



Pant Farm  
Central Avenue | Newbridge | Newport | NP1 | 5GB

FINE & COUNTRY







# Step inside

## Pant Farm

This substantial eight-bedroom period farmhouse benefits from a separate one-bed annexe and is surrounded by mature gardens of approximately a third of an acre and accessed via a private, gated driveway.

With the oldest parts thought to date back about 400 years, the characterful farmhouse has a wealth of historic features, which include exposed beams and stonework, flagstone flooring, an original stone spiral staircase, feature fireplaces and pretty attic bedrooms open to the A-frame. Whilst the accommodation would benefit from updating, the farmhouse has the makings of a splendid home and the flexible layout and generous space particularly suit it to a multi-generation family, whilst the self-contained annexe would make an ideal lettings unit for additional income.

Pant Farm is well located, in a popular, residential area of Newbridge, a short walk from the local leisure centre and swimming pool and from the High Street, handy for shops, cafes, pubs, takeaways and convenience stores. There is a choice of supermarkets a short drive away and there are several local primary schools, with nearby Newbridge School a popular and successful 11-16 school.

There is good accessibility to nearby towns and cities, with main road networks connecting the area to Newport, Cardiff and the M4 in the south and the stunning Bannau Brycheiniog Brecon Beacons National Park in the north. Within walking distance of the property is Newbridge train station, which has regular services to Cardiff.

### Step Inside:-

The farmhouse is currently separated into three dwellings which could be incorporated into one or left as separate units, ideal for multi-generational living or to provide lettings income. In total, the farmhouse provides eight bedrooms, five of them benefitting from ensuite facilities.

The main part of the farmhouse comprises two reception rooms and a charming kitchen with exposed beams and brickwork, part flagstone flooring, a Rayburn cooker in an open fireplace with a beam over and a wood burner with an external flue. There is a separate breakfast room, a utility room, downstairs WC and ground floor bedroom with an ensuite bathroom.

Upstairs are three bedrooms, one accessed through the other and giving further access to a bedroom with an ensuite located in the centre part of the farmhouse. This bedroom can also be reached by a stone spiral staircase from the accommodation below, which currently comprises a living room, shower room and kitchen.

At the far end of the farmhouse is a self-contained unit comprising a kitchen/breakfast room and a spacious conservatory, with one ground floor bedroom and two first floor bedrooms, all with ensuites.















# Step outside

## Pant Farm

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The charming, enclosed, wrap-around gardens feature mature trees and plants, lawn, a pond and various outdoor seating areas.

Detached from the main property, the annexe comprises a ground floor reception room and kitchen with a large first floor bedroom with an ensuite shower room. Alongside the annexe are two useful store rooms.

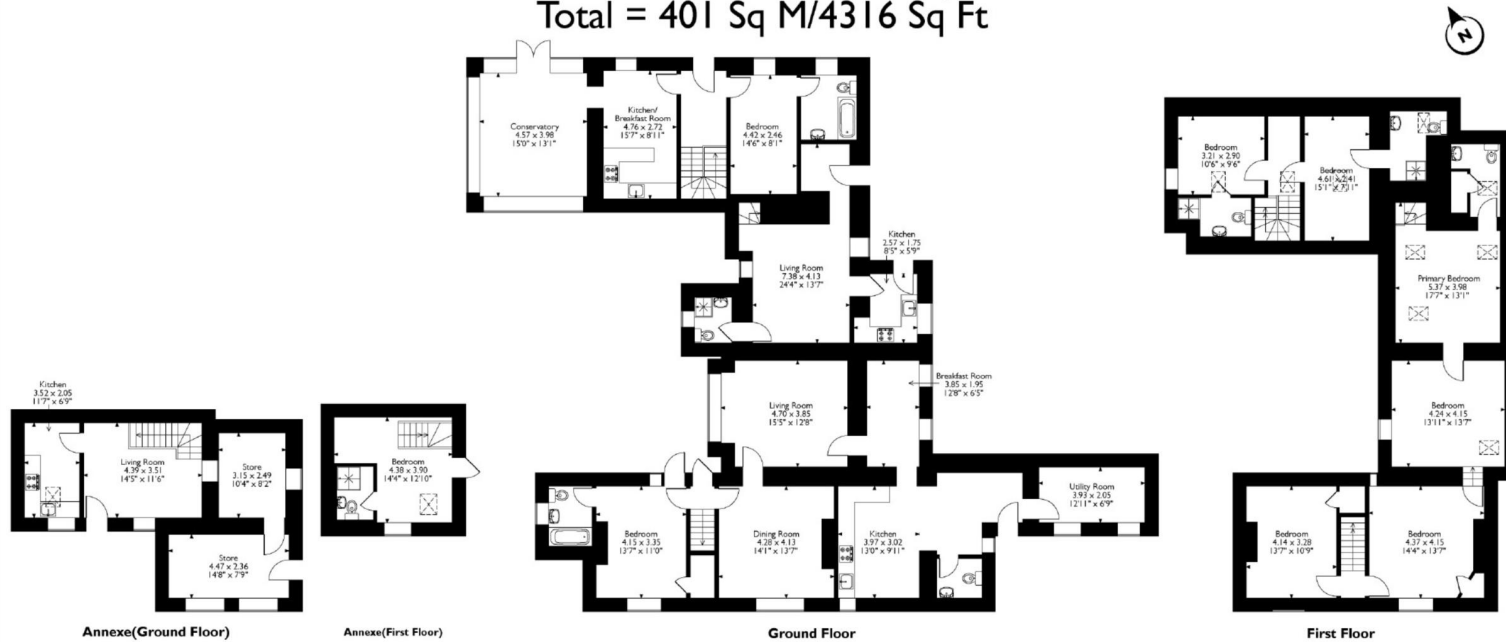
### DIRECTIONS

What3words: [///impreses.blinks.clouds](https://www.what3words.com/impreses/blinks/clouds)





Approximate Gross Internal Area  
 Main House = 338 Sq M/3638 Sq Ft  
 Annexe = 63 Sq M/678 Sq Ft  
 Total = 401 Sq M/4316 Sq Ft

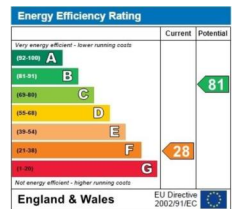


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Postcode: NP11 5GB | Tenure: Freehold | Tax Band: F | Authority: Caerphilly | Heating: Gas | Drainage: Mains



\*Internet speed according to the BT Availability Service using the postcode and landline  
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