



CAERPHILLY

Guide price **£730,000**



www.archerandco.com

To book a viewing call 01633 449884

PLYMOUTH HOUSE

Caerphilly, CF83 2RL



Exceptional c.17th-century farmhouse with beautiful countryside views
Approximately 1.36 acres of landscaped gardens and productive grounds
Five generous bedrooms

Hidden within approximately 1.36 acres of beautifully landscaped gardens and productive grounds, Plymouth House is an exceptional seventeenth-century farmhouse that combines period character with the comfort and practicality of modern family living.

Occupying a peaceful semi-rural setting with far-reaching countryside views, this distinctive home offers the tranquillity of country life while remaining within easy reach of Caerphilly, Cardiff, excellent schools and everyday amenities. Properties of this character and setting rarely become available.

Lovingly restored and sympathetically refurbished by the current owners, Plymouth House retains an abundance of original features, including exposed beams, traditional proportions and welcoming reception rooms centred around two log-burning stoves. Every improvement has been carefully considered, preserving the home's heritage while creating an elegant and versatile family residence.

At the heart of the home is a bespoke farmhouse kitchen and dining room, complete with a Falcon range cooker, generous preparation space, integrated full-sized fridge, dishwasher and quality cabinetry. Designed for both everyday family life and entertaining, it is complemented by a practical utility room, downstairs WC and a choice of reception rooms offering flexibility for home working, a snug or children's playroom.

The striking mezzanine landing creates a wonderful sense of space and architectural interest, leading to five generous bedrooms arranged over two floors. Throughout the house, every room enjoys attractive views across the surrounding gardens and open countryside, reinforcing the peaceful atmosphere that defines this remarkable home.



Guide price
£730,000



KEY FEATURES

- Three versatile reception rooms, two log-burning stoves
- Bespoke farmhouse kitchen with Falcon range cooker
- Productive kitchen garden with polytunnel and raised beds
- Two orchards, fruit cage and secure chicken run
- Summer house, sheds and useful outbuildings. Extensive private driveway and parking
- Convenient access to Caerphilly, Cardiff and excellent local schools



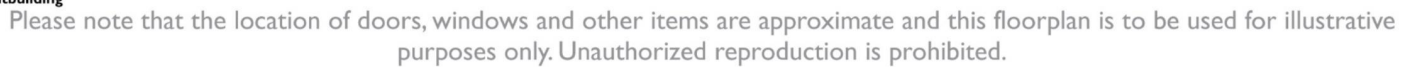
STEP INSIDE



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.



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

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

STEP OUTSIDE



The grounds at Plymouth House are every bit as impressive as the house itself. A sweeping driveway provides extensive parking and leads to mature gardens with expansive lawns, established trees and thoughtfully designed seating areas that invite outdoor dining, entertaining and quiet relaxation throughout the seasons.

Beyond the formal gardens lies an exceptional productive kitchen garden, created for those who appreciate growing their own produce or aspire to a more sustainable lifestyle. A substantial polytunnel, easy-to-maintain raised beds, two established orchards, a fruit cage and an excellent range of garden sheds and useful outbuildings provide everything needed for productive gardening throughout the year.

The grounds also include a secure fenced chicken run, allowing owners to enjoy fresh eggs and embrace the pleasures of country living without compromising convenience. Whether your ambition is to cultivate seasonal vegetables, harvest fruit from your own orchards or simply enjoy the space and freedom that more than an acre of land provides, the grounds offer opportunities rarely found so close to Cardiff.

A charming summer house overlooks the gardens, providing a peaceful retreat from which to enjoy the changing seasons and uninterrupted countryside views.

Plymouth House is far more than a period farmhouse. It is a lifestyle property offering privacy, history, generous family accommodation and exceptional outdoor space - an increasingly rare opportunity to enjoy the best of country living within easy reach of South Wales' principal towns and cities.

AGENT'S NOTE

Mains water bill is metered in neighbour's name. The bill is split three ways.

The property is accessed via a track. There is also access for deliveries 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		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		60
E (39-54)		
F (21-38)	23	
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

25 Bridge Street, Usk, NP15 1BQ
 01633 449884
 newport@archerandco.com
 www.archerandco.com



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.