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Gwaun Y Bara Farm
Rudry, Caerphilly, CF83 3DG

Gwaun Y Bara Farm

Guide Price £695,000

A beautifully presented, character filled Grade II listed, semi-detached house, set in mature landscaped grounds with parking and outbuildings, enjoying far reaching countryside views. Situated close to Rudry Village with award winning St Martins Comprehensive School and Rudry Primary. The local council provide free door to door transport for any of the chosen schools. The surrounding area has some outstanding walks, both on and off the beaten track and is close to the highly regarded Maen Llwyd Inn. Sunnybank Riding School is located near by. Being approximately 4.5 miles from Junction 30 of M4 (Cardiff Gate) and 5.5 miles from A470 (Nantgarw) it enjoys a rural setting, but with excellent commuting options. Lovingly renovated by the current owners to the highest of standards, oozes with charming period features. An internal viewing is essential to appreciate the proportioned accommodation.

Stunning Grade 2 listed, semi-detached period property

Renovated to the highest of standards by the current owners

Spacious, well appointed accommodation oozing with charm and character

Semi rural location, close to Rudy Village

Landscaped gardens to front and rear

Detached outbuilding, offering carports and workshop/storeroom

Three bedrooms to first floor, with two further bedrooms on the second floor

Ideal for equine enthusiasts

Viewing is highly recommended





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The accommodation comprises of a stone built ENTRANCE PORCH with glass panel door, leading into the 'L' shaped RECEPTION HALL (13'3" max narrowing to 8'6" x 18'1" max) this impressive hall has flagstone floors with underfloor heating which continues throughout the ground floor, has a sash window with deep-set sills enjoys views over the front garden and countryside beyond. A beautiful bespoke oak staircase rise to the first floor accommodation. Double doors into cloaks storage cupboard. Exposed ceiling and wall beams. The impressive LOUNGE, (17'2" x 17'11") also with sash

window to front, enjoying the same views as the reception hall, has a wood burning stove set within an exposed stone inglenook fireplace with flagstone hearth and large wooden beam mantle. The fireplace is flanked by an exposed stone recess and a rustic door leading into original spiral staircase to the first floor.

At the rear of the property includes the KITCHEN/DINING ROOM, (16'10" x 17'2" widening to 19'7") this dream of a kitchen area has been designed with not only beauty but practically in mind. The handcrafted, bespoke, traditional 'Shaker style' framed base and island units, 'Belfast' sink unit with mixer tap over. Space and plumbing for a Range cooker, integrated dishwasher, flagstone floors continue via a stable style door into the UTILITY ROOM, (14'2" x 6'11" widening to 9'5") has a further range of fitted units plus space and plumbing for white goods. Off the reception hallway is a large STORE ROOM, currently used as a HOME OFFICE, (6'8" x 7'2"). The property benefits from fibre broadband direct to house, ideal for those working from home. Finally, a CLOAKROOM, (6'3" x 4'4") offers a white two piece suite, including a traditional high level WC.

The first floor, split level LANDING has the oak staircase continuing onto the second floor accommodation. An airing cupboard houses the boiler and pressurised hot water system. BEDROOM 1, (8'9" widening to 11'4" x 17'2") has two windows to front enjoying far-reaching views. An open door way gives access to a walk-in wardrobe (8'9" x 3'7"). The bedroom benefits from an EN-SUITE

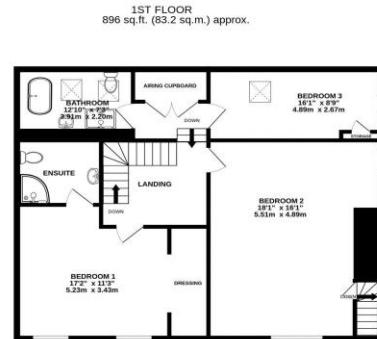
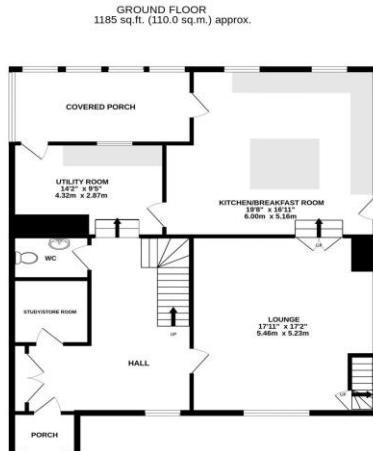
SHOWER ROOM, (6'4" x 7'10") with exposed stone feature fireplace with beamed mantle. BEDROOM 2, (12'2" x 18'2") is a large dual aspect bedroom, with exposed stone feature fireplace and door into the original spiral stairs from the lounge.

BEDROOM 3, (16'5" x 8'9") has a high-pitched ceiling with window to side and skylight to rear, exposed floorboards and a built-in storage cupboard.

The FAMILY BATHROOM, (12'10" x 7'3" widening two, 9'3" Max) also with high pitch ceiling has two skylights to rear, it offers a four piece suite, including a freestanding roll top bath and a fully tiled double shower cubicle.

The second floor landing gives access to bedrooms 4 and 5. BEDROOM 4, (18'2" widening to 21'2" x 17'5") is an impressive room with high vaulted ceiling with visible roofing timbers. Windows to side enjoying far reaching countryside views flank the chimney breast. BEDROOM 5, (17'5" x 7'4") has a velux skylight to rear. Plumbing is in place should a buyer wish to convert this fifth bedroom into a second floor bathroom.

Outside to the front of the property is a south facing lawned garden with flagstone pathways and patio area. The garden is bordered by a privet hedgerow and picket fencing. At the rear is an enclosed garden with lawn and paved areas and a fitted gazebo with space and electrics for a hot tub. There's also a fantastic built in pizza oven for outdoor entertaining. Steps lead down to a generous gravelled parking area. A detached outbuilding offers two carports and an enclosed storeroom which benefits from power and lighting. At the rear is a useful covered storage area.



TOTAL FLOOR AREA: 2644 sq.ft. (245.6 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, fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.

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Directions

From Junction 32 of the M4 travel north along the A470. Take the second exit signposted Caerphilly at the roundabout take the third exit. At the next two roundabout take the second exit. At the third roundabout, take the third exit signposted Newport. Proceed over the first roundabout. The next roundabout take the second exit in the first left onto Rudry Road. After 3/4 of a mile turn left and follow this line. Passing the neighbouring properties with the property will be found at the end of the line on the left hand side.

Tenure

Freehold

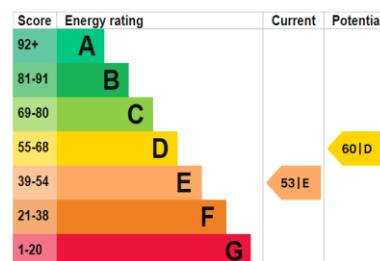
Services

Mains water and electric, cesspit shared with attached property, located in parking area.
LPG Gas.
Council Tax Band F
EPC Rating E

Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be D.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Viewing strictly by appointment through Herbert R Thomas

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