

Penrhiw Lane

MACHEN, CAERPHILLY, CF83 8RQ

GUIDE PRICE £685,000

**Hern &
Crabtree**



Penrhiw Lane

This striking home sits in an elevated position on Penrhiw Lane, shaped by forty years of thoughtful redesign by its long-term owners and a respected local architect. The result is a house that feels anchored in its landscape, drawing natural light through the interiors and framing expansive views that sweep across Machen and reach towards the Bristol Channel. The flow between rooms creates a calm, intuitive living environment with generous glazing, raised terraces and landscaped gardens that encourage an easy connection between inside and outside.

Machen is one of Caerphilly's most desirable semi rural settings, known for its green hillsides, woodland walks and strong sense of community. The village provides everyday amenities, cafés, a well-regarded primary school and quick access to Cardiff, Newport and the M4. Nearby Caerphilly offers excellent secondary schools and speedy, regular train links direct to Cardiff Central. Caerphilly offers excellent amenities, including a busy town centre with shops and cafés and plenty of leisure options from parks and gyms to scenic walks around the castle and mountain. It's a well-connected town with everything needed for comfortable everyday living.

The house is well suited to family life with its balanced layout, multiple reception rooms and four bedrooms including a peaceful top floor suite with private balcony. The kitchen and dining area form the heart of the home, opening to a terrace perfectly positioned for evenings overlooking the valley. Tiered gardens, mature plantings and a separate timber studio complete the outdoor spaces, along with solar panels that contribute to energy efficiency. Thornycroft offers a sense of privacy while remaining easily connected, presenting a rare opportunity to live in one of the most picturesque corners of the county.



2503.00 sq ft

Entrance Hall

Entered through a composite door with inset fitted blind and glazed side panels featuring etched glass. The entrance hall has decorative porcelain-tiled flooring, spotlights, a radiator, and a useful understairs nook for coats and shoes. Doors lead to the sitting room, lounge, hobby room, utility room and downstairs shower room. Stairs rise to the first floor.

Downstairs Shower Room

A practical ground floor shower room with shower quadrant set within a recessed space, fitted with a plumbed Mira unit and glass screen. Includes WC, wash hand basin with vanity storage, heated towel rail, extractor fan, part tiled walls and wood laminate flooring.

Sitting Room

A welcoming reception space with a double glazed bay window overlooking the gardens. Features coved ceiling, window seat with storage, radiator and decorative tiled flooring.

Living Room

A light filled L shaped room with double glazed sliding doors opening to the rear terrace and an additional side window. Two radiators, stone fireplace with slate hearth and inset cast iron gas fire.

Kitchen / Diner

An impressive open plan kitchen and dining area designed to embrace the panoramic views towards Machen and as far as the Bristol Channel. Bi fold doors in the dining area open to a raised patio with timber and glass balustrade. Fitted with shaker style units and Corian worktops, Siemens induction hob with concealed hood, twin Corian sinks with instant hot water and filtered tap, full height integrated dishwasher, Neff double oven, 1000 watt microwave oven, plate warmer, twin pull out larder cupboards and integrated fridge. Porcelain tiled floor continues through the dining space which benefits from a vaulted ceiling and full height glazing. Vertical radiator. From the kitchen, bi-fold doors open out to another large patio sitting area with sweeping views and access to the gardens.

Utility Room

Glazed window, matching wall and base storage, worktops, plumbing for washing machine with space for a stacked dryer, one and a half bowl sink with mixer tap, porcelain tiled floor and integrated recycling drawers. Larder-style fridge integrated. Door to Hobby Room.

Hobby Room (Former Garage)

A versatile space with double glazed window, laminate flooring,

power and lighting, central heating boiler, consumer unit and meters, additional window to the side and access back to the entrance hall.

First Floor Landing

Double glazed window, wooden balustrade, airing cupboard with shelving, hot water tank and pump for the power shower.

Primary Bedroom

Approached through a dressing area with wardrobe space and further recess storage. Access to a walk-in boarded loft with light and solar panel controls. The bedroom has a vaulted ceiling, two radiators, a large window framing far reaching views and a glazed door to a private balcony terrace with glass balustrade.

En Suite

Double glazed skylight, double shower quadrant with plumbed unit, WC, wash basin with vanity storage, porcelain tiled flooring, heated towel rail, extractor fan, shaver point and part tiled walls.

Bedroom Two

Double glazed skylight, fitted wardrobes, chest of drawers, wash basin and radiator.

Bedroom Three

Double glazed side window, radiator and wood laminate flooring.

Bedroom Four

Double glazed window, partial obscure glazing, built in wardrobe, radiator, wood laminate flooring, loft access hatch.

Family Bathroom

Double glazed skylight window, bath, WC, wash basin with vanity cupboard, tiled floor, heated towel rail and illuminated vanity mirror.

Outbuilding

A timber framed outbuilding sits nearby with power, consumer board, storage and double glazed windows. Ideal potential as a home office, gym or studio.

GARDENS AND GROUNDS

The property is approached from the side with a driveway suitable for six to seven vehicles, exterior lighting and raised shrub embankment. A wrought iron gate leads to a terrace off the lounge with steps to the main lawn and tiered rockery of mature shrubs and flowers.

The gardens extend around the rear and side with mature lawns, orchards with apple trees, greenhouse hard standing, and several tiered sitting areas. Beneath the property are large built-in storage cellar, ample in size for gardening equipment inc. BBQ, lawn-mower

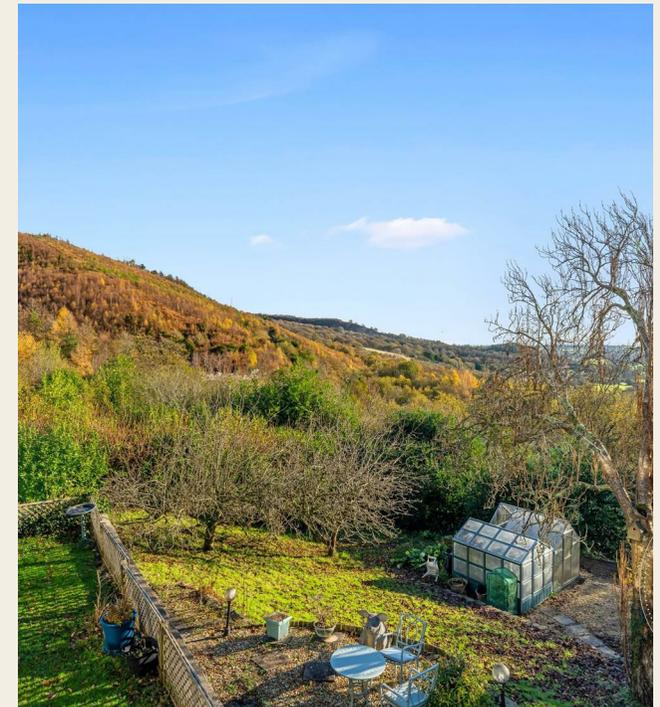
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The raised patio outside the kitchen enjoys some of the finest panoramic views towards Machen and the Bristol Channel. Steps lead down to a further terrace and orchard.

Solar panels provide electricity and hot water and are on a feed-in-tariff, offering a helpful annual income.

Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy. Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.





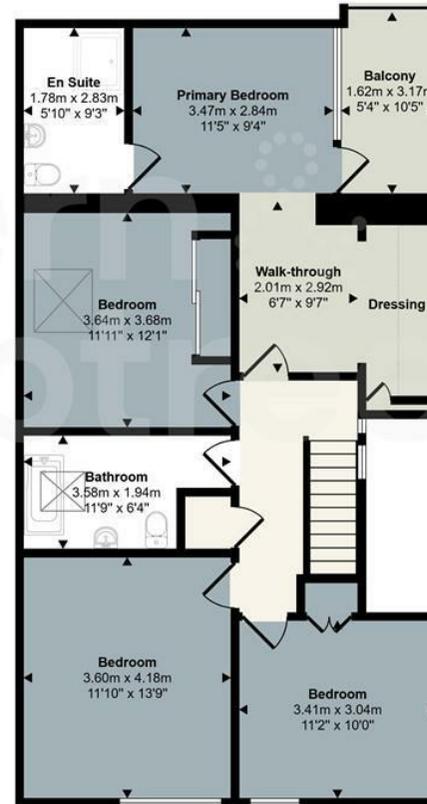
Approx Gross Internal Area
233 sq m / 2503 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		83
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

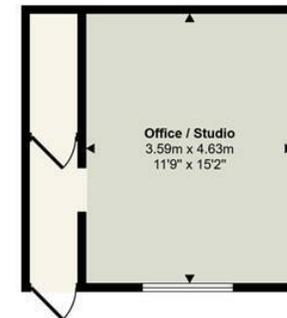


Ground Floor
Approx 128 sq m / 1377 sq ft

Denotes head height below 1.5m



First Floor
Approx 83 sq m / 899 sq ft



Outbuilding
Approx 21 sq m / 227 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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