for hobby riders, equestrian enthusiasts or those simply dreaming of the good life, the stable block further enhances the versatility of this remarkable property. In addition, the outbuildings may offer potential for alternative uses, subject to the necessary planning permissions and consents.

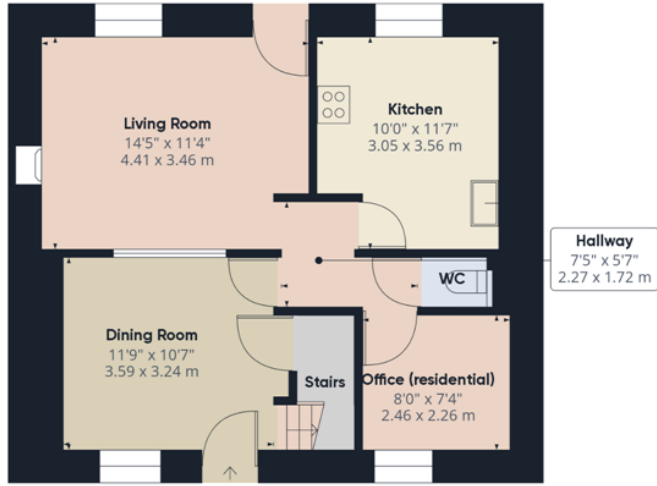




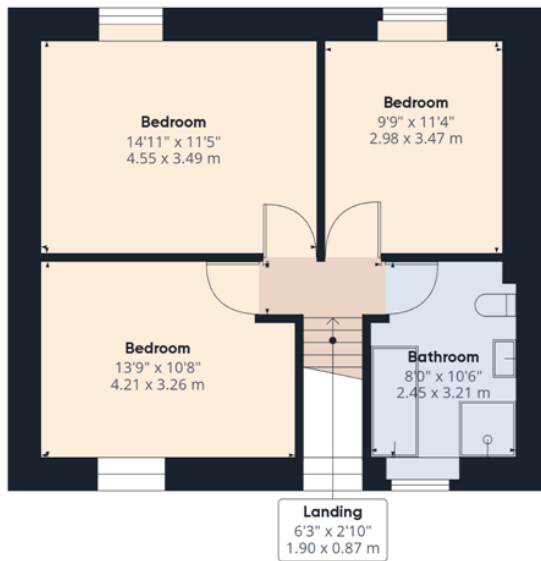








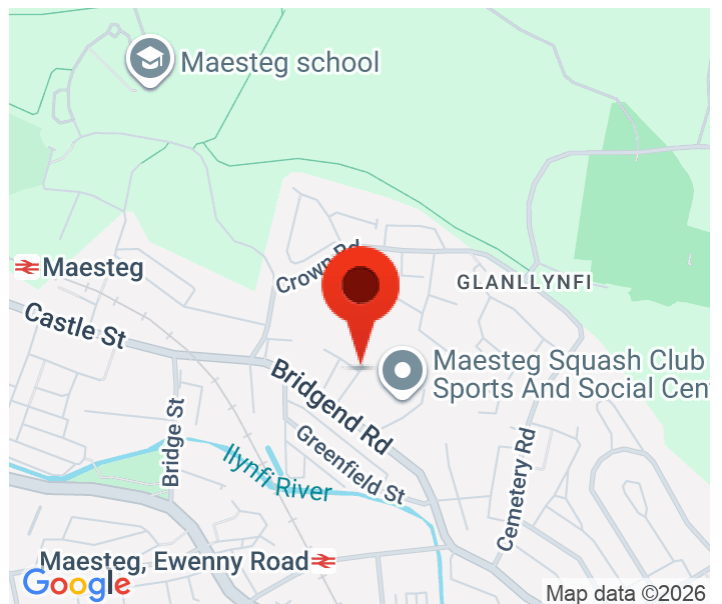
Floor 0



Floor 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		61
(39-54)	E		
(21-38)	F	29	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Caer Ysgol Farm, Tonyrefail, Porth, Mid Glamorgan, CF3



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.