



Pontygwaith Farm, Pontygwaith

£2,150,000 Freehold

UNIQUE OPPORTUNITY RENOVATED FARM HOUSE WITH FIVE HOLIDAY LETS **GROUND OF APPROX 40 ACRES INCLUDING LAKE** An exceptional opportunity to purchase a beautifully presented family farm house with a high standard of finish throughout having been sympathetically renovated throughout. The main residence comprises an entrance porch way, leading to a large dining hallway, games room/gym, kitchen and breakfast room with integrated appliances, quartz worktops, pantry storage cupboards and fireplace with cast iron wood burner, spacious lounge with exposed stone wall. To the first floor is a superb primary bedroom, with large balcony and superb ensuite bath and shower room, there are two further doubles each with en-suites. The main accommodation also offers a further versatile living space with kitchen and additional first floor bedroom with shower room which can also be used as a separate holiday let. The property boasts five holiday lets with a sizeable annual income and bookings already far in advance. Beautiful rear garden to the main residence offering large paved patio and lawn with inset pond, large timber storage and chicken coops. Further paddock with large lake. Additional grounds of approx 40 acres with delightful woodland, paddocks and tranquil stream flowing to the rear border. Oil powered heating. Double glazing. EPC Rating: TBC

Council Tax band: TBD Tenure: Freehold

LOCATION & LIFESTYLE

Treharris is a small, former mining town near Merthyr Tydfil, South Wales, set in the scenic Taff Bargoed Valley. Known for its rich industrial heritage and surrounding natural beauty, it offers a quiet, community-focused atmosphere with easy access to Cardiff and Merthyr via road and nearby rail links. The town is close to attractions like Taff Bargoed Park and local heritage trails, making it ideal for walking, cycling, and enjoying the outdoors. With essential amenities, schools, and affordable housing, Treharris is a peaceful place to live or visit, combining rural charm with good transport connections. Positioned near the village's tea-room and garden venue, affectionately known as Pontygwaith Farm on the hillside above the bridge. Ideal for nature enthusiasts and walkers, with direct access to heritage walking and cycling trails tracing the early steam locomotive route. A peaceful enclave with panoramic views over the Taff Valley and surrounding woodland. The property combines period features with rural sophistication in a picturesque Welsh setting. Significant heritage for those who appreciate the story of early industrial Wales, with the site of Richard Trevithick's pioneering steam locomotive track nearby. Privacy assured by limited neighbouring dwellings and generous surrounding grounds.

ENTRANCE PORCH

Dimensions: 7' 5" x 6' 11" (2.27m x 2.13m). Approached via a composite entrance door leading to the spacious entrance porch. Quality tiled flooring. Exposed stone walls to two sides. Door to dining hallway.

DINER HALLWAY

Dimensions: 23' 5" x 15' 7" (7.16m x 4.75m). An excellent sized dining hallway accessed via the entrance porch. Staircase to first floor with under stairs storage cupboard. Upvc door to conservatory and window overlooking the rear garden. Tiled flooring. Ample space for exceptionally large dining table. Exposed beam ceiling. Four vertical radiator. Door to games room/gym and door to kitchen.

ANNEX

Ground Floor: Accessed within the main house via the gymnasium/games room, this versatile room can be incorporated into the main house, or can be closed off as separate accommodation. At ground floor level is the open-plan lounge/kitchen/dining area with feature spiral staircase to the first floor bedroom with en-suite. Radiator. uPVC double glazed window to rear and French patio doors to enclosed rear garden. First Floor: Feature vaulted ceiling with French patio doors and Juliet balcony to side, with stunning views of the garden and lake. Radiator. Door to en-suite. En-suite: Fitted with stylish low level WC, vanity enclosed wash hand basin and walk-in shower with rainfall shower head, handheld attachment, and glass screen. Tiled flooring and splash backs. Extractor fan. Spotlights. Velux window to rear. Ladder radiator.

CONSERVATORY

Dimensions: 15' 1" x 12' 1" (4.61m x 3.70m). Upvc double glazed conservatory overlooking the delightful gardens. French doors to rear garden. Quality tiled flooring.

KITCHEN AND BREAKFAST ROOM

Dimensions: 23' 6" x 15' 8" (7.17m x 4.80m). Modern kitchen with woodgrain effect shaker style fronts beneath quartz worktop surfaces. Large central island with inset Belfast style sink with monoblock mixer tap and waste disposal unit. Space for range style cooker. Pantry walk in style cupboard to corner with shelving. Integrated dishwasher. Integrated bin storage. Integrated full size fridge. Wall tiling to splash back areas. Ample space for large family breakfast table. Deep stone fireplace with large cast iron wood burner. Additional walk in pantry storage cupboard. Double opening french doors leading to the rear garden. Door to staircase leading to first floor. Door to lounge. Window to front. Column radiator. Door to utility room.

UTILITY ROOM

Dimensions: 13' 4" x 6' 3" (4.07m x 1.92m). With units and worktops along two sides. Inset large stainless steel sink. Plumbing for washing machine. Space for tumble dryer. Two integrated full size freezers. Door giving access to front patio. Stone tiled flooring. Tiled splash back. Door to ground floor shower room.



SHOWER ROOM

Dimensions: 6' 4" x 4' 11" (1.95m x 1.51m). Modern white suite comprising low level wc, vanity wash basin with quartz surface and storage below, corner shower cubicle with twin head chrome shower above. Wall tiling to splash back areas. Stone tiled flooring. Obscured glass window to front. Chrome heated towel rail.

LOUNGE

Dimensions: 18' 8" x 17' 5" (5.70m x 5.31m). An excellent sized lounge with large window to front and two additional windows to rear. Stable style composite door to side. Exposed stone walls to one side. Fitted cast iron wood burner. Wood flooring. Two vertical radiators.

GAMES ROOM/ GYM

Dimensions: 21' 11" x 16' 1" (6.70m x 4.92m). With door from front and additional door to rear garden. A versatile reception. Windows to front and rear. Hugh vaulted ceiling with exposed beams and stonework. Two windows to rear pitch. Cast iron wood burner. Three vertical radiators.

FIRST FLOOR

LANDING

Approached via a circular stone staircase with exposed stone walls leading to the large primary bedroom. Windows to front and rear. Vaulted ceiling with exposed beams. French doors to the rear balcony. Wood flooring. Large cupboard housing the hot water cylinder. Door to ensuite shower and bathroom.

ENSUITE SHOWER AND BATHROOM

Dimensions: 10' 5" x 7' 1" (3.20m x 2.16m). An excellent sized ensuite shower and bathroom with white suite comprising low level wc, vanity wash basin with quartz surface and storage below, large walk in shower cubicle with twin head shower and freestanding claw legged roll top bath with shower mixer tap. Wall tiling to splash back areas. Window to front. Wood flooring. Heated towel rail.

BALCONY

Large balcony overlooking the exceptional rear garden.

SECONDARY LANDING

With wood spindle stair leading to the second first floor landing. Window to side. Wood flooring. Doors to bedroom two and three.

BEDROOM TWO

Dimensions: 15' 4" x 11' 5" (4.69m x 3.48m). Aspect to rear, a second double bedroom. Adjoining door to primary bedroom. Wood flooring. Column radiator. Door to ensuite bathroom.

ENSUITE BATHROOM

Dimensions: 8' 7" x 5' 6" (2.62m x 1.70m). White suite comprising low level wc, vanity wash basin with storage below, panelled bath with shower mixer tap. Wall tiling to splash back areas. Tiled flooring. Circular obscured glass window to front. Vaulted beamed ceiling. Chrome heated towel rail.

BEDROOM THREE

Dimensions: 9' 4" x 9' 4" (2.86m x 2.86m). Overlooking the rear garden, a third double bedroom. Tall beamed ceiling. Circular window to side. Wood flooring. Column radiator. Door to ensuite shower room.

ENSUITE SHOWER ROOM

White suite comprising low level wc, wash hand basin, shower cubicle with twin head shower above. Wall tiling to splash back areas. Wood flooring. Extractor fan. Recessed spotlights.

STABLES

A charming block of 5 stable rooms currently used as Airbnb accommodation. Fully rebuilt in 2022 with their own private enclosed gardens backing on to communal gardens with woodland views beyond. Fitted Starlink WiFi and sprinkler systems.

STABLES 1-3

DOUBLE BEDROOM

Dimensions: 15' 10" (max) x 10' 11" (4.83m x 3.35m). Entered via main courtyard through double glazed composite front door into bedroom. Slate tiled flooring. Fitted closet and storage cupboard. uPVC double glazed window to front with fitted blinds. Radiator. Loft access. Doors to luxury shower room and kitchen/lounge/diner.

SHOWER ROOM

Dimensions: 5' 5" x 5' 4" (1.66m x 1.63m). A stylish suite to include low level WC, vanity enclosed wash hand basin and walk-in shower with rainfall shower head, handheld attachment and glass screen. Tiled splash backs and slate tiled floor. Extractor fan. Spotlights. Ladder radiator.

KITCHEN/LOUNGE/DINER

Dimensions: 10' 11" x 9' 11" (3.34m x 3.04m). A traditional style kitchen fitted with base and eye level units incorporating stainless steel sink and drainer with complementary work surfaces over. Fitted electric oven, microwave and induction hob with extractor fan over. Integrated fridge. Tiled splash backs and continuation of slate tiled flooring. Spotlights. Radiator. uPVC double glazed French patio doors to rear garden with fitted blinds.

OUTSIDE

REAR GARDEN

Paved patio and stone chippings enclosed with feather edge fencing. External soffit lighting. Outside tap.

STABLES 4-5

DOUBLE BEDROOM

Dimensions: 15' 10"(max) x 10' 11" (4.83m x 3.35m). Entered via main courtyard through double glazed composite front door into bedroom. Slate tiled flooring. Fitted closet and storage cupboard. uPVC double glazed window to front with fitted blinds. Radiator. Loft access. Doors to luxury shower room and kitchen/lounge/diner.

SHOWER ROOM

Dimensions: 5' 5" x 5' 4" (1.66m x 1.63m). A stylish suite to include low level WC, vanity enclosed wash hand basin and walk-in shower with rainfall shower head, handheld attachment and glass screen. Tiled splash backs and slate tiled floor. Extractor fan. Spotlights. Ladder radiator.

KITCHEN/LOUNGE/DINER

Dimensions: 12' 1" x 10' 11" (3.69m x 3.33m). A traditional style kitchen fitted with base and eye level units incorporating stainless steel sink and drainer with complementary work surfaces over. Fitted electric oven, microwave and induction hob with extractor fan over. Integrated fridge. Tiled splash backs and continuation of slate tiled flooring. Spotlights. Radiator. uPVC double glazed French patio doors to rear garden with fitted blinds.

OUTSIDE

REAR GARDEN

Paved patio and stone chippings enclosed with feather edge fencing. External soffit lighting. Outside tap.

METER ROOM

Dimensions: 8' 11" x 4' 6" (2.73m x 1.38m). Electric meters for the stables. Also ideal as additional storage. Light and power.

PLANT ROOM

Dimensions: 10' 0" x 4' 6" (3.05m x 1.38m). Housing the air source heat pump and hot water tanks. Light and power.

FARM SHOP

Dimensions: 11' 2" x 6' 10" (3.41m x 2.09m). Fitted as a utility room and used as the farm shop for guests. Base units to three walls with stainless steel sink and drainer, with complementary work surfaces over. Integrated dishwasher and space for washing machine, tumble dryer and drinks cooler. Tiled splash backs and slate tiled flooring. Spotlights. uPVC double glazed window to front overlooking the courtyard.

OUTSIDE

COMMUNAL LANDSCAPED GARDEN

Beyond the stable block are beautifully landscaped gardens to be enjoyed by guests, with stone chip pathway to seating area and fire pit. External lighting. Boundary fence and shrubbery.

MAIN HOUSE GARDEN

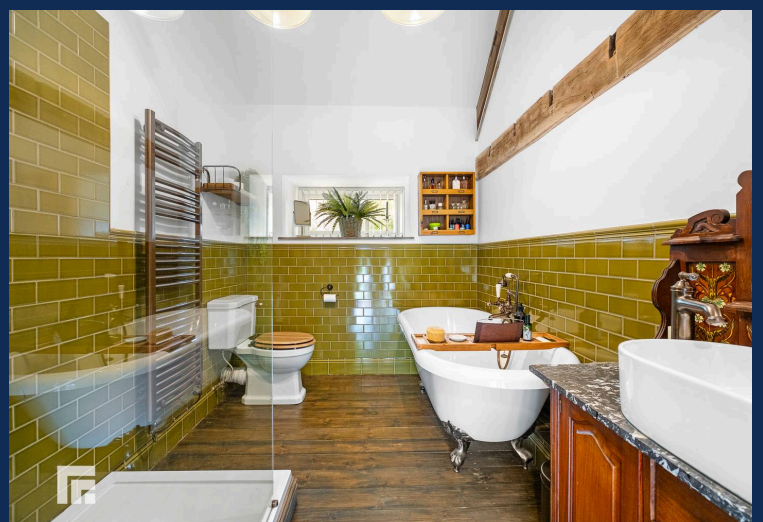
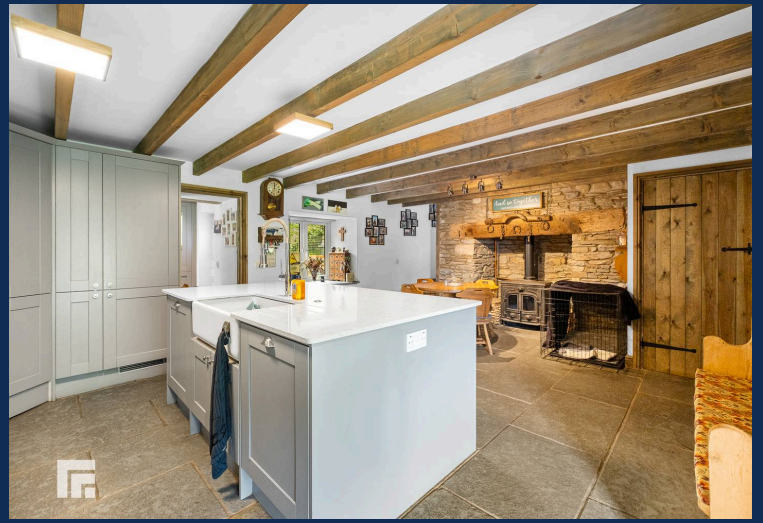
With large lawned gardens and inset well. Maintained beds of plants, shrubs and mature trees. Large timber storage shed. Beautiful stone paved patios. Large pond with bridge over, idyllic relaxation area. Exceptionally large timber storage shed measuring 12.18 x 6.08 with power and lighting. To the rear of the garden is a timber built chicken coop with power, lighting and water supply.

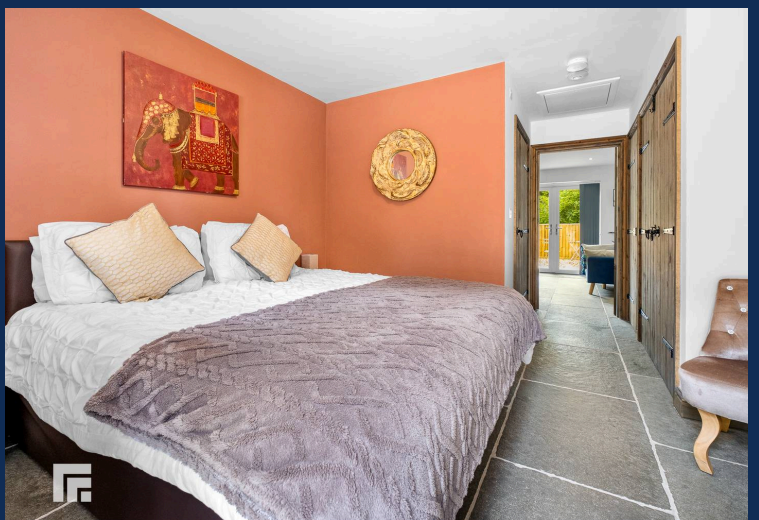
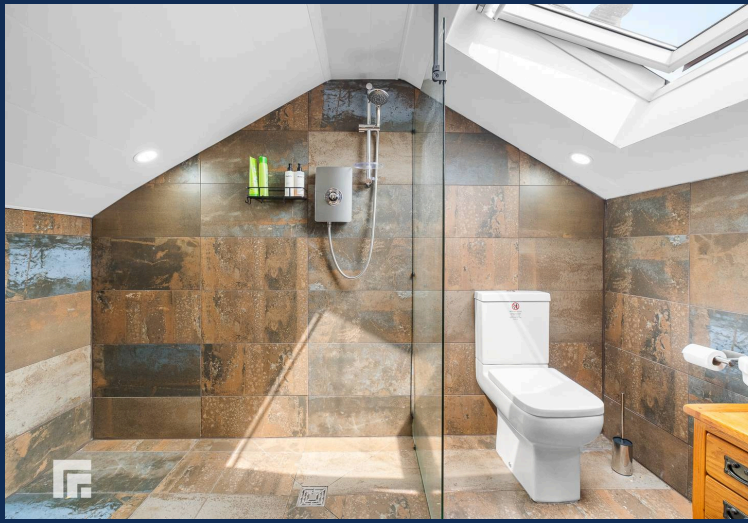
ENCLOSED Paddock AND LAKE

Sizeable enclosed paddock with lake and central island.

FRONT COURTYARD

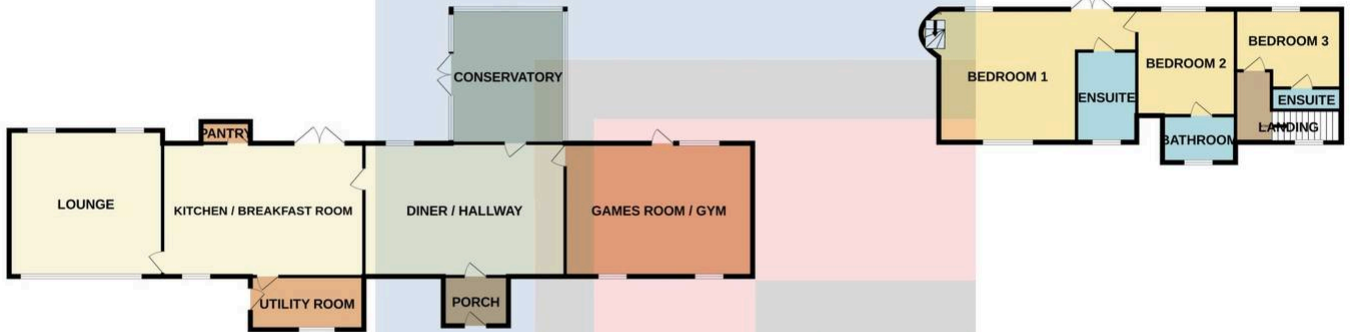
Decorative stone driveways to two sides with ample parking for numerous cars with a central enclosed front garden comprising lawn and inset plants and shrubs.





GROUND FLOOR
1730 sq.ft. (160.7 sq.m.) approx.

1ST FLOOR
751 sq.ft. (69.8 sq.m.) approx.



TOTAL FLOOR AREA : 2481 sq.ft. (230.5 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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RADYR 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South
Glamorgan, CF15 8AA



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