

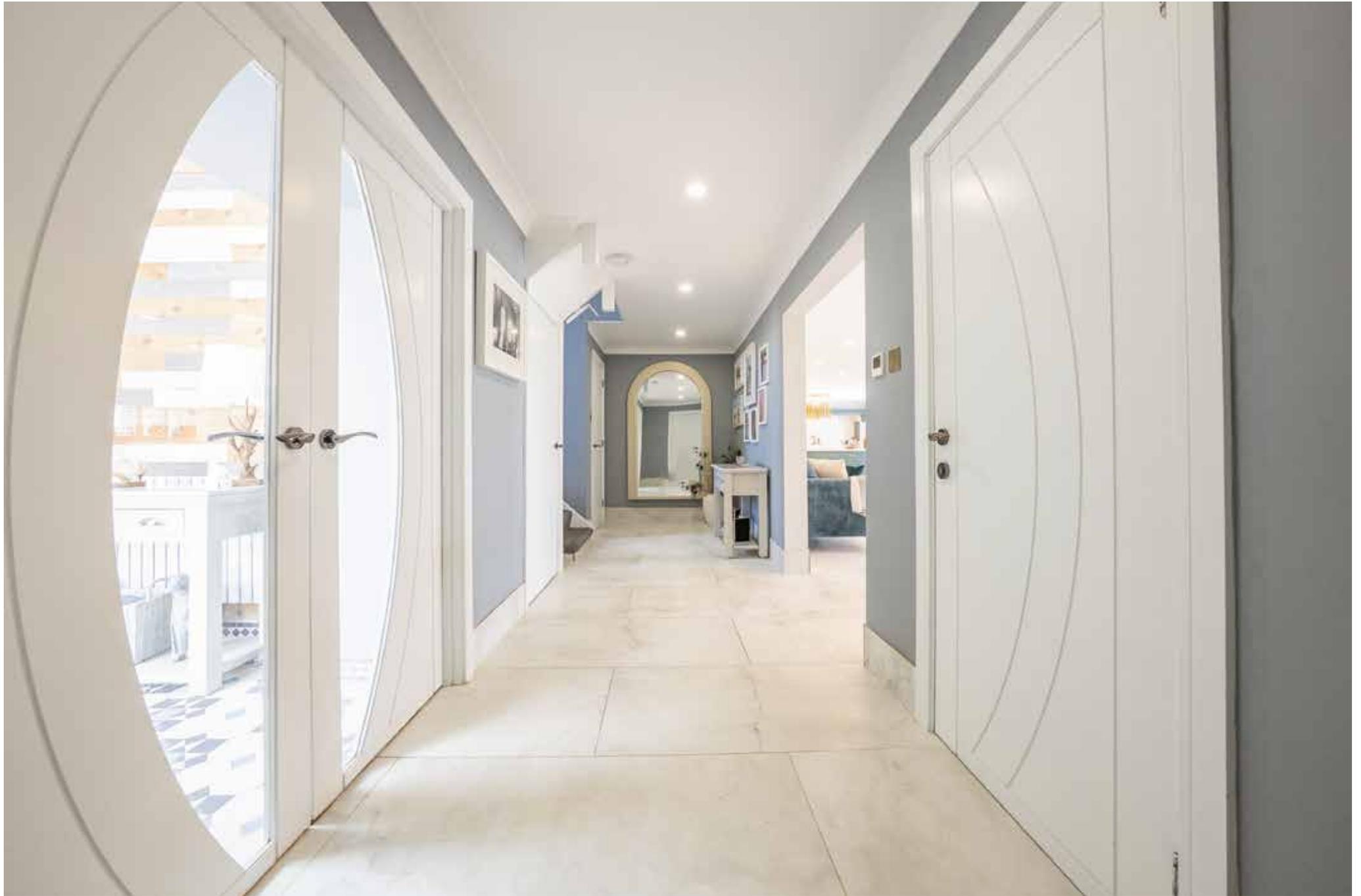


Cwrtevan House
Heol Adam | Gelligaer | Hengoed | CF82 8FU

CWRTEVAN HOUSE



Nestled in the heart of the idyllic Welsh countryside, Cwrtevan House offers an exceptional opportunity to acquire a beautifully appointed country residence with unparalleled lifestyle potential. This striking four-bedroom home, accompanied by a self-contained two-bedroom annexe, is set within approximately five acres of private land, including paddocks, stabling, and a triple bay garage.



The property is located in a serene, semi-rural enclave nestled along an historic Roman road, offering a rare blend of countryside charm and local community. Being in the heart of the Welsh countryside, there are scenic walks located right on your doorstep. For connectivity, the M4 motorway and cities of Cardiff and Newport are a stones throw away along with all of the amenities that they provide.

STEP INSIDE

From the moment you arrive via the gated driveway, you are welcomed into a world of elegance and tranquillity. The spacious entrance hall sets the tone for the rest of the home, leading effortlessly into the breathtaking open-plan living space—a true showcase of modern country living.

At the heart of the home lies a state-of-the-art kitchen, crafted with high-quality materials and centred around a marble-topped island. Integrated appliances blend seamlessly into the design, while a curved breakfast nook and a large window frames sweeping views over your land and the surrounding countryside. Adjacent, a large pantry adds both practicality and style.

The kitchen flows naturally into the living area, a sociable space ideal for entertaining guests, whether gathering around the seating areas or spilling out through doors onto the sun-soaked patio. Completing the open-plan area is a striking dining room, complete with a bespoke feature wall—a true design statement that perfectly balances contemporary flair with countryside charm.

For moments of relaxation, the adjoining conservatory offers a light-filled sanctuary, ideal for cosy evenings or quiet mornings with a book, with its glass façade immersing you in nature from the comfort of indoors.

The ground floor also provides excellent versatility and functionality, including a dedicated office, a gym, utility room, cloakroom, and a ground floor bedroom with en suite, currently styled as a second workspace.

Upstairs, the first floor hosts four beautifully presented bedrooms, three of which enjoy en suite facilities. The principal suite is a true retreat, with exposed beams, an en suite wet room, and private balcony—the perfect spot for morning coffee with panoramic countryside views. The fourth bedroom presents an excellent opportunity to create a bespoke dressing room or nursery if desired.

Beyond the main house, the two-bedroom annexe offers a wealth of potential—ideal for multigenerational living, guest accommodation, or income through holiday lets. Complete with kitchen, living space and bathrooms, it stands as a fully independent dwelling

















SELLER INSIGHT

“Cwrtevan House has been our family home for the past 20 years. We were initially drawn to the property because of its potential and size, as we were looking for an ideal family home with land - and it ticked all the boxes.”

“Since moving in, we’ve completely modernised the house with numerous changes. We’ve added new rooms, removed and added walls, with the most recent renovation two years ago. This included a feature Tom Howley kitchen and a complete remodel of the downstairs area, which we’re particularly proud of.”

“My favourite room is the kitchen, and the downstairs lounge is also a lovely space. We spend a lot of time in both, and there’s a nice flow between the two, making it sociable and great for spending time together as a family.”

“The garden is a private area, bordered by fields on three sides, and the main bedroom has a balcony with views of the Caerphilly mountains. We often see wildlife, including woodpeckers, I added birdfeeders to the balcony to encourage their visits.”

“The garden has two levels: a lower level with a lawn, pond, and vegetable planters, and an upper level designed by our son James, who worked on the 2025 Gold winning Chelsea Garden Show, with a hot tub and dining area for relaxing and entertaining. There’s plenty of parking and space in the garage, and we enjoy growing our own vegetables when we have time.”

“The house flows beautifully for entertaining. Patio doors from the kitchen lead into the garden, creating a lovely flow. The house is spacious enough that it’s become the place everyone comes to celebrate Christmas.”

“The community here is lovely, located in a Roman village with a lot of history. There’s a common with beautiful views in the summer. Our house is up a lane, making it private and secluded, yet close to everything, offering the best of both worlds.”

“What I’ll miss most when we leave is the home itself and the memories of raising our family here as we move on to the next chapter. It’s been a great and happy family home to us. I’ll miss the views also, which on some days make you feel like you’re on top of a mountain - it’s simply beautiful here.”*

* 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

Equestrian enthusiasts will be drawn to the extensive stabling, paddocks, and outbuildings, including two generous workshops. The property's current owners frequently ride directly from the property into the scenic surrounding countryside, alongside their very own 5 acres of land, making this a dream setup for horse owners.

The triple bay garage offers ample storage or could be transformed into further accommodation or leisure space (subject to planning). The expansive, low-maintenance garden includes thoughtfully designed patios, water features, and raised seating areas—ideal for outdoor entertaining and al fresco dining.

- Contemporary open plan living space with high quality fixtures and fittings
- 4 bedrooms to the main house with 3 en suites
- A 2 bed self contained annexe with great potential for AirBnb or multi-generational living
- Expansive equestrian facilities including stabling, paddocks and 5 acres of private land
- Extensive outdoor parking and a triple bay garage
- Scenic yet connected location with easy access to the M4 motorway and cities of Cardiff and Newport

Directions:

What3Words:///reckon.transcribes.advancing







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Approximate Gross Internal Area
 Main House = 341 Sq M/3670 Sq Ft
 Garage = 63 Sq M/678 Sq Ft
 Annexe = 100 Sq M/1076 Sq Ft
 Total = 504 Sq M/5424 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Council Tax Band: G
 Tenure: Freehold



Agents notes: All measurements are approximate 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. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 25.06.2025





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We value the little things that make a home

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