



Penhow Farm,
Rudry, Caerphilly, CF83 3EB

 **DAVID JAMES**

Penhow Farm

Rudry, Caerphilly, CF83 3EB

A unique opportunity to purchase a rural holding on the outskirts of the village of Rudry, with far reaching views across the Rhymney Valley and extensive views of the Bristol Channel from the farmhouse.

The property includes a four-bedroom farmhouse together with a useful range of general-purpose agricultural outbuildings set within its own grounds extending in total to approximately 95.98 acres (38.84 ha).

- Four-bedroom, traditional Welsh Longhouse extended to provide additional accommodation with large garden curtilage
- Practical outbuildings with potential for alternative uses (subject to planning)
- Approximately 95.98 acres (38.84 ha) of gently undulating pastureland within a single ring fence boundary
- Situated near to the peak Mynydd y Bwlch, enjoying far reaching countryside views

OFFERS IN THE REGION OF
£1,280,000

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DESCRIPTION

Situated in the picturesque landscape above the sought-after village of Rudry, Penhow Farm presents an attractive rural holding including a traditional Welsh Longhouse offering four-bedroom accommodation together with a practical selection of outbuildings centred around approximately 98.95 acres (38.83 ha) of pastureland within a single ring-fence boundary.

The property benefits from an elevated position, with exceptional views across the Rhymney Valley and Bristol Channel, enjoying a peaceful setting in the heart of the idyllic countryside and surrounding the Llwyn Hir Forestry.

The unique location of the property creates excellent opportunities for agricultural, equestrian, recreational, amenity and sporting uses (subject to planning).

SITUATION

Penhow Farm is located between the rural villages of Rudry (1.8 miles west) and Draethen (2.1 miles east), within the County Borough of Caerphilly.

The property benefits from a desirable countryside position, whilst maintaining good communication links being only 2.6 miles from the A468 which provides access to the A48 and Junction 28 of the M4 Motorway (6.8 miles). Junction 30 of the M4 Motorway Network is closer being only 3.7 miles distant.

ACCOMMODATION

The accommodation available at Penhow Farm briefly comprises the following:

Ground Floor

Entrance Porch

Entrance Hallway

Utility – a convenient room utilised as a boot room and pantry
WC – with WC, wash hand basin and fitted shower

Kitchen – traditional country kitchen with Rayburn and fitted base and wall units overlooking the garden and pastureland

Lounge – with traditional wood burning stove

First Floor

Landing

Double Bedroom – with fitted cupboards

Double Bedroom – with fitted cupboard

Double Bedroom – with fitted cupboard

Single Bedroom – with exposed beams

Bathroom – with WC, wash hand basin and fitted bath

OUTSIDE

The farmhouse benefits from a generous, well-maintained garden extending to approximately 0.22 acres, which overlooks the wider land holding. The garden is principally laid to lawn with a small patio area, vegetable patch and mature trees, and is bound by a combination of hedgerows and stock fencing.

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

OUTBUILDINGS

A number of practical, general-purpose outbuildings are conveniently centred around the hardstanding farmyard, just north of the farmhouse. They include:

Machinery Store 1 – 17.70m x 7.52m

Machinery Store 2 – 17.70m x 8.76m

Workshop – 15.67m x 8.95m

Hay Barn – 9.07m x 5.94m

Storage Shed – 9.07m x 4.32m

Nissen Hut – 9.45m x 5.18m

The buildings comprise predominantly of steel portal frame construction with a combination of blockwork walls, corrugated sheeting and timber cladding. The buildings are easily accessible from the farmyard and generally benefit from concrete flooring throughout.

LAND

The land included with Penhow Farm extends to approximately 95.98 acres (38.84 ha) and surrounds the farmhouse, yard and buildings. The land forms a single ring-fenced unit, separated into 12 well-proportioned parcels with internal access between allowing for ease of management.

The land is bound by a combination of stock fencing and mature hedgerows, with the surrounding Llwyn Hir Forestry also providing a beneficial shelterbelt.

The position of the farmstead lying central to the holding enables convenient access to the land parcels. There is a secondary gated access from the adjoining highway known as Cwmnofydd Lane to the most northerly field parcel.

The land is in good heart, having been well maintained, and its setting provides an attractive opportunity for agricultural purchasers as well as equestrian and amenity with extensive hacking routes available directly from the farm and in the surrounding areas.

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 on the Rural Land Register for the Basic Payment Scheme (BPS) and entitlements are available by separate negotiation.

The holding is not entered into any Agri/environmental schemes.

TENURE

Freehold with vacant possession upon completion.

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

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.

SERVICES

The farmhouse benefits from mains electricity connections with a private water supply in the form of a borehole and private drainage to a septic tank. The dwelling is heated by way of a multi-fuel Rayburn.

The internet is supplied by a 4G-based system that delivers a strong signal.

The outbuildings have water and electricity connections.

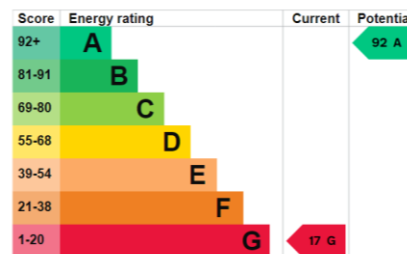
The land parcels have water connections, being served by individual tanks. There are natural watercourses crossing parts of the land including a pond in the northern parcel.

COUNCIL TAX BAND

Band F.

EPC

Band G.



LOCAL AUTHORITY

Caerphilly County Borough Council – 01443 815 588

DIRECTIONS

From Rudry, heading east and passing the Parish Hall on your left, continue to the 'T' junction at the end of the road. Turn left and then immediately left just after the Maenllwyd Inn. Continue along the single-track road for approximately 0.7 miles passing Dan-y-Graig Farm on your left-hand side, which will lead you to the gated entrance to Penhow Farm.

What Three Words:///herb.sugars.until.

VIEWING

Strictly by appointment with the Agents David James. Please telephone the Magor Office on 01633 880220.

GUIDE PRICE

Available as a Whole – Offers in the Region of £1,280,000.

FARM MACHINERY

A selection of farm machinery is available by separate negotiation. Please contact the Agents for a Machinery Schedule.



Ref: 6805

Date: February 2026

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.





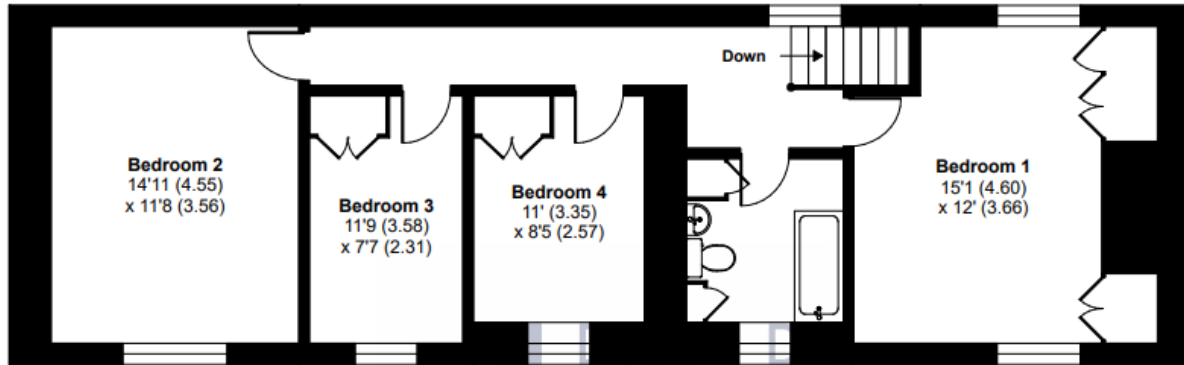
Penhow Farm, Rudry, Caerphilly, CF83

Approximate Area = 1631 sq ft / 151.5 sq m

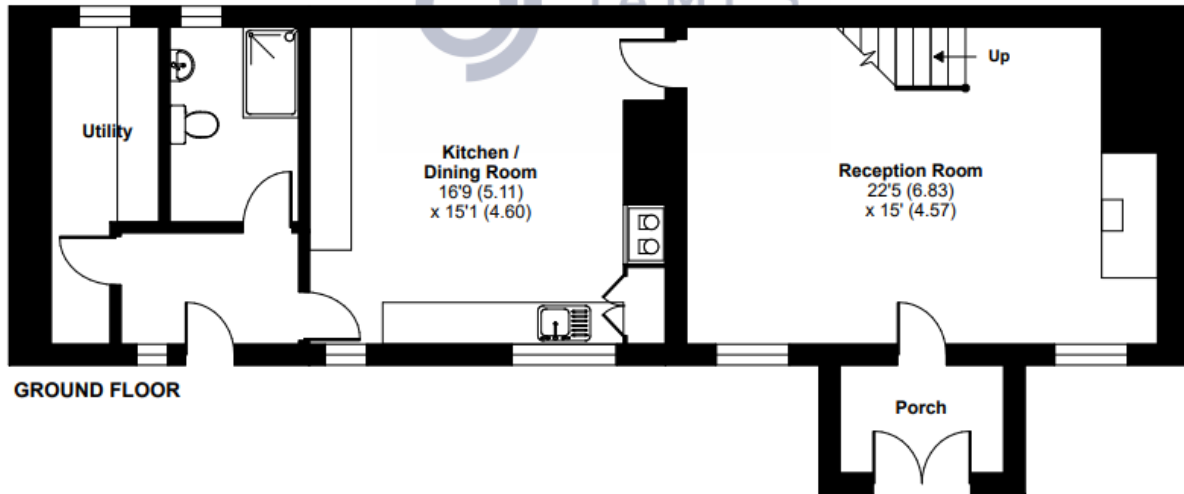
Outbuilding(s) = 6309 sq ft / 586.1 sq m

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). © nitchecom 2024. Produced for David James. REF: 1098012

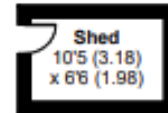
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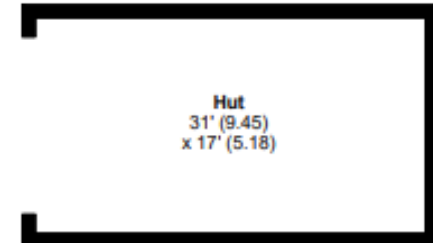
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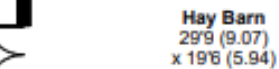
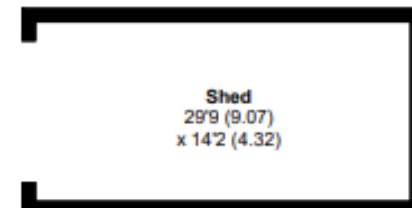
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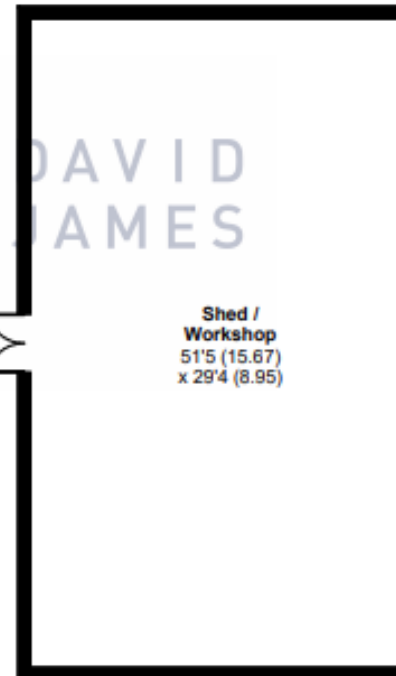
OUTBUILDING 5



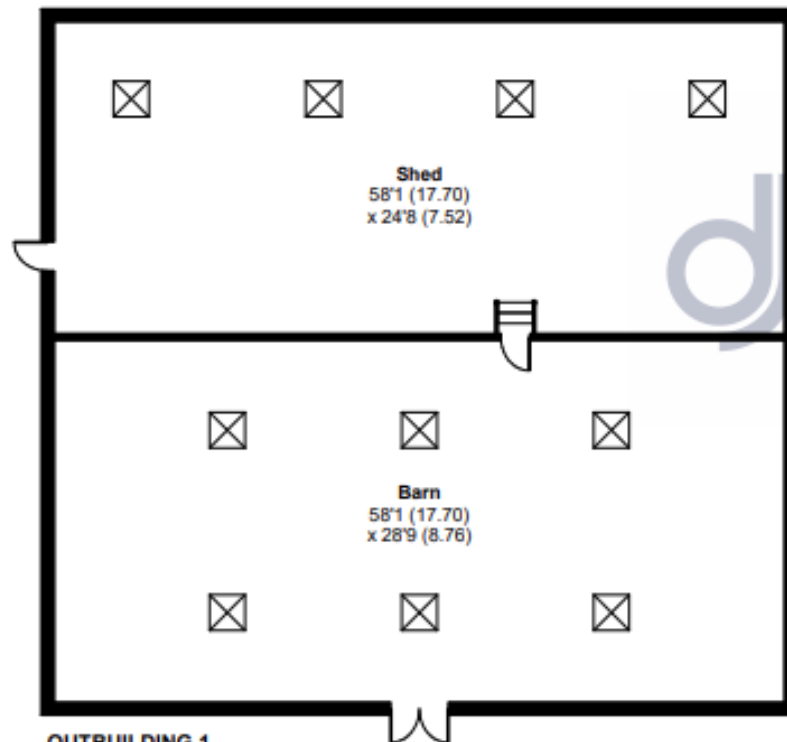
OUTBUILDING 4



OUTBUILDING 3



OUTBUILDING 2



OUTBUILDING 1



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