



# PANT-Y-TRWYN

MYNYDDISLYWN | NEWPORT











## PANT-Y-TRWYN

PANY-Y-TRWYN | NEWPORT | NP11 7BB

PANT-Y-TRWYN OFFERS A VERY ATTRACTIVE AND PREMIUM COUNTRY PROPERTY SET IN AN ACCESSIBLE, YET PRIVATE, RURAL LOCATION WITH ELEVATED FAR REACHING VIEWS ACROSS THE SIRHOWY VALLEY.

*Pant-y-Trwyn is a unique and immaculate property constructed by the current vendor in 1996 yet of traditional character with a 'Cotswold appearance'. Set in 19 acres of beautiful land it benefits from its own private meandering driveway, woodland, pastureland along with a substantial versatile outbuilding with stabling, garaging, hayloft and storage areas. An impressive and uninterrupted outlook across the Sirhowy Valley complete what is an appealing landed rural residence.*

Four bedroom premium rural residence • Accommodation extending in total to over 2626 sq ft • Constructed in 1996 of traditional character with a 'Cotswold appearance' • Spacious four bedroom residence with four accompanying ensuite bath/shower rooms • Character features throughout • Hardwood skirting boards and architraves • Substantial versatile outbuilding with excellent potential for multiple uses • Ring fenced parcel of grazing paddocks and woodland

Over 19 acres • Excellent position close to local amenities

Stunning far reaching views across the Sirhowy Valley and Brecon Beacons.

Pant-y-Trwyn Residence:

Entrance Porch • Entrance Hall • Cloakroom • Kitchen/Breakfast Room  
Open Plan Dining Room/Sitting Room • Living Room • Utility • Cloakroom  
WC • Four Spacious Bedrooms • Four En-Suites Bathrooms • Study/Office  
Character Outbuilding Block • Three Loose Boxes • Double Bay Garage • Hay Loft  
Tractor Storage • Loft Storage • Tack Room

In all approximately 19.38 acres.

M4 Junction 28 8.3 miles • Risca 3.5 miles • Newbridge 4 miles • Newport 9.5 miles • Cwmbran 12 miles • Cardiff 19 miles • Abergavenny 21 miles

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.



## LOCATION & SITUATION

Pant-y-Trwyn benefits from a quiet, secluded position away from the public highway and is served by its own private entrance and driveway. There are no immediate neighbours overlooking the property and it enjoys excellent levels of privacy.

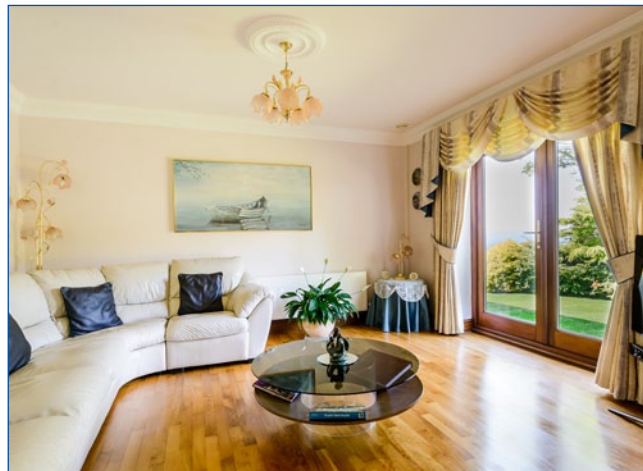
Situated in an accessible location, the property benefits from splendid views over open countryside. Newbridge, Cwmcarn and Risca are all easily accessible nearby, with the Council maintained lane leading to Wattsville providing an easy connection to the regional road networks and to the M4 J.28, Newport, Cardiff or Swansea.

Amenities are a short drive away in the surrounding villages and include supermarkets, newsagents, public houses, a local post office, train station and primary and secondary schools. Further and more extensive amenities can be found at Cwmbran, Newport and Cardiff.

Those looking for outdoor pursuits will find good out-riding and plenty of trails from the property. Sirhowy Valley Country Park is also nearby and runs a variety of events throughout the year. Please view the web page for Sirhowy Valley Country Park for a full profile of the wide range of local attractions and facilities: <http://your.caerphilly.gov.uk/countryside/parks/sirhowy-valley>.







## THE PROPERTY

Pant-Y-Trwyn offers a well-appointed, spacious and light country residence with fabulous character including stabling, garaging and storage. The property has been designed to take advantage of the surrounding landscape and the rooms benefit from this with appealing outlooks across open countryside. Matching the Cotswold character of the main residence, the substantial and versatile outbuilding would suit conversion into additional accommodation or for a home based business, subject to the necessary consents.

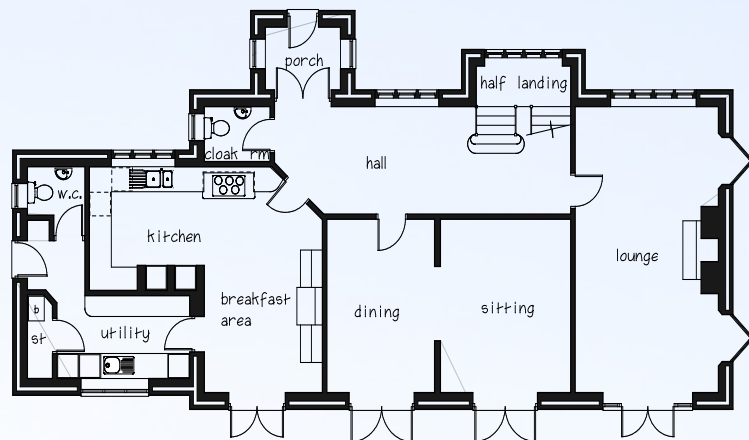
Constructed by the current owners in 1996 and of traditional character with a stone tiled roof, stone quoins and mullioned windows, the 'Cotswold appearance' offers excellent appeal. Well insulated with oil fired central heating and hot water with designer radiators throughout. The property also has the benefit of a heat recovery and ventilation system and alternative under floor heating to the ground floor. The residence has many attractive features including triangular oriel windows, solid hardwood moulded skirtings and architraves, hardwood double glazed windows and external doors and a combination of solid beech, slate and ceramic flooring. There are also bespoke coved ceilings, solid reclaimed oak beams, a bespoke stone fireplace, low voltage down lights and fitted wardrobes to three of the four bedrooms. The spacious and light two storey accommodation extends to approximately 2626 Sq. ft.

An Entrance Porch leads to a spacious Entrance Hall that connects the majority of the ground floor rooms including; a fully tiled Cloakroom; spacious Kitchen with Breakfast Area and fitted appliances; combined Dining and Sitting Room with open plan connecting arch; triple aspect Living Room with feature bespoke stone fireplace. The Utility has plumbing and space for white goods and leads to the WC and Boiler Room. Stairs with a split level landing lead up to the First Floor Galleried Landing and Four Double Bedrooms all with superb Ensuite Facilities and a Study/Office accessed via Bedroom 3. A fully boarded loft is also accessed via a ceiling hatch.

A substantial and attractive stone outbuilding matches the main property in construction and character. This provides excellent potential for ancillary residential use to the main dwelling for further guest/family accommodation or a home based business (subject to planning). It benefits from cavity wall construction, power, light, drainage, a water supply, security system and dual access. A feature hay loft tower with three high level external doors sits centrally in the 'I' shaped building that comprises two car garage bay with electric opening doors, three loose boxes with timber stable doors, internal tack room, tractor storage bay, hay loft, loft external field shelter.

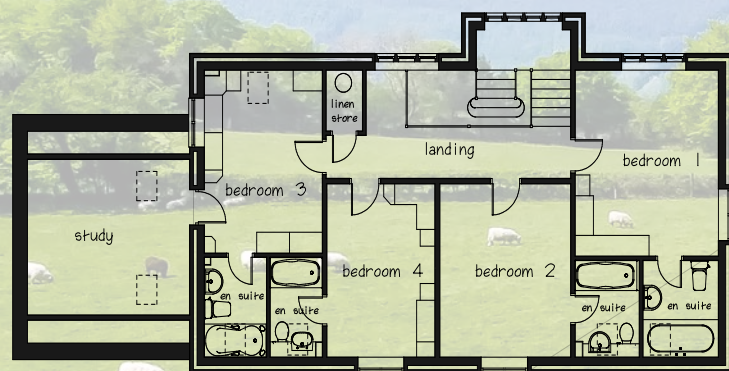


## ACCOMMODATION

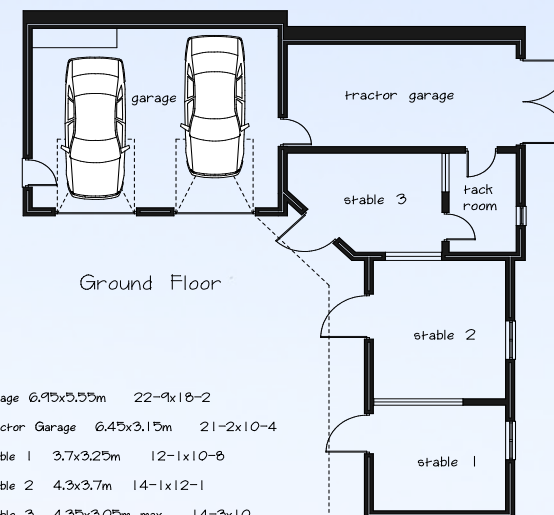


Ground Floor Plan

Internal Floor Area 244m<sup>2</sup> approx  
 Porch 2x1.5m 6-6x4-11  
 Hall 8x2.5m max 26-3x8-2  
 W.C. off hall 1.8x1.3m 5-11x4-3  
 Lounge 6.8x3.9m 22-4x12-10  
 Sitting Room 4.15x3.55m 13-7x11-7  
 Dining Room 3.55x2.65m 8-8x11-7  
 Kitchen/Breakfast Room 6x5.4m max 19-8x17-8  
 Utility Room 3.6x2.0m 11-9x6-6  
 W.C. off utility 1.55x1.15m 5-1x3-9  
 Landing 6.7x2.6m 21-11x8-6  
 Bedroom 1 4.45x3.9m 14-7x12-9  
 en suite 2.3x2.05m 7-6x6-8  
 Bedroom 2 4.15x3.55m 13-7x11-7  
 en suite 2.3x1.75m 7-6x5-9  
 Bedroom 3 4.4x3.2m 14-5x10-6  
 en suite 2.4x1.7m 7-10x5-7  
 Bedroom 4 4.15x2.95m 13-7x9-8  
 en suite 2.4x1.4m 7-10x4-7  
 Study 4.45x3.7m 14-7x12-1

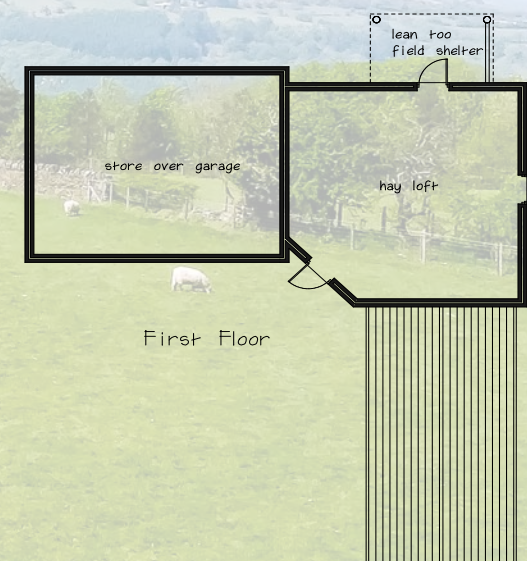


First Floor Plan



Ground Floor

Garage 6.95x5.55m 22-9x18-2  
 Tractor Garage 6.45x3.15m 21-2x10-4  
 Stable 1 3.7x3.25m 12-1x10-8  
 Stable 2 4.3x3.7m 14-1x12-1  
 Stable 3 4.35x3.05m max 14-3x10  
 Tack Room 3.05x1.9m 10x6-3  
 Hay Loft 6.45x6.45m 21-2x21.2  
 Store over Garage 6.95x5.55m 22-9x18-2



First Floor





## GARDENS & LAND

The entrance to the property is from the council maintained road, leading directly from Wattsville/Pontllanfraith, over cattle grid and through five bar wooden gate. A private meandering drive leads down to a sweeping paved driveway and parking area that encircles a central edged lawn feature and provides access to the property and outbuilding.

The gardens are beautifully landscaped and laid mainly to lawn with shrub borders to the front and rear. A paved sun terrace to the rear takes full advantage of the views across the Sirhowy Valley whilst also offering excellent privacy. To the front of the property a feature water well dating back to the 17th Century is set behind a drystone retaining wall.

The grounds comprise well laid out grazing paddocks extending in total to approximately 19 acres, wrapping around the residence and enclosed often with attractive and established shelter belt plantings containing Scots Pine, Beech and other well established trees. Further woodland can be found to the West of the property which provides excellent amenity appeal. The grounds and land form an excellent ring fenced parcel around the residence, providing for further privacy.

An unused bore hole is situated on the land making it ideal for any purchaser to reinstate this and to utilise private water, or to supply water to troughs on the land itself, if they so wish.

In all Pant-y-Trwyn sits within a stunning parcel of countryside extending to approximately 19.38 acres.





## KEY INFORMATION

**Wayleaves, Easements & Rights of Way:** The property is offered with all existing wayleaves, easements and all private and public rights of way or other such rights, whether these are specially referred to in these Particulars or not. A public footpath crosses the paddocks. A bridleway also crosses part of the entrance drive and provides excellent scope for out-riding.

**Services:** Mains electricity & water, private drainage via septic tank. Oil central heating.

**Fixtures & Fittings:** Only those items specifically mentioned in these Particulars will be included in the sale, the remainder are excluded from the sale, however may be available by separate negotiation.

**Council Tax Band:** G

**Local Authority:** Caerphilly County Council. Contact 01443 815588.

**Viewings:** Strictly by appointment with the selling agents.

**Directions:** Leave the M4 at Junction 28 and follow the A467 dual carriageway signposted Risca/Bryn-mawr and cross three roundabouts. At the fourth roundabout take the second exit towards Wattsville B4251. After 0.7 miles turn right into Troed y rhiw Road and continue up the single track hill for 1 mile and when it levels out Pant y trwyn will be on your left with the cattle grid and house sign on the dry stone wall.

Alternatively from Newbridge/Blackwood leave the A472 dual carriageway at the Pentywnmawr roundabout following the sign for Mynyddislwyn and Church. Follow this country road for approximately 2.5 miles passing the white Church tower on your right and the entrance to Pant y trwyn will be on your right with cattle grid and house sign on the dry stone wall.

### Powells Chartered Surveyors, Land & Estate Agents

Singleton Court Business Park

Monmouth, NP25 5JA

Telephone: 01600 714140

Email: [enquiries@powellsrural.co.uk](mailto:enquiries@powellsrural.co.uk)

[www.powellsrural.co.uk](http://www.powellsrural.co.uk)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-35) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

## IMPORTANT NOTICE

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Powells in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Powells nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that a l information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars prepared May 2016.