



Penbwch Isaf Farm

Penycoedcae Road | Penycoedcae | Pontypridd | Mid Glamorgan | CF37 1PU

 **FINE & COUNTRY**

PENBWCH ISAF FARM



An exceptional six-bedroom farmhouse retreat where panoramic valley views, versatile multi-generational living and manicured grounds converge in a commanding setting.



STEP INSIDE

Occupying an exceptional elevated position within approximately one acre of beautifully maintained grounds, Penbwch Isaf Farm is an outstanding six-bedroom farmhouse residence enjoying breathtaking panoramic views across the surrounding valleys and countryside.

Approached via a long sweeping private driveway, the property immediately delivers an impressive sense of arrival, privacy and exclusivity. Combining substantial family accommodation with immaculate presentation throughout, this remarkable home perfectly balances timeless farmhouse character with the comfort and practicality required for modern living.

Situated in the highly desirable village of Penycoedcae, Penbwch Isaf Farm enjoys a peaceful semi-rural setting whilst remaining conveniently positioned for Pontypridd, Cardiff, local amenities and excellent transport links via the A470.

Offering extensive and highly versatile accommodation, including a self-contained annexe area, multiple reception rooms and a range of impressive outbuildings, this is a rare opportunity to acquire a prestigious lifestyle property in one of the area's most sought-after locations.

Step Inside

Penbwch Isaf Farm immediately impresses with its exceptional sense of space, quality and versatility. Beautifully presented interiors combine effortlessly with the warmth and charm expected of a distinguished farmhouse residence, creating a home that feels both elegant and welcoming throughout.

The property offers an abundance of living accommodation with multiple reception rooms that provide excellent flexibility for a variety of lifestyles. Whether utilised as formal lounges, family rooms, home offices, games rooms or additional entertaining spaces, each room has been thoughtfully maintained and immaculately presented.

At the heart of the home, the kitchen and adjoining living spaces have been designed to accommodate both everyday family life and larger social gatherings, whilst taking full advantage of the spectacular surrounding views and natural light.

The bedroom accommodation is equally impressive, with six well-proportioned bedrooms complemented by six bathrooms, providing exceptional convenience for larger families and visiting guests alike. A section of the property has already been thoughtfully arranged as a self-contained annexe complete with its own kitchen, offering ideal accommodation for multi-generational living, independent family members, guest use or potential supplementary income opportunities.

Throughout the property, every aspect of the home has been carefully maintained to an exceptional standard, resulting in interiors that are both stylish and effortlessly functional.









SELLER INSIGHT

“ Penbwh Isaf Farm has been our home for the past 28 years. What first drew us here was the location. It offered the perfect balance of being wonderfully private and peaceful, yet incredibly well connected and convenient.”

“The old milking parlour gave us the opportunity to create office space, which was ideal when we had a young family. We could work from home while still being close to our children.”

“One of its most striking features is the conservatory/sun room. When people visit, they simply don't expect such a spectacular outlook.”

“My favourite room is undoubtedly the sun room. It is peaceful, private and filled with natural light. The views are stunning throughout the seasons.”

“The garden is large, private and peaceful. I have my vegetable patch and sweet peas, and we are fortunate to share the space with an abundance of wildlife, which we have always encouraged.”

“This has also been a wonderful home for entertaining. We have hosted countless parties and celebrations for our children over the years, many of them in the garden. The standout occasion was undoubtedly our daughter's wedding, where we welcomed 180 guests under a beautiful tipi.”

“Although the property enjoys a wonderfully tucked-away position, it is extremely convenient. Two train stations are within ten minutes, with Cardiff city centre just 12 minutes away by train. Everyday amenities are close at hand too, including Marks & Spencer just five minutes away. We are also fortunate to have some excellent local venues nearby, including Llanerch Vineyard and Lanelay Hall Hotel, both of which offer fantastic food.”

“We are moving into the converted old milking parlour next door- so we're really only swapping views. That, perhaps, says everything about how much we love this location. The move is simply about downsizing and embracing a new chapter.”

“This farmhouse is approaching 300 years old, and throughout our time here we have felt more like custodians than owners. Now it is time for someone else to enjoy everything it has to offer.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

















STEP OUTSIDE

The approach to Penbwch Isaf Farm is truly impressive, with a long sweeping driveway leading through the grounds towards the property, creating an immediate sense of grandeur and privacy.

Set within approximately one acre, the beautifully manicured gardens and outdoor spaces have been exceptionally well maintained, offering a perfect balance of open lawned areas, mature planting and peaceful seating spaces from which to enjoy the stunning panoramic surroundings.

The elevated position allows for breathtaking views across the valleys and rolling Welsh countryside, creating an ever-changing backdrop and a wonderful sense of tranquillity rarely found within such convenient reach of local amenities and commuter routes.

The property further benefits from three outbuildings, including a triple garage which offers exciting potential for conversion to additional accommodation or a dedicated annexe above, subject to the relevant planning permissions. These versatile spaces provide excellent scope for a variety of uses including workshops, studios, leisure facilities, home businesses or further residential accommodation.

Penbwch Isaf Farm represents a truly exceptional opportunity to acquire a substantial and beautifully presented farmhouse residence offering privacy, versatility and spectacular surroundings in one of the area's most desirable semi-rural locations.

Early viewing is highly recommended to fully appreciate the scale, setting and lifestyle this outstanding home has to offer.









INFORMATION



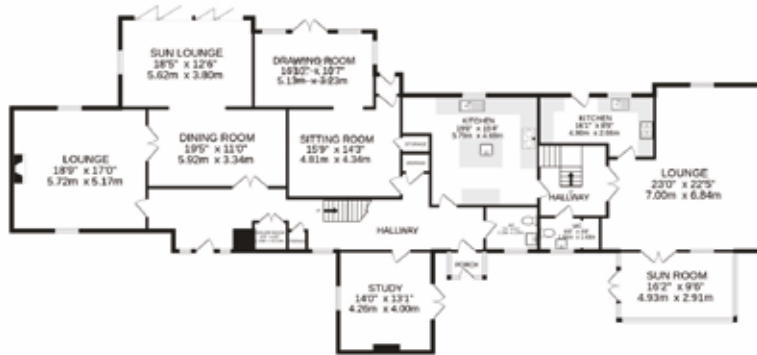
- Exceptional six-bedroom farmhouse residence set within approximately one acre
- Elevated position with stunning panoramic valley views
- Long sweeping private driveway leading to the property
- Six bathrooms including accommodation ideal for multi-generational living
- Self-contained annexe area with its own kitchen
- Immaculately presented throughout with versatile living accommodation
- Multiple reception rooms offering excellent flexibility
- Three outbuildings including triple garage with annexe potential above
- Beautifully maintained and manicured gardens
- Sought-after semi-rural location in Penycoedcae with excellent links to Pontypridd, Cardiff and the A470

Directions:
W3W///staked.altering.paddlers



Main House

GROUND FLOOR
2868 sq.ft. (266.4 sq.m.) approx.



1ST FLOOR
2148 sq.ft. (199.6 sq.m.) approx.

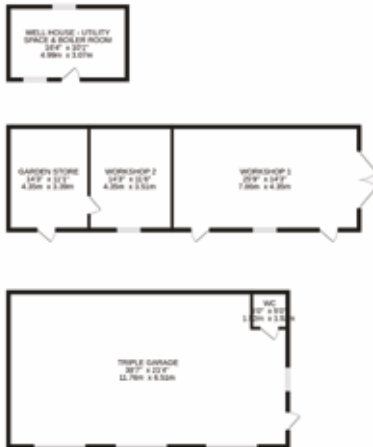


TOTAL FLOOR AREA : 5016 sq.ft. (466.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Outbuildings

GROUND FLOOR
1680 sq.ft. (156.1 sq.m.) approx.



1ST FLOOR
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA : 2172 sq.ft. (201.8 sq.m.) approx.

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Council Tax Band: G
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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