

On the instructions of Mr Mark Tamplin



**LLWYN GWYN FARM, RUDRY,
CAERPHILLY, CF83 3EA
What3words: grants.dame.brand**

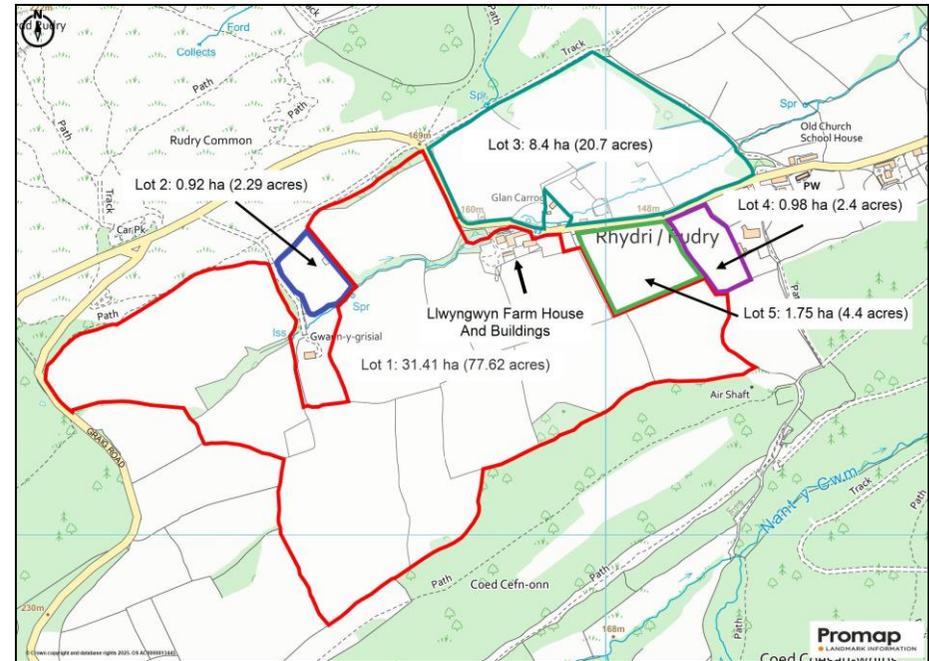
Offers in region of £1,750,000 (Available as a whole or in Lots)

**An incredibly rare opportunity to purchase a period farmhouse (in need of substantial renovation) with a range of traditional stone buildings
With agricultural land extending to 44.40 hectares (109.11 acres).**

**Llwyn Gwyn Farm has been in the ownership of the Tamplin family for many decades, where they established the Griashall stud some 80 years ago
and home to the Rudry stud for over 40 years.**

SITUATION & BRIEF DESCRIPTION

- The Farm is located to the west of the picturesque and much sought after village of Rudry.
- Easy commuting to both Cardiff City Centre and Newport City Centre Cardiff Gate M4 Junction 30 is located 3.8 miles to the south Caerphilly Town and Train Station are located 2.8 miles to the west.
- The 3 Bedroom farmhouse dates to the 14th century. Although in need of complete renovation it retains many period features such as the original fireplace, complete with bread oven, traditional beams, stone spiral staircases and flagstone floors. Gardens contain some specimen plants.
- There are a range of traditional stone barns (divided into stables) which could offer opportunities to convert to dwellings subject to planning permission. As well as timber stables and an "Atcos" 3 bay concrete frame open fronted barn.
- The Holding extends to 44.40 Hectares (109.11 acres) with Common rights. Lotting would only be progressed by private treaty once the house and farm buildings have been sold.
- Parkland trees have been planted within some pasture enclosures, and habitats created such as woodland copse and ponds. There is also a historical enclosed Well within lot 3.
- Part of the land adjoins Rudry common, which offers some of South Wales's best horse riding country.



Llwyn Gwyn Farmhouse

The total area of the farmhouse is 195.8m² (excluding conservatory, rear porch and coal store) and is of traditional stone construction under a tiled roof. It offers the following accommodation: -

The kitchen with a pantry and utility room, then further reception room 1 with traditional fireplace, spiral stone staircase and flagstone floor of a long hallway. Reception room 2 has a large fireplace with traditional wooden beams and bread oven with stone stairs to the side. Reception room 3 also contains a period fireplace with views over the garden. Upstairs offers 3 bedrooms and two bathrooms.

The dwelling needs complete renovation and modernisation and repairs to the roof are required.

The gardens are laid out to a lawn with specimen trees and shrubs planted within. A small glass house is positioned near the south elevation near a former vegetable garden.

Outbuildings

Large courtyard off the highway with an open garage and range of traditional stone outbuildings. The first stone buildings contain 4 stables and a large tack room, together with an office (Rudry Mews) under a slate roof with roof light windows. Another of the stone buildings contains storage area with original flagstone floor, loft and a further two stables.

The barns have mains electricity and water connected. To the rear is a lean-to building (part concrete block wall) offering a further 4 loose boxes and large pen.

The top yard area has a separate access off the highway and contains part stone and concrete yard with a block of 5 wooden stables, plus a 3 bay concrete framed open fronted storage building.

The land

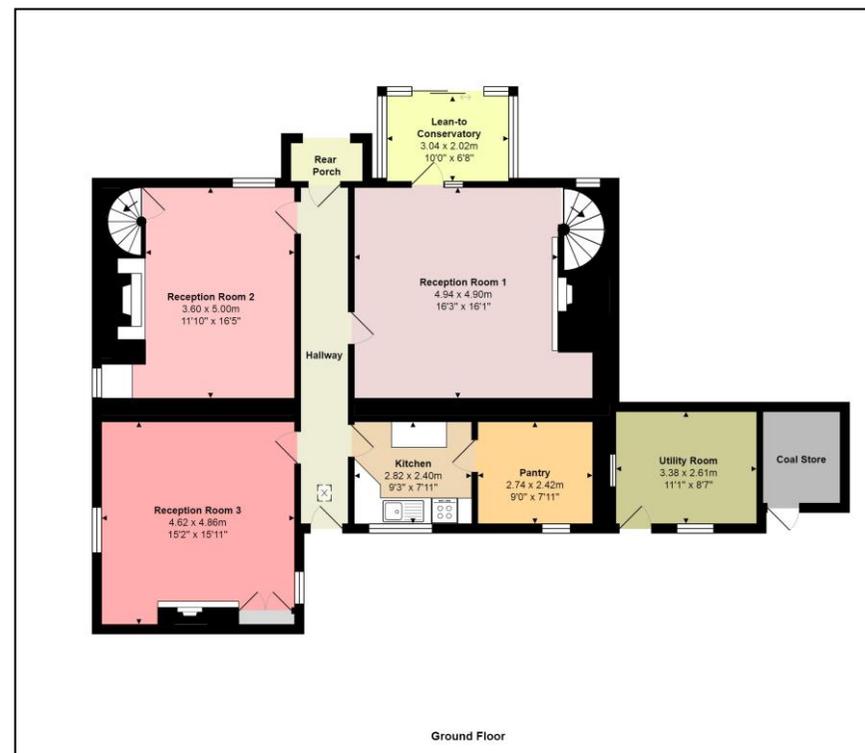
Available as a whole or in five Lots by Private Treaty.

The agricultural land extends to 44.40 hectares (109.11 acres) of permanent pasture with traditional parkland trees offering shade and shelter. It is currently permanent pasture, but the fields closest to the house have historically been cropped. It is suitably divided with traditional hedgerows into grazing parcels, making use of streams and features. All fields have either mains or natural water source. It has the benefit of several access gates off the unnamed highway which splits the land. This allows the land to be managed accordingly. The block approximately 20 acres North of the highway also contains a field shelter and well.

There are several ponds and a stream running through the ground.

The farmland adjoins Rudry Common (Mid Glamorgan) CL42 and benefits from a number of mixed grazing rights under Entry 12 & 5. The land is currently in the Habitat Wales Scheme, having previously been in the Glastir Environmental Scheme.

Use There is a restrictive covenant for historic uses only on the majority of the property.



Key information

Planning: In March 1994 ref 5/5/94/202, planning was granted to convert part of one traditional stone barn into living accommodation. There is no record of this obtaining a completion certificate.

Overage: There is no overage provision on the land or buildings

Restrictive Covenant: Use/development restrictions (Buildings and part land -details available)

Tenure: Freehold with Vacant Possession on Completion

Services: Mains water supply and electricity. Telephone and drainage

Rights of way: The property is affected by public rights of way.

Basic Payment Scheme: There are no entitlements with the sale of the farm

EPC: This property's energy rating is G.

Council Tax band: H

LPA: Caerphilly County Borough Council (Penallta House, Tredomen Park, Ystrad Mynach. CF82 7PG) <https://www.caerphilly.gov.uk/contact-us.aspx>



LOCALITY: Rudry is a small village located to the east of Caerphilly. It has a primary school, Parish Hall, Sunnybank Equestrian Centre and Maenllwyd Inn. The village is surrounded by woods with walks along the Rhymney Ridgeway.

Caerphilly is the largest town in Borough, it has been a strategic point since Romans times, the construction of the Castle began in 1268. Caerphilly Castle is the largest Castle in Wales, and second largest in Britan. Caerphilly is separated from Cardiff suburbs of Lisvane and Rhiwbina by Caerphilly Mountain, Rudry being a desirable commuter location.

The property is accessible for those needing to commute to the major cities of Newport, Bristol, Cardiff and London. Cardiff is the capital and largest city in Wales, the Senedd (Welsh Parliament) is based in the Cardiff Bay area close to the City Centre.

DIRECTIONS: From Maenllwyd Inn, Rudry travel west 0.7 miles passed St James Church. From Caerphilly its 2.6 miles in an eastern direction, via B463 and onto Van Road.

VIEWING: **Strictly by appointment with the agent.** Due to the nature of the property, neither the seller nor the agent are responsible for the safety of those viewing. All viewing the property do so at their own risk.

CONTACTS: **AGENT:** Jeremy Liley, Farmtrack Chartered Surveyors, Tudor House, Coychurch, Bridgend. CF35 5NS. (01656 650244) admin@farmtrack.wales
SOLICITOR: WILLIAM HART, HCRLAW LLP, OVERROSS HOUSE, ROSS PARK, ROSS-ON-WYE, HR97US. (01989 550 204) WHART@HCRLAW.COM

IMPORTANT NOTICE

- 1) Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order as they have not been tested by us. Prospective purchasers should satisfy themselves on such matters prior to purchasing.
- 2) Any areas, measurements or distances referred to are given as a GUIDE ONLY and are NOT necessarily precise.
- 3) Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact.
- 4) The plans used in these particulars are based on the Ordnance Survey but are for reference only. They are believed to be correct, but the purchaser shall be deemed to have satisfied himself/herself as to the description of the property and any error, omission or mis-statement as to the areas or otherwise shall not annul the sale or entitle the party to compensation in respect thereof.
- 5) The sale will be subject to Conditions of Sale, which can be obtained from the vendors' solicitor.
- 6) The property, (or parts of the property if subdivided for sale) is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage water and electricity supplies and other rights and obligations, easements and quasi easements and restrictive covenants and all existing or proposed wayleaves for masts, stays, cables, drains, gas or other pipes whether referred to in the stipulations, particulars or conditions of sale or not, and to the provisions of any Planning Schemes of the County or Local Authority