



The Old Granary
Rudry | Caerphilly | CF83 3DG



Step inside

The Old Granary

A Rare and Exceptional Opportunity

For the first time ever, The Old Granary is on the market. This extraordinary property has been in the same family for generations and was lovingly transformed from a traditional granary into the spectacular home it is today by the current owners upon their marriage. Nestled in the heart of Rudry village, The Old Granary offers approximately 20 acres of pristine pasture land and a lifestyle that blends modern comfort with rural charm.

Located ideally between Newport, Cardiff, and Caerphilly, Rudry village is renowned for its serene, semi-rural ambiance and local amenities. The area is highly sought after by those wishing to escape the hustle and bustle while remaining conveniently close to urban centres.

Modern French Chic Farmhouse:

Step inside and be enchanted by the modern French chic farmhouse style that defines The Old Granary. The bespoke kitchen, featuring an iconic Aga cooker, is a culinary dream. The lower floor is adorned with large flagstone tiles, setting a rustic yet elegant tone throughout the expansive living spaces.

The property boasts:

- Two Large Reception Rooms: Perfect for entertaining or cosy family nights.
- Open Plan Kitchen Diner: A spacious area for cooking and dining together.
- Six Large Bedrooms: Each room offers ample space and the potential to add an en-suite shower room.
- Master Suite: Complete with an en-suite bathroom and picturesque views.

Endless Possibilities:

The Old Granary offers ample parking for approximately six vehicles, with potential for expansion. There is also a large barn and various outbuildings that provide endless opportunities for development.

Expansive Grounds:

The 20 acres of pasture land are currently used for a thriving holiday business, featuring charming glamping tents ideal for weekend retreats, hen/stag parties, and intimate weddings. This aspect of the property presents a unique investment opportunity for the entrepreneurial spirit, with additional possibilities such as a riding school or other leisure ventures.

The Perfect Family Home:

The Old Granary is more than just a house; it is a gateway to an unparalleled lifestyle. This beautiful home offers a unique living experience in a fantastic setting, with significant scope for running a business or simply enjoying the tranquillity and beauty of rural life.

About Rudry in Caerphilly:

A Picturesque Village

Rudry is a quaint, picturesque village located in the county borough of Caerphilly, South Wales. Known for its stunning rural landscapes and serene environment, Rudry is an idyllic spot that offers the best of both worlds – the peace and tranquillity of the countryside with easy access to urban amenities.



Strategic Location

Rudry is ideally situated near the major cities of Newport, Cardiff, and Caerphilly, making it a highly desirable location for those seeking a semi-rural lifestyle. The village's proximity to these urban centres means residents can enjoy the benefits of city life, such as shopping, dining, and cultural activities, while retreating to a quieter, more relaxed home environment.

Local Amenities

Despite its rural charm, Rudry has a range of local amenities that cater to the needs of its residents. The village boasts a welcoming community, a local pub (The Maenllwyd Inn), and access to beautiful walking and cycling trails. It is an excellent location for families, professionals, and retirees alike, offering a friendly and supportive community atmosphere.

One of Rudry's most appealing features is its natural beauty. The surrounding countryside offers numerous opportunities for outdoor activities, including hiking, horse riding, and nature walks. Rudry Common, a local nature reserve, is a popular spot for both locals and visitors, providing breathtaking views and a habitat for diverse wildlife.

Transport and Connectivity

The village benefits from good transport links, with easy access to major roads and public transport services. This connectivity ensures that residents can commute efficiently to nearby cities for work or leisure, making Rudry a convenient base for exploring the broader region.

Directions:

What3words: [///festivity.bucket.feed](#)

For more information or to arrange a viewing, please contact our agent. Don't miss this chance to make The Old Granary your forever home and create a legacy for generations to come.



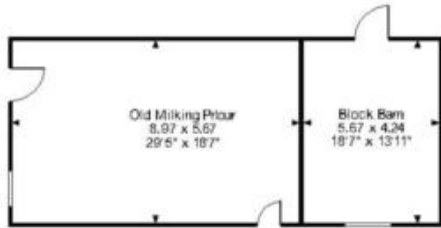




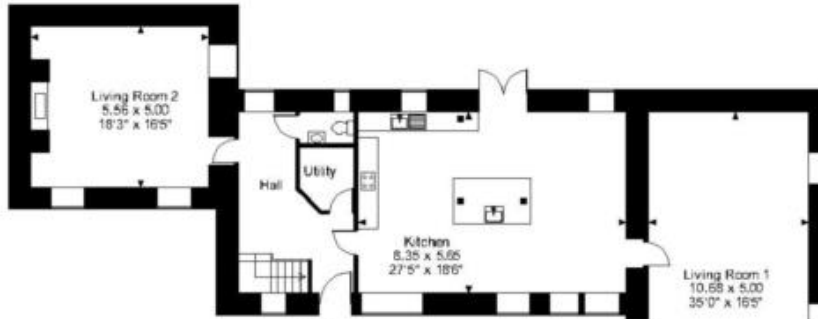
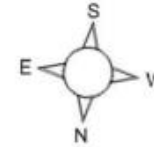
Step outside

The Old Granary

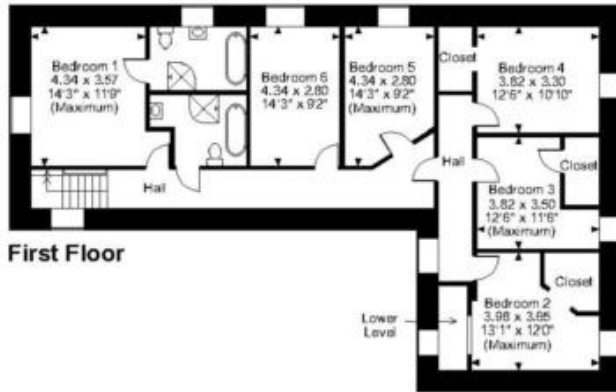




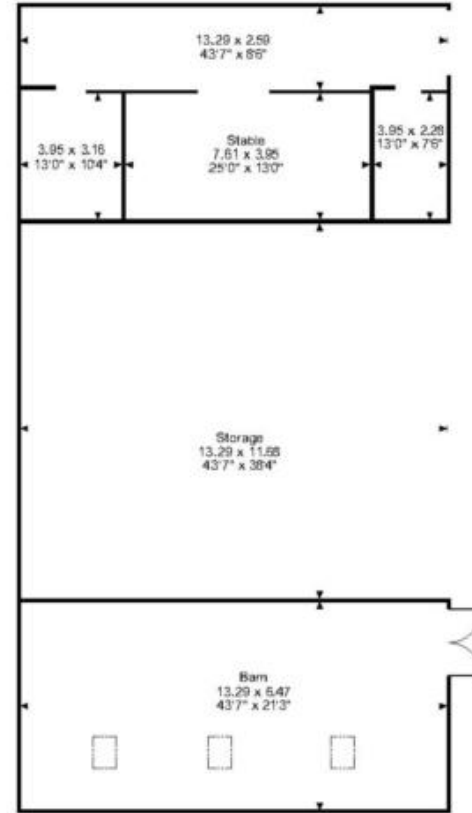
The Old Granary, Rudry, Caerphilly
Approximate Gross Internal Area
Main House = 2960 Sq Ft/275 Sq M
Old Milking Prioar = 812 Sq Ft/75 Sq M
Storage, Stable & Barn = 3673 Sq Ft/341 Sq M
Total = 7445 Sq Ft/691 Sq M



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

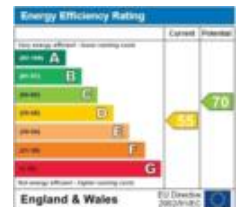
The position & size of doors, windows, appliances and other features are approximate only.

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Postcode: CF83 3DG | Tenure: Freehold | Tax Band: G | Authority: Caerphilly | Heating: Air Source Heat Pump | Drainage: Private



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