



Aberfawr House
Aberfawr Road | Abertridwr | Caerphilly | CF83 4EJ

FINE & COUNTRY

Aberfawr House

Hiding behind a curtain of mature trees, hedges and colourful shrubs there's a pretty period property waiting to impress you with its beautiful blend of restored character and elegant modern additions.

Called Aberfawr House, the stunning white-washed former farmhouse is tucked away off a residential road (which was named after the property) in the popular village of Abertridwr, within walking distance of the local amenities including shops, doctor surgery, post office, library, park, YMCA, take aways, schools, and also less than three miles from the town of Caerphilly, and easily commutable to Cardiff.

But you can forget about urban spread and city sprawl at this stunning home, the oldest in the village with a blue plaque on the garden wall to celebrate its local history, because the house offers a foliage filled cocoon of peace and privacy.

The immaculately presented abode provides a sanctuary that is drenched in period character and charm but has been restored to perfection to create a move-in ready gem.

The much-loved home offers a wealth of features to delight, including a gorgeous newly created kitchen diner, a new roof and three luxury bathrooms across its three storeys.

The attached old dairy has been renovated to create a charming annexe as wonderful bonus accommodation to facilitate multi-generational living.

If wandering away from the home is required the location can combine the capital city on the doorstep with a stunning, undulating rural landscape rolling north to the Bannau Brycheiniog Brecon Beacons and south to the Glamorgan Heritage Coast and Gower peninsula.

Hiking, biking and riding plus surfing and messing about on the water could easily entice you to explore the surrounding area. In addition socialising, shopping and working opportunities are offered on a village, town and city level, all within easy reach of this much-loved, beautiful home the owners will be sad to leave behind.



STEP INSIDE

Aberfawr House

Step inside this very pretty white-washed former farmhouse and you're instantly welcomed by gorgeous, restored period character effortlessly blended with elegant and stylish modern additions.

The cute and practical porch leads straight into a breathtaking lounge diner that is dominated by thick, exposed ceiling beams and a magnificent inglenook fireplace at the centre of an exposed stone wall. The fireplace is home to a huge log burner and hidden lighting and it's also a delight to find the original bread oven still in place.

It's not hard to imagine many wonderful evenings spent with family and friends clustered around the impressive fireplace with the fire roaring and the chat flowing well into the night.

At the other end of this substantial reception space is the formal dining zone, with ample space to host a sizeable social gathering ranging from a well attended dinner party to the whole family excitedly sitting together around a huge table waiting for Christmas dinner or Sunday lunch to arrive.

There's a surprise space to discover at the end of the dining area - formally the cheeseroom, this is a versatile space that can happily offer its services as a snug, playroom, library, reading nook or home office.

Into the character-packed central hallway that includes a myriad of ceiling beams, to find a door leading into an exceptional kitchen that has been recently modernised. It's a well-equipped space that the cook is going to adore, full of worktops, storage and hidden appliances, but it is also a room that looks gorgeous.

From the gentle two-tone shades of grey of the classic Shaker-style kitchen to the smooth and tactile white worktops, from the glint of metallic handles to the warm tones of the wooden flooring and shelving - this kitchen diner is an absolute stunner.





But the owners have also embraced the period character of the space. The exposed beams have been given gravitas by staying dark stained, making the ceiling a core visual element of the room. The chimney breast has been opened and now features a stylish, modern log burner crowned by an arc of exposed bricks.

The kitchen island is huge and can happily host an integrated breakfast bar so the audience of family or friends can enjoy watching the cook perform culinary magic as they create a feast. But this heart of the home' room is also a place to enjoy relaxed dining and host homework sessions with space for a large table and chairs.

Also on the ground floor is a utility room and family bathroom, and both can offer the timeless and tasteful decor blended with period features that the house offers throughout.

But there's more to see before you leave this ground level; a converted former dairy that would leave the cows amazed at what is now hiding within this two-storey space - an annexe that is bursting with charm, offering multi-generational living. The living area with recently installed log burner is a two-storey space that soars up into the exposed roof rafters and the sleeping zone is on a mezzanine level, accessed via a stone staircase that overlooks the lounge below.

Leaving the dairy, it's time to climb the central staircase and explore the two upper floors of bedrooms, and they are as delightful and welcoming as the ground floor, with each room offering space and character, light and lovely views.

The principal bedroom looks out over the front garden and it's a stunning space that has a breathtaking view of exposed roof rafters inside as well as the rural location outside. It's a stunning suite that offers the lucky occupant a sanctuary cloaked in pretty period features, and a practical space including a walk-in wardrobe and dressing area. There are three further bedrooms on this first floor, all with ample storage space, two with en-suite bathrooms and the third with an en-suite cloakroom. All with feature ceiling beams.

On the top floor the final bedroom also offers an adjacent room that could be used as a lounge area making it a perfect teenager zone, tucked away from the rest of the house.











STEP OUTSIDE

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Step outside into the peaceful rear courtyard garden that is just as charming as the beautiful home that it serves. The sun-drenched, flagstone patio that hugs the house is the perfect sanctuary, surrounded by mature planting that provides a cloak of foliage to add privacy as well as a pretty visual display throughout the year.

This is a forever enticing spot to feel cocooned within your own, nature-packed island, relaxing on a lounge, enjoying alfresco dining with family and friends, and playing host to summer BBQs and evening drinks parties.

There is also a large attached former cow shed with the original milking stalls still in situ, accessed externally from the courtyard garden area, which is currently used for storage but could potentially be converted to further self contained annex accommodation, subject to the necessary planning permission/consents.

Wander around to the front garden to find an expansive lawn used for playing games and a terrace that runs the width of the house that can happily host larger social gatherings, tucked away behind mature trees and a riot of colourful shrubs that hides this period gem from the residential road.

When guests arrive at this stunning home they will be thrilled with the welcome the farmhouse offers as they walk in through the impressive stone walled gate to find ample off-road parking and a visually appealing white-washed facade.

Against a backdrop of rooftops and a rural landscape that envelopes the village, the owners have enjoyed many years entertaining within both garden spaces, from day to night and season to season, making wonderful memories that will last a lifetime.

LOCATION

What3words:- ///supposes.sponge.both







SELLER INSIGHT

With origins in the 17th century, Aberfawr House is a beautiful period home and the oldest dwelling in the well-served village of Abertridwr a blue plaque denotes the fact it has been identified as an historical point of interest. It's a picture-perfect former farmhouse that as well as a wealth of character and charm, also boasts almost three and a half thousand square feet of living accommodation, beautiful gardens and stunning mountains views.

"Before moving here in 2015 we were living in a very nice new-build house in nearby Caerphilly, says the owner. We weren't really considering a move, that was until we came across Aberfawr House. We saw an advert for it, loved the look of it and so decided to arrange a viewing, and I have to say that we immediately fell in love with it.

It's positioned well back from the road and surrounded by lots of mature trees so it's completely hidden from view to such an extent that a lot of people simply don't know it's here. The building itself is really beautiful, and inside it's very spacious and bright, the layout is superb and it has lots of gorgeous original features so it's hugely characterful. The previous owners, who lived here for around forty years, had taken really good care of it, but when we came here we could see that it had lots of potential to be further enhanced and so over time we've made quite a few changes. We renovated the old dairy, and that's now a lovely little annex where my dad lives; we added an extra en-suite bedroom, the kitchen was updated only three years ago and a new roof was put on just last year. We've also installed three log burners, which create such a warm and cosy atmosphere.

Another really beautiful feature is the garden the previous owners must take full credit for just how lovely it is because they did all the planting many years ago. There's colour and interest all year round, and because the main garden is at the front of the house we enjoy stunning views from both the kitchen and drawing room. However, it's at the back, in the pretty courtyard that we tend to spend most of our time outside. It's a real suntrap and a very peaceful and private spot for relaxing and alfresco entertaining.

This has been the most wonderful family home and it's going to be such a wrench to leave.

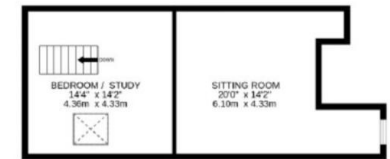
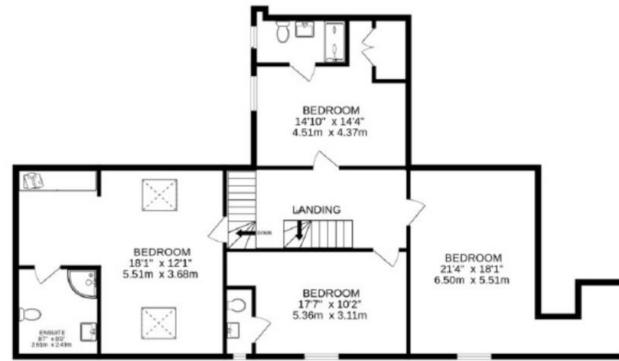
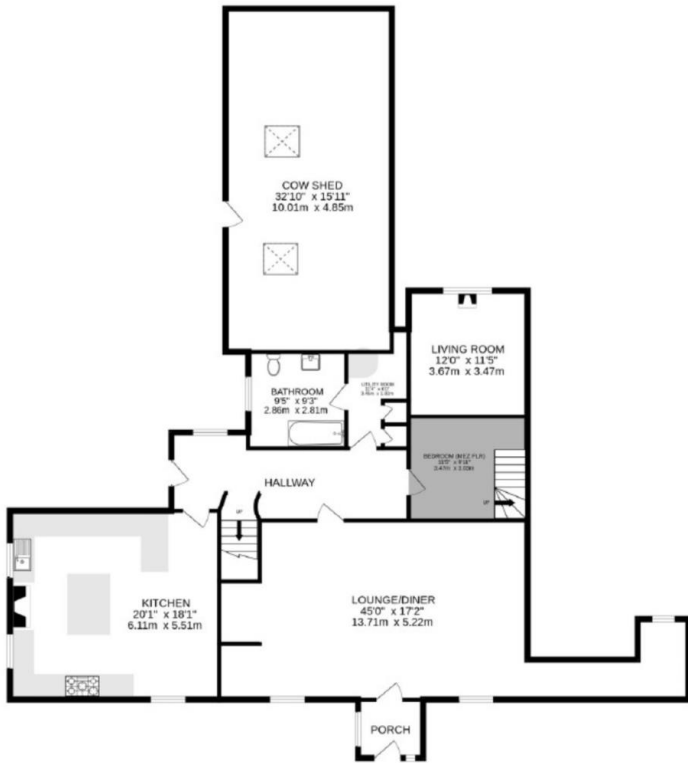
It has all the comforts of a modern house but all the character and loveliness of an old farmhouse, and it's in perfect condition so the new owners won't need to do a thing. We'll also miss living in Abertridwr. There's a great sense of community here, amenities such as the shop, Post Office and doctor's surgery are all just a stone's throw away, and we have mile upon mile of stunning countryside right on our doorstep. What more could you wish for?"



GROUND FLOOR
1942 sq.ft. (180.4 sq.m.) approx.

1ST FLOOR
1168 sq.ft. (108.5 sq.m.) approx.

2ND FLOOR
438 sq.ft. (40.7 sq.m.) approx.



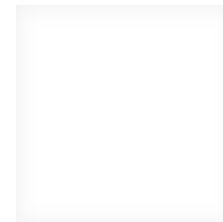
TOTAL FLOOR AREA : 3547 sq.ft. (329.6 sq.m.) approx.

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Postcode: CF83 4EJ | Tenure: Freehold | Tax Band: F | Authority: Caerphilly | Heating: Gas | Drainage: Mains

Scan the QR code for more information about this property:

Important notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs, floorplans and land plans are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 Fine & Country Ltd.



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Fine & Country Cardiff
Sophia House, Cathedral Road, Cardiff, CF11 9LJ
Tel 02921 690690 | cardiff@fineandcountry.com

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