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CARDIFF

VALE

CAERPHILLY

BRISTOL





A very impressive plot and location. The house is set in the middle of the countryside, with stunning views. This is a once in a lifetime opportunity to purchase a property like this. Although there is modernisation required, the potential here is huge.

Comments by Mr Ollie Vincent



Property Specialist
Mr Ollie Vincent
Senior valuer

ollie.vincent@jeffreygross.co.uk



We have loved living here over the years. With the setting and location is really has been a mini paradise. Sadly, As time has progressed the property has been harder to manage and so we have decided its time to downsize.. We really hope the new owners love it as much as we have.

Comments by the Homeowner





Garth Lane

Pant, Merthyr Tydfil, CF48 2YA

Guide Price

£650,000



6 Bedroom(s)



3 Bathroom(s)



2438.00 sq ft



Contact our
Brinsons Caerphilly Branch
029 20867711

Brinsons are delighted to present Garth House, an exceptional six-bedroom detached residence occupying approximately two acres of private grounds, enjoying breathtaking panoramic views across the surrounding valleys in the highly sought-after village of Pant.

Extending to approximately 2,438 sq ft, this substantial family home offers spacious and versatile accommodation, perfectly suited to modern family living. The ground floor features three generous reception rooms, including a bright and inviting living room that enjoys picturesque views over the gardens and beyond. A separate office or playroom provides excellent flexibility for home working or growing families, while the open-plan kitchen and dining room creates a superb hub for everyday living and entertaining.

The first floor comprises six well-proportioned bedrooms, including an impressive principal suite with en-suite facilities, together with a contemporary family bathroom. A convenient ground floor shower room further enhances the practicality of the accommodation.

Outside, Garth House is equally impressive. A sweeping driveway provides extensive off-road parking and leads to a substantial four-bay garage complete with a mechanic's pit, making it an ideal space for car enthusiasts, hobbyists, or those requiring a workshop.

Set within grounds approaching two acres, the property enjoys an exceptional level of privacy, with beautifully established gardens and truly spectacular far-reaching valley views, offering a rare opportunity to acquire a home in such an idyllic setting.

Although the property would benefit from a programme of modernisation and cosmetic updating, it offers enormous scope to create a truly outstanding family home, with the space, setting, and potential to become something truly special.

Early viewing is highly recommended to fully appreciate the size, location, stunning outlook, and exceptional potential of this unique residence.

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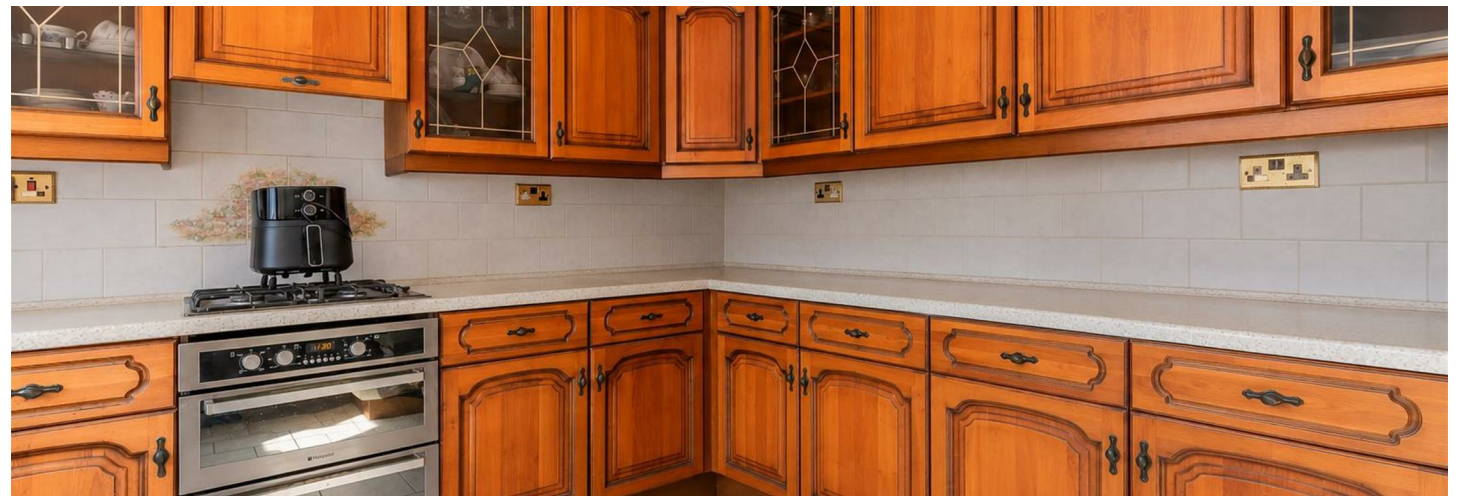
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Hallway	Bedroom 13'5" x 9'10" (4.10 x 3.02)
Office	Bedroom 15'1" x 9'10" (4.62 x 3.02)
Living Room 18'0" x 17'11" (5.49 x 5.47)	Bedroom 11'7" x 7'3" (3.55 x 2.22)
Shower Room	Bedroom 11'7" x 10'10" (3.55 x 3.32)
Utility Room 8'10" x 10'5" (2.70 x 3.19)	Tenure
Boot Room	We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.
Dining Room 12'10" x 17'11" (3.92 x 5.47)	School Catchment
Kitchen	English Medium Schools Pantyscallog Primary School
to the first floor	English Secondary School Pen-Y-Dre High School
Bedroom 13'5" x 14'5" (4.09 x 4.41)	Welsh Medium Primary School Ysgol Gynradd Gymraeg Santes Tudful
Ensuite	Council Tax
Bedroom 11'8" x 13'11" (3.58 x 4.25)	Band C





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

