



David **Ricketts**



'Hen Dy Hir', Pant Glas Farm, Rudry

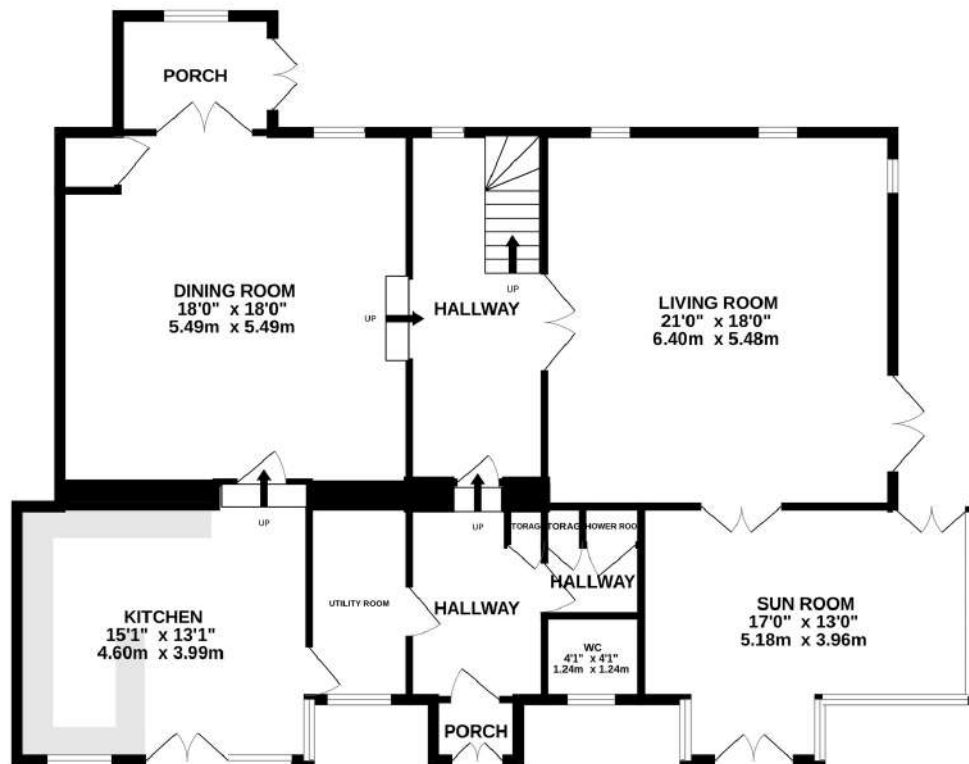
Offers Over £650,000

2,268 sq.ft

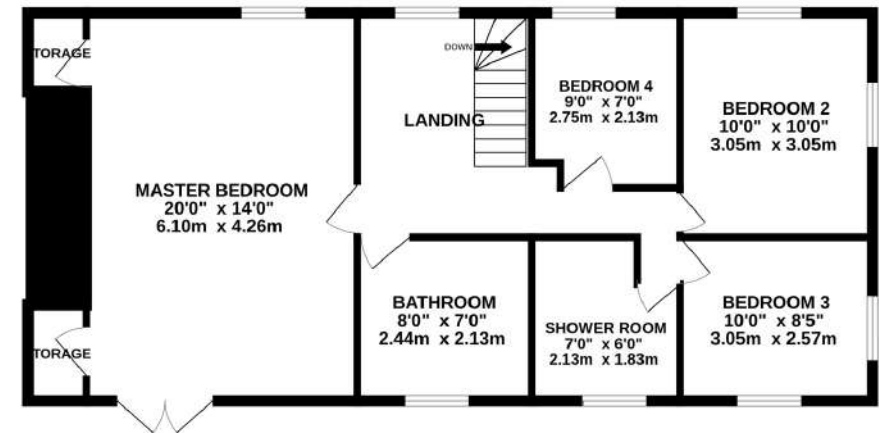
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GROUND FLOOR
1429 sq.ft. (132.8 sq.m.) approx.



1ST FLOOR
839 sq.ft. (78.0 sq.m.) approx.



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'Hen Dy Hir'

Offers Over £650,000



A rare opportunity to occupy an impressive and substantial four-bedroom semi-detached farmhouse extending to approximately 2,268 sq ft, enjoying a wonderfully private and elevated position within the parish of Rudry, approximately one mile from Lisvane.

Believed to date from circa 1650, this remarkable farmhouse sits approximately 715 feet above sea level and offers an exceptional combination of period character, generous proportions and countryside living, while remaining extremely convenient for Cardiff. The University Hospital of Wales is approximately 4.7 miles away, making the property particularly well positioned for those seeking a rural lifestyle without being disconnected from the city.

The surrounding countryside is one of the property's greatest attractions. The farmhouse is within walking distance of the top of Graig, where spectacular far-reaching views can be enjoyed across Cardiff, the Bristol Channel and towards Somerset. The elevated setting and surrounding countryside provide excellent opportunities for walking and enjoying the area's impressive scenery directly from the doorstep.

Internally, the farmhouse is packed with character and retains an abundance of features reflecting its considerable history. Original exposed beams can be found throughout the property, complemented by traditional windows and substantial fireplaces which create the unmistakable atmosphere of a genuine historic farmhouse.

One of the property's most impressive features is the huge fireplace within the dining room, complete with an original bread oven incorporating historic bricks made locally in Rudry. This wonderful feature provides a fascinating connection to the property's past and forms a striking focal point within the room.

There are three log-burning stoves positioned throughout the farmhouse, adding further warmth and character, while the spacious farmhouse kitchen is centred around an impressive four-oven oil-fired AGA, perfectly suited to the style and heritage of the property.

The ground-floor accommodation is particularly generous and begins with two porches and a spacious entrance and hallway. There is a substantial dining room, comfortable living room and a sun room providing additional reception space. The farmhouse kitchen is complemented by a separate utility room, while a ground-floor shower room with WC provides further practicality.

Upstairs, the sense of space continues with four bedrooms, three of which are generously proportioned together with one single bedroom. The first floor also benefits from both a bathroom and a separate shower room, providing excellent facilities for a larger household.

Outside, the farmhouse enjoys a huge rear garden offering an exceptional amount of private outdoor space and perfectly complementing the property's rural surroundings. There is also a large private driveway providing ample off-road parking for numerous vehicles.

The farmhouse is served by a private farm water supply which is regularly tested, with supporting testing paperwork available.

Offering approximately 2,268 sq ft of accommodation, four bedrooms, a huge rear garden and extensive private parking, this is an exceptionally characterful farmhouse in a beautiful countryside setting.

Ground Floor

Kitchen - (15'1" x 13'1")
Living Room - (21'0" x 18'0")
Sun Room - (13'0" x 17'0")
Shower Room: WC - (4'1" X 4'1") Shower - (2'1" x 3'0")
Dining Room - (18'0" x 18'0")

First Floor

Master Bedroom - (20'0" x 14'0")
Bedroom 2 - (10'0" x 10'0")
Bedroom 3 - (10'0" x 8'5")
Bedroom 4 - (9'0" x 7'0")
Bathroom - (8'0" x 7'0")
Shower Room - (7'0" x 6'0")

















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