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The Old Barn Pandy Mawr Road, Bedwas Caerphilly

£750,000

 peter
alan

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About the property

Nestled within stunning surroundings and occupying a generous plot, The Old Barn is a truly unique farmhouse offering a rare opportunity for those seeking a lifestyle property with land, stables, and character in abundance.

This delightful home has been thoughtfully maintained, retaining many of its traditional features including high ceilings with exposed wooden beams that add warmth and character throughout. The spacious accommodation is perfectly suited to family living whilst preserving the charm expected from a property of this nature.

The ground floor provides versatile living space with a welcoming feel and a layout that effortlessly flows from room to room. The kitchen and living areas create the perfect setting for both everyday family life and entertaining guests.

The property offers three generous double bedrooms alongside two well-appointed bathrooms. A particular highlight is the stunning family bathroom, featuring a beautiful freestanding bath that creates a luxurious focal point and offers the perfect place to unwind. Velux windows flood the upstairs with natural light, enhancing the sense of space and showcasing the property's character features.

Externally, The Old Barn continues to impress. The extensive grounds have been lovingly maintained and provide endless possibilities for smallholding aspirations or simply enjoying the peace and tranquillity of the surrounding countryside.

Accommodation

Entrance Hallway/Study

A spacious and welcoming entrance hall/study that serves as the main entrance to the property. Offering generous proportions and excellent versatility, this impressive space is ideal for use as a home office, reading area, or additional reception space. Filled with natural light, it creates a wonderful first impression and provides a practical yet elegant introduction to the home.

Living Room

A spacious and characterful living room featuring high ceilings with exposed ceiling beams and a charming log burner set within an attractive fireplace, creating a warm and inviting focal point. Double doors open directly onto the surrounding land, while enjoying far-reaching views across the adjoining fields, allowing plenty of natural light to flood the room and seamlessly connecting indoor and outdoor living.

Dining Room

A truly impressive dining room that serves as the grand focal point of the property. Rich in character, the room boasts original features including high ceilings with exposed wooden beams, adding warmth and charm throughout. Its generous proportions provide an ideal setting for formal dining and entertaining, while a staircase rising to the first floor enhances the room's striking sense of space and grandeur.





Kitchen

A generously sized kitchen offering an excellent range of fitted units and workspace, centred around a substantial table that provides the perfect space for cooking, dining, and entertaining. Flooded with natural light, the room enjoys direct access to both the driveway and patio, creating a practical and versatile hub of the home.

Downstairs Shower Room

A spacious ground floor shower room, thoughtfully designed with practicality in mind. Featuring a large walk-in double shower, the room offers generous proportions and ample space for comfortable everyday use. Conveniently located on the ground floor, it is a valuable addition to the property.

Stairs To First Floor

Bedroom 1

A charming and spacious principal bedroom brimming with character, featuring original exposed beams and traditional farm doors that celebrate the property's heritage. Enjoying beautiful views across the surrounding countryside, this impressive room offers a peaceful and relaxing retreat with plenty of space for bedroom furnishings.



Bedroom 2

A spacious double bedroom full of charm and character, featuring attractive exposed beams that add warmth and personality to the room. Offering ample space for a range of bedroom furnishings, this inviting room provides comfortable accommodation while retaining the property's original countryside appeal.

Bedroom 3

A well-proportioned double bedroom offering comfortable and versatile accommodation. Benefiting from ample space for a double bed and additional furnishings, this bright and inviting room is ideal as a guest bedroom, children's room, or additional principal accommodation. Retaining the property's welcoming feel, it provides a peaceful and practical living space.

Upstairs Bathroom

A beautifully appointed family bathroom, perfectly capturing the property's countryside charm. Featuring a stunning freestanding bath positioned to take full advantage of the gorgeous rural views, this elegant space provides the perfect setting to relax and unwind. Combining character, comfort, and a tranquil



atmosphere, the bathroom offers a luxurious retreat while complementing the home's traditional appeal.

Garden/Outdoor Space

The property enjoys extensive, well-maintained grounds that offer a wonderful sense of privacy and seclusion. A large patio provides the perfect space for outdoor dining, entertaining, and enjoying the surrounding countryside. The grounds also include charming old stables, adding character and potential for a variety of uses. A generous driveway offers ample parking for multiple vehicles, while the mature and beautifully kept land further enhances the appeal of this exceptional rural property.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead



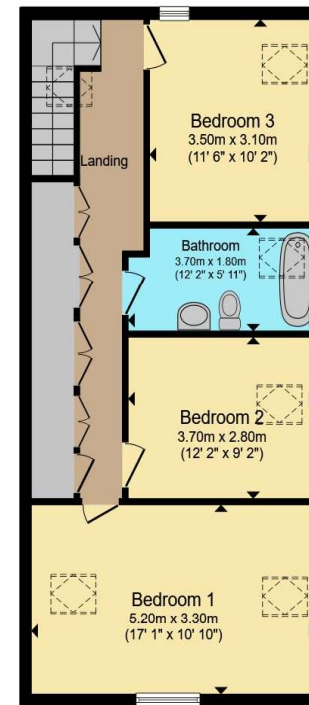


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Ground Floor



First Floor

Total floor area 161.4 m² (1,737 sq.ft.) approx

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