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CARDIFF

VALE

CAERPHELLY

BRISTOL



*Pentwynwyn Road*

RUDRY



*Nestled on Pentwynwyn Road in the picturesque village of Rudry, Caerphilly, this charming detached farmhouse offers a splendid opportunity for family living. Spanning an impressive 3,207 square feet, the property is set within a generous 0.73-acre plot, providing ample outdoor space for recreation and relaxation.*

Comments by Mr Ollie Vincent



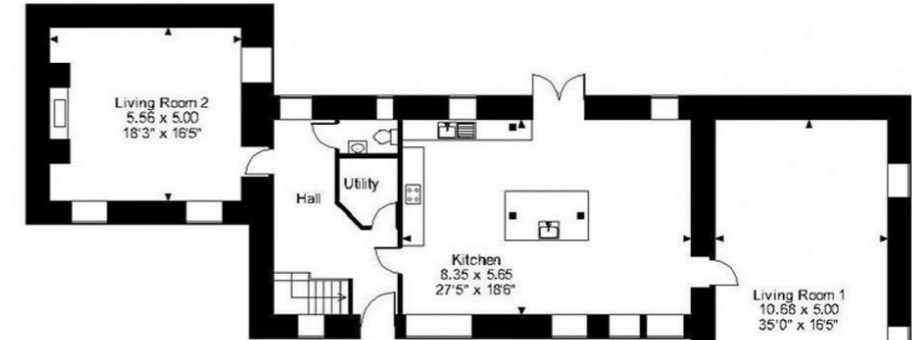
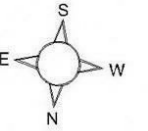
**Property Specialist**

**Mr Ollie Vincent**

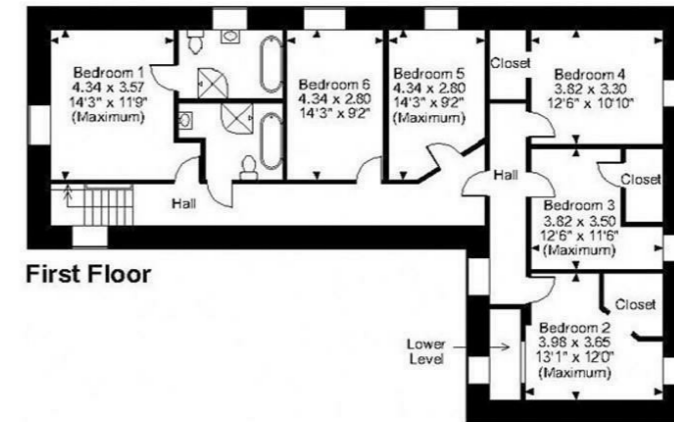
Senior valuer

ollie.vincent@jeffreygross.co.uk

**The Old Granary, Rudry, Caerphilly**  
**Approximate Gross Internal Area**  
**Main House = 3,207 sqft / 298 sq m**



**Ground Floor**



**First Floor**

*A rare opportunity to purchase a unique property. First time on the market, has been a wonderful family home for the past 37 years. Hosting a plethora of original features, this barn conversion offers country side living at its best. Ideally located, just a few miles from the city centre Cardiff. Expansive gardens and easy links to equestrian bridle paths, cycle paths, rambling.. great local pubs and excellent schools!*

Comments by the Homeowner





# Pentwyngwyn Road

Rudry, Caerphilly, CF83 3DG

Asking Price

£900,000



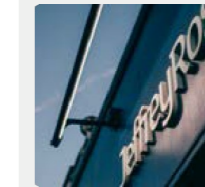
6 Bedroom(s)



2 Bathroom(s)



3207.00 sq ft



Contact our  
**Brinsons Caerphilly Branch**

029 20867711

The Old Granary, Pentwyngwyn Road, Rudry

A Rare Farmhouse Retreat with Character, Charm & Acreage

Hidden away in picturesque village of Rudry, this exceptional detached farmhouse presents a rare opportunity to embrace spacious countryside living without compromising on convenience. Offering an impressive 3,207 sq ft of beautifully proportioned accommodation and set within approximately 0.73 acres, The Old Granary perfectly balances period charm with modern sustainability.

Elegant & Versatile Living

Step inside and you are welcomed by three generous reception rooms, ideal for both formal entertaining and relaxed family life. Character features throughout the home add warmth & authenticity, while the thoughtful layout ensures flexibility for evolving needs.

The property boasts six well-proportioned bedrooms, providing ample space for growing families, guest accommodation, or multi-generational living. Two well-appointed bathrooms support the rhythm of busy modern life with ease.

Air source heat pumps and radiators have been installed for the new central heating system. 12 Solar Panels are set up to feed into the grid. Current usage significantly reduces the electricity bills.

Exceptional Outdoor Potential

The original milking parlour is included as an additional versatile space, which could easily be converted into a garage, studio or even a home gym. A spacious driveway provides parking for five to six vehicles, offering practicality alongside rural tranquillity.

For those seeking a truly expansive rural lifestyle, there is the option to negotiate the purchase of an additional 46 acres — an increasingly rare opportunity to secure substantial acreage in this desirable location.

While rich in traditional farmhouse appeal, the property benefits from contemporary upgrades including an air source heat pump, enhancing energy efficiency and long-term sustainability.

Enjoy peaceful village surroundings while remaining conveniently close to Caerphilly & Cardiff!



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**Hallway**

**Kitchen / Diner 27'4" x 18'6" (8.35 x 5.65)**

**Living Room 35'0" x 16'4" (10.68m x 5m)**

**Second Reception 18'2" x 16'4" (5.56m x 5m)**

**Storage 11'11" x 8'2" (3.65m x 2.50m)**

**To the First Floor**

**Bedroom One 14'2" x 11'8" (4.34m x 3.57m)**

**En-suite**

**Bedroom Two 13'0" x 11'11" (3.98m x 3.65m)**

**Family bathroom**

**Bedroom Three 12'6" x 11'5" (3.82m x 3.50m)**

**Bedroom Four 12'6" x 10'9" (3.82m x 3.30m)**

**Bedroom Five 14'2" x 9'2" (4.34m x 2.80m)**

**Bedroom Six 14'2" x 9'2" (4.34m x 2.80m)**

**Garden / Plot**

0.73 of an acre with the house. There is an option to purchase further acres of land off the current owners by separate negotiation

**Tenure**  
FREEHOLD.

**Council tax**  
Band - F

**Additional information**  
Air source heat pump has recently been installed. Further land 46 acres. Stables and out buildings available by separate negotiation. No onward chain.

**Location**

A Picturesque Village - Rudry is a quaint, picturesque village located in the county borough of Caerphilly, South Wales. Known

for its stunning rural landscapes and serene environment, Rudry is an idyllic spot that offers the best of both worlds the peace and tranquillity of the countryside with easy access to urban amenities.

**Strategic Location** - Rudry is ideally situated near the major cities of Newport, Cardiff, and Caerphilly, making it a highly desirable location for those seeking a semi-rural lifestyle. The village's proximity to these urban centres means residents can enjoy the benefits of city life, such as shopping, dining, and cultural activities, while retreating to a quieter, more relaxed home environment.

**Local Amenities** - Despite its rural charm, Rudry has a range of local amenities that cater to the needs of its residents. The village boasts a welcoming community, a local pub (The Maenllwyd Inn), and access to beautiful walking and cycling trails. It is an excellent location for families, professionals, and retirees alike, offering a friendly and supportive community atmosphere. One of Rudry's most appealing features is its natural beauty. The surrounding countryside offers numerous opportunities for outdoor activities, including hiking, horse riding, and nature walks. Rudry Common, a local nature reserve, is a popular spot for both locals and visitors, providing breathtaking views and a habitat for diverse wildlife.

**Transport and Connectivity** - The village benefits from good transport links, with easy access to major roads and public transport services. This connectivity ensures that residents can commute efficiently to nearby cities for work or leisure, making Rudry a convenient base for exploring the broader region.









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

