



# Llwyn Arfon Farm

Pen-Rhiw-Gwaith Lane, Hollybush  
Blackwood, NP12 0ST

A beautiful & distinctive five bedroom rural residence with traditional outbuildings, stabling and paddocks, forming an appealing property for rural and equestrian purchasers

- Detached five bedroom traditional farmhouse residence • Superb views •
- Potential for self-contained accommodation • Detached traditional stone barn •
- Extensive stabling and paddocks • In all approximately 12.21 acres •



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Llwyn Arfon Farm forms a beautiful five bedroom detached farmhouse residence, with versatile accommodation, and situated in an attractive position with far reaching views over open countryside.

The property would greatly appeal to equestrian or rural property purchasers as the residence sits centrally in its land holding which extends to just over 12 acres. An impressive detached traditional stone barn offers scope for potential conversion (subject to obtaining the necessary consents) along with several stable buildings and ring fenced grazing paddocks.

Markham Village – 1.5 miles • Hollybush – 3.8 miles  
Blackwood – 5.0 miles • Cardiff – 20 miles

## Location & Situation

Llwyn Arfon Farm enjoys a convenient and accessible location a short distance from the village of Markham, which has a host of local facilities and amenities including retail outlets, medical centre and primary school.

Further extensive facilities and amenities are situated in the neighbouring settlements of Hollybush, Bargoed and Blackwood. Road and rail services are convenient with the A469 at Bargoed and A467 at Blackwood connecting to the main South Wales road networks. A direct rail service to Cardiff is located close by at Bargoed.



## Llwyn Arfon Farm Residence

The original traditional farmhouse is believed in part to date back to the 1700's and was further extended around 1900. The farmhouse has a very attractive and appealing character with modern slate roof, rendered elevations and uPVC double glazed Georgian style windows.

The well-presented accommodation is set out over two floors with five first floor bedrooms accessed from three independent landings.

**Entrance Hallway** (5.18m x 1.83m) with impressive solid wood entrance door, solid wood floor, entrance door to dining room and kitchen with spindle balustrade staircase to first floor;

**Dining Room** (5.80m x 5.22m) a charming double aspect room with solid wood floor, character fire place with cast iron surround and stone hearth; double radiators and windows to front and side aspect;

**Study** (4.79m x 2.70m) with window to rear aspect;

**Bathroom** located off main hallway with cast iron bath, pedestal wash hand basin, WC and ceramic tiled floor;

**Kitchen** (4.83m x 4.41m) attractive farmhouse style kitchen with range of wall and base units and character features such as solid fuel Aga range cooker situated within large inglenook fireplace and inset Belfast sink; windows to front and rear aspects; traditional flagstone floor;



**Sitting Room** (7.32m x 4.84m) attractive exposed stone walls with cast iron multi-fuel stove burner and solid flagstone floor; attractive character features and cast iron spiral staircase to first floor landing; door through to garden room;

**Breakfast Room** (4.76m x 3.56m) attractive breakfast room or third reception room with potential for additional bedroom/home office/leisure room with potential for conversion (subject to the necessary consents) to self-contained studio accommodation; traditional features and French doors opening to front courtyard;

**Bathroom 2** (4.01m x 3.71m) with shower cubicle, WC & Basin;

The first floor accommodation is accessed from three independent staircases, offering excellent versatility for any multi generation living or separate teenage bedrooms;

**First floor Landing 1** – stone spiral stairs from Kitchen to Bedroom 1 providing a wonderful Bedroom/Office/Guest Suite;

**Bedroom 1** (7.42m x 4.92m) extensive double bedroom with high vaulted ceiling and exposed beams, two double radiators and windows to front and rear aspect;

Stairs up from entrance hallway to bedrooms 2 & 3;

**Bedroom 2** (4.52m x 4.21m) charming double bedroom with double windows to front aspect over courtyard garden, double radiator, panelled ceiling, built in over stairs wardrobe, Victorian character fireplace;

**Bedroom 3** (5.24m x 3.20m) double bedroom with two PVC windows overlooking courtyard gardens and side lawned gardens;

Spiral staircase from Sitting Room to landing area serving bedrooms 4 & 5;

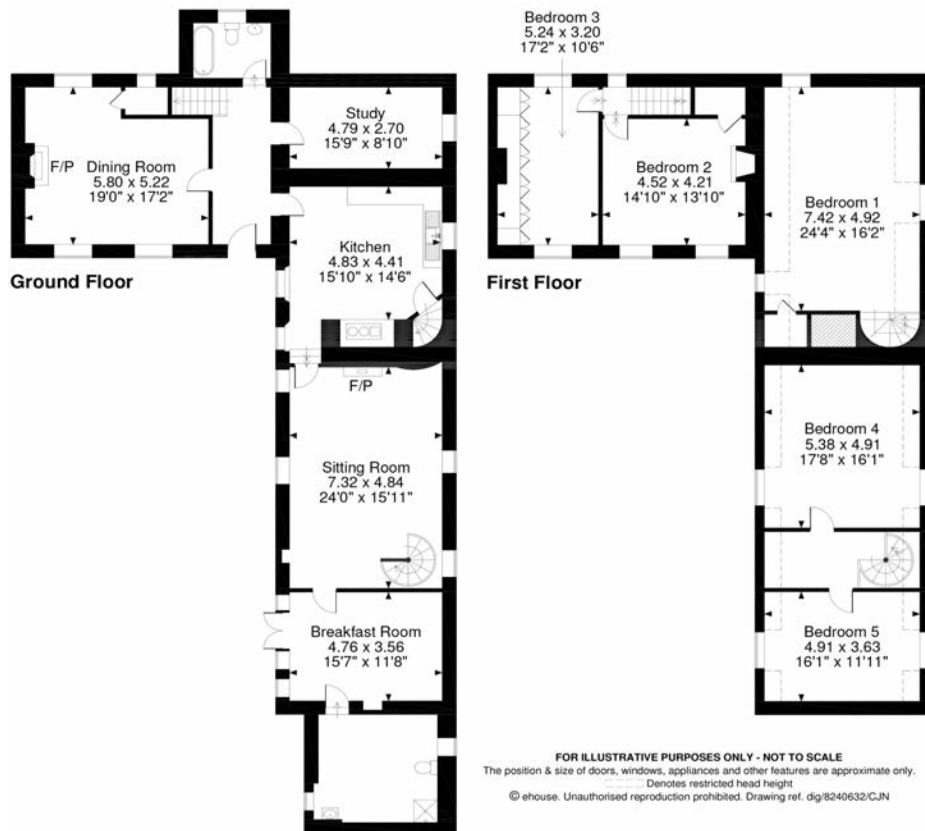
**Bedroom 4** (5.38 m x 4.91m) double bedroom with high vaulted ceilings and exposed beams, radiator and windows to front and rear aspect;

**Bedroom 5** (4.91m x 3.63m) double bedroom with high vaulted ceilings and exposed beams, radiator and windows to front and rear aspect.





## Llwyn Arfon Farm Residence Accommodation



## Gardens

To the front aspect of the property are extensive and attractive landscaped grounds, mainly laid to lawn with an enclosed terraced formal garden enclosed with natural dry stone walls. An extensive courtyard area to the front aspect of the farmhouse provides plentiful parking and is accessed via a gated tree lined private drive. A useful garden store/workshop is attached to the eastern elevation of the farmhouse and accessed from the courtyard garden. The garden and grounds form a wonderful and attractive setting around the farmhouse and outbuildings. Stunning views over open countryside can be enjoyed from the sun terrace to the front aspect of the farmhouse.



## Traditional Stone Hay Barn

A spacious and attractive traditional detached stone hay barn is situated alongside the private entrance drive and currently offers excellent storage with potential for further stabling or possible conversion (subject to obtaining the necessary planning consents) to alternative uses, such as a holiday cottage, or residential let.



## Stabling

Alongside the entrance drive adjacent to the front courtyard is a stone built stable building housing two separate loose boxes and offering extensive scope for conversion to alternative uses. A further block built stable block containing four separate loose boxes fronts towards one of the adjacent paddocks. A further block built detached stable block housing two separate loose boxes is situated within one of the paddocks.



## Paddocks

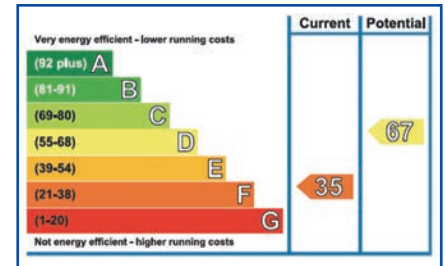
Several excellent grazing paddocks, which are all interconnected, wrap around the centrally positioned farmhouse and outbuildings/stabling. There is excellent access from the paddocks to the entrance drive and courtyard.

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## Energy Performance Certificate



## Services

Llwyn Arfon Farm is connected to mains electricity. Water is via a private supply. Central heating and hot water is provided by the solid fuel AGA and log burner situated in the Sitting Room. Foul drainage to septic tank.

## Fixtures & Fittings

All internal fixtures and fittings are excluded from the sale, however may be available by separate negotiation.

## Tenure

Freehold with vacant possession upon completion.

## Local Authority

Caerphilly County Borough Council.

Llwyn Arfon Farm is listed as Band F for Council Tax.

## Wayleaves, Easements & Rights of Way

The property will be sold subject to, and with the benefit of, all existing Wayleaves, Easements and any Public and Private Rights of Way, that currently exist, whether these are specifically referred to in these particulars or not.

## Directions

From the village of Markham proceed west along Pantycelyn Road and turn right (3rd exit) at the mini roundabout and proceed north out of the village passing the Welsh Water site on the right. Proceed along this lane until reaching an open area where an adjoining lane meets and crosses in a fork.

Keep right and take the right-hand fork. Follow this lane for a short distance and take the third entrance on your right. A drystone wall marks the junction. This is Pen-Rhiw-Gwaith Lane. Llwyn Arfon Farm is the first entrance on the left after a short distance.

## Viewings

Viewings are strictly by appointment with the selling agent.

Please contact Powells: 01600 714140.



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