



Penhow Farm,
Rudry, Caerphilly, CF83 3EB

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A unique opportunity to purchase an agricultural holding on the outskirts of the village of Rudry with far reaching views of the Rhymney valley and extensive views of the Bristol Channel from the Farmhouse.

Extending to approximately 95.98 acres (38.84 Hectares) with a 4-bedroom Farmhouse and a useful range of Farm buildings.

- Four-bedroom traditional Welsh Longhouse with large garden curtilage
- 95.98 acres of gently undulating pastureland within a ring fence boundary
- Situated nearby the peak Mynydd y Bwlch benefiting from far reaching countryside views
- Traditional buildings with potential for alternative uses (Subject to planning)

**OFFERS IN THE REGION OF
£1,350,000**

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DESCRIPTION

Located in the picturesque landscape above the traditional village of Rudry, Penhow Farm is an attractive smallholding with a traditional Welsh Longhouse, set within a ringfence block of approximately 98.95 acres of pastureland (38.84 hectares).

Surrounded by Llwyn Hir Forestry, the property offers a unique location with an excellent potential for agricultural, equestrian, recreational and sporting purchasers alike.

SITUATION

Located on the edge of the villages of Rudry (1.8 miles to the west) and Draethen (2.1 miles to the east) and within the County Borough of Caerphilly, the property benefits from good communication links being situated approximately 2.6 miles from the A468 providing access to Junction 28 of the M4 Motorway.

ACCOMMODATION

The accommodation available at Penhow Farm briefly comprises as follows;

Entrance Porch

Utility - A convenient room utilised as a boot room

Downstairs WC - with WC, wash hand basin and shower

Kitchen - A traditional country kitchen with a mix of fitted base and wall units and Rayburn with a view over the land

Lounge - comprising a traditional wood burning stove

Double Bedroom - with fitted cupboard

Double Bedroom - with exposed beams

Double Bedroom - with fitted cupboard

Single Bedroom - with fitted wardrobe

Family bathroom - with window, WC, wash hand basin and fitted bath.

OUTSIDE

The property benefits from a generous, well-maintained garden extending to 0.22 of an acre. The garden is principally laid to lawn with a vegetable patch and trees. The garden is bound by a mix of hedgerows and stock fencing.

The entrance to the property is via a private driveway with gated access through the buildings to a hardcore yard providing adequate parking for a number of vehicles.

FARM BUILDINGS

The property comprises a range of useful agricultural general-purpose buildings located to the north of the farmhouse to include:

Machinery Shed 1 - 17.70m x 7.52m

Machinery Shed 2 - 17.70m x 8.76m

Workshop - 15.67m x 8.95m

Hay Barn - 9.07m x 5.94m

Shed - 9.07m x 4.32m

Nissan Hut - 9.45m x 5.18m

The buildings include an arrangement of steel portal frame construction with a mix of blockwork, corrugated sheeting, and timber cladding. The buildings are easily accessible via the farmyard and majority have concrete flooring throughout.

There are water and electric connections available.

LAND

The land at Penhow Farm extends to approximately 95.98 acres (38.84 ha) and surrounds the farmstead in a ring-fenced block, consisting of 12 well-proportioned parcels with internal access between.

The land is bound by mature hedgerow and stock fencing and surrounded by forestry providing a beneficial shelterbelt. We understand there is water available to all parcels as well as a natural pond available in the northern parcel providing a useful natural water supply.

All land is accessible via the Farmstead with roadside gated access off the adjoining highway known as Cwmnofydd Lane being available to the most northerly field parcel.

The land has been well maintained and its location would offer an appealing opportunity to equestrian and amenity purchasers with extensive hacking routes surrounding Penhow Farm.

FIELD SCHEDULE

Reference	OS Field No	Area	
		Acres	Hectares
1	ST 2087 2462	20.71	8.38
2	ST 2087 3931	3.63	1.47
3	ST 2087 3975	20.17	8.16
4	ST 2087 5928	0.74	0.30
5	ST 2087 5934	6.87	2.78
6	ST 2087 5977	17.89	7.24
7	ST 2087 6625	3.58	1.45
8	ST 2087 6854	4.08	1.65
9	ST 2087 6917	5.41	2.19
10	ST 2087 7434	0.84	0.34
11	ST 2087 7742	4.84	1.96
12	ST 2087 8327	7.22	2.92
Total		95.98	38.84

ENTITLEMENTS

The land is registered with the Welsh Government for Basic Payment Scheme (BPS). The farm is not in any Agri / environmental schemes. Entitlements are available by separate negotiations.

BOUNDARIES

The purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendor nor the Agent should be required to produce evidence as to the ownership of the boundaries.

LOTING & RESERVE

Available as a whole – Offers in the Region of £1,350,000.

It is anticipated that the property will be offered as shown but the Vendor reserves the right to withdraw, alter or amend the extent of the property being offered.

TENURE

Freehold with vacant possession upon completion.

SERVICES

The Farmhouse benefits from mains electricity connections and private water supply in the form of a borehole. The property is heated by the multi-fuel Rayburn. The drainage is via a septic tank.

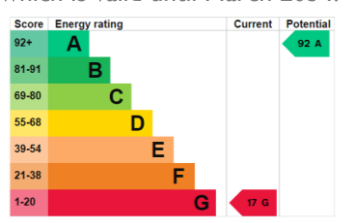
Affixed to the east and west elevations of the Farmhouse there is transmitter and receiver. A reduced rate paid for internet connections to reflect the apparatus being in situ.

COUNCIL TAX BAND

Band F

EPC

Penhow Farm has an EPC Energy Rating as Band G which is valid until March 2034.



LOCAL AUTHORITY

Caerphilly Borough Council: 01443 815 588

DIRECTIONS

When heading east from Rudry, passing the Parish Hall on your left, continue until you reach the 'T' junction at the end of this road. Turn left and left immediately after the Maenllwyd Inn. Follow this single-track road for approximately 0.7 miles passing Dan-y-Graig Farm on your left-hand side. Continue along this track which will bring you to Penhow Farm.

If using the What Three Words Application:/// herb.sugars.until

VIEWING

Strictly by appointment
David James Magor: Tel 01633 880220

FARM MACHINERY

Farm machinery is available by separate negotiation. Please contact the Agents for a Machinery Schedule.



PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.





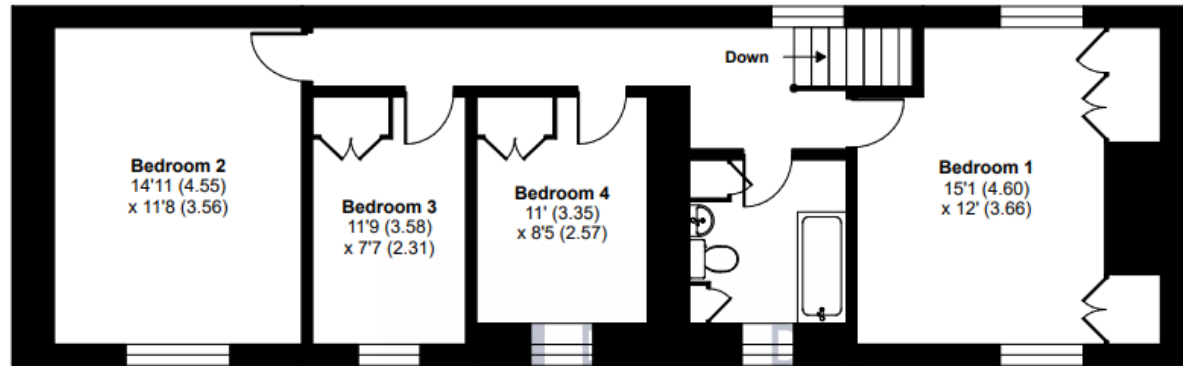
Penhow Farm, Rudry, Caerphilly, CF83

Approximate Area = 1631 sq ft / 151.5 sq m

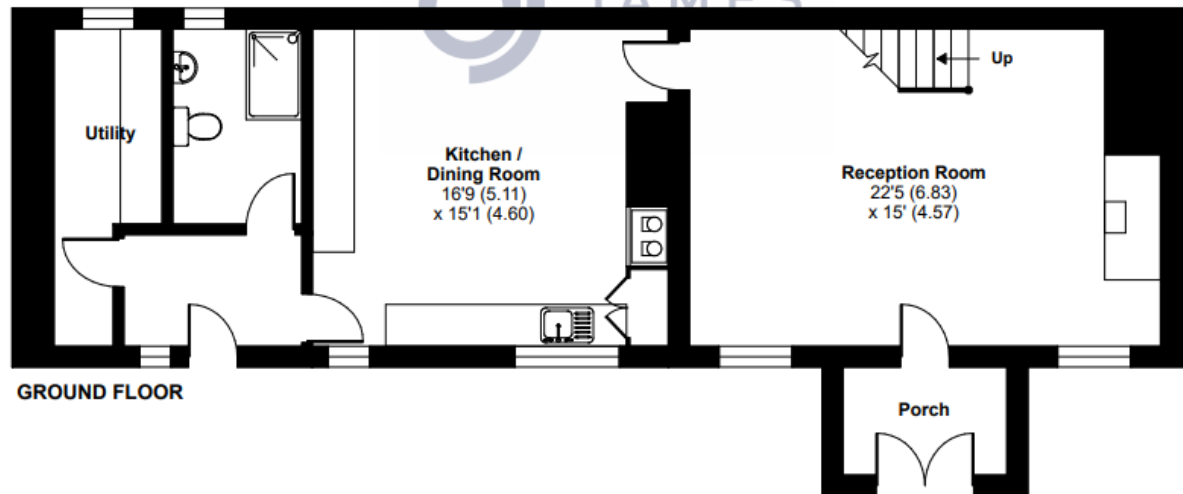
Outbuilding(s) = 6309 sq ft / 586.1 sq m

Total = 7940 sq ft / 737.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for David James. REF: 1098012

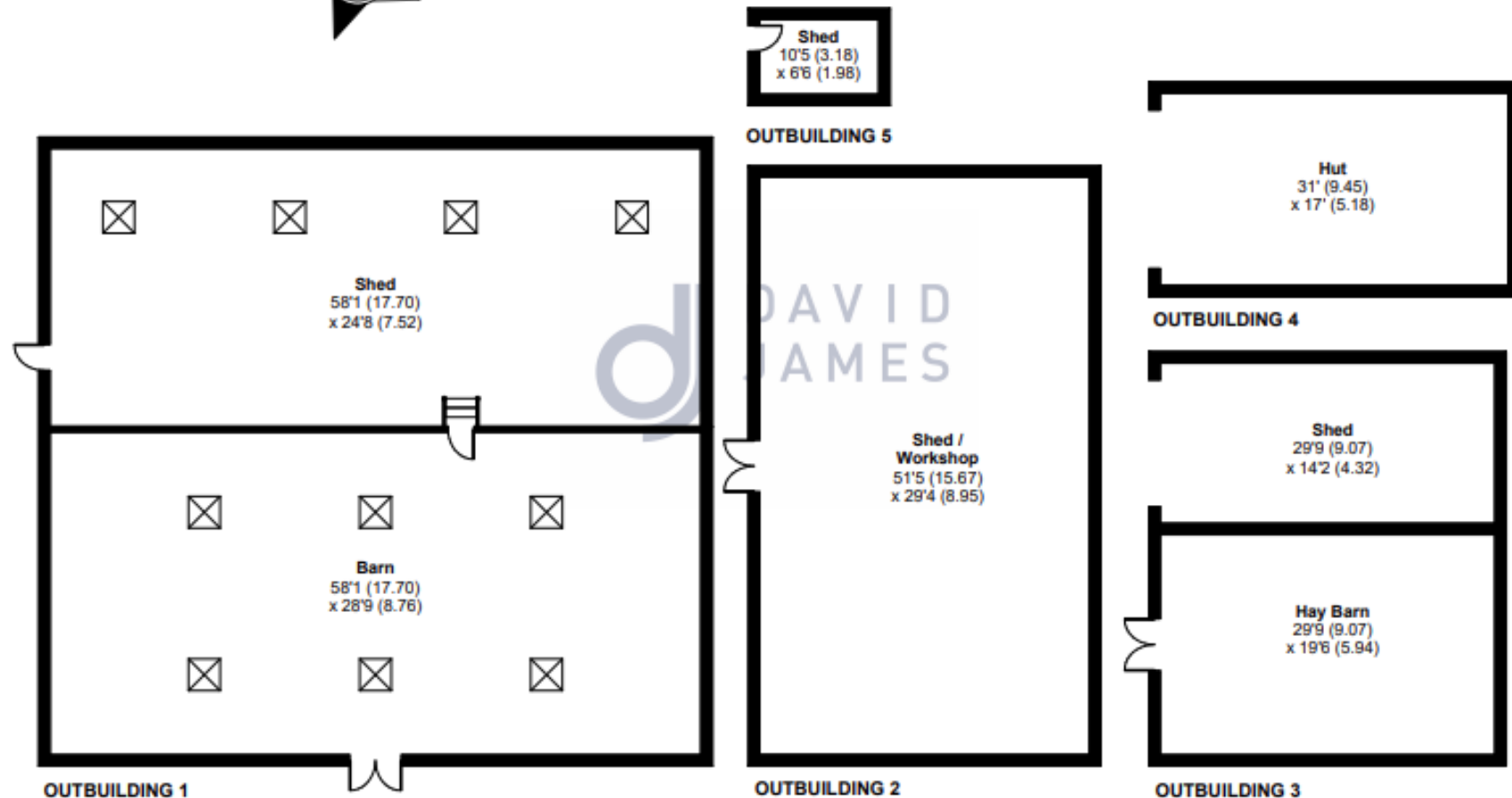
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Certified
Property
Measurer

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