



Ironbridge
Draethen | Near Cardiff | NP10 8GB

FINE & COUNTRY

IRONBRIDGE







Nestling in its riverside setting on the banks of the River Rhymney, Ironbridge provides a stunning opportunity to acquire a contemporary home which has been totally refurbished and extended by the occupying Vendors within the last eight years. It would be quite easy to run out of superlatives to describe this executive spacious beautifully appointed home which has many unusual and unique features which the Agent feels can only be fully appreciated by an internal inspection.

Standing in fourteen acres of grounds, the property is ideal for country pursuits having the benefit of fishing rights and the stable block having been previously separately registered as a Riding School. The iron bridge adjacent to the property was built by Lord Tredegar in 1829 and was constructed to provide access for horse drawn vehicles from Ruperra Castle to and from the church at Lower Machen. Well situated for country pursuits and walks with the majority of the ground as pasture and paddocks, there is also small woodland with formal gardens and lake plus a further lake situated within the woodland which could quite easily be described as a Secret Garden. The main lake has six geese in residence and every winter is visited by flocks of Canada Geese thus enabling the excellent decking entertaining area within the garden to be used as a vantage point for watching wild life.

The property has been remodelled to a particularly high standard and in a contemporary style having a unique turret as the main entrance hall with large expanses of glass making the entrance hall and first floor landing particularly light and airy. Internally the property has the top-of-the-range sound and vision system with the surround-sound also extending to the outdoors. A main feature of the ground floor is the quite outstanding open plan kitchen/breakfast/family room and conservatory with a beautiful bespoke walnut and granite kitchen designed and created by Alexander Bullock of Cardiff. Throughout the ground floor is a diamond flecked ceramic tiled floor which has the benefit of under floor heating. Also to the ground floor is a particularly spacious drawing room that you step down into from the hallway with large arched floor to ceiling windows as well as bi-folding doors to the garden. From the drawing room through to the family room within the kitchen is a wonderful two-way wood-burner. A large well appointed dining room which can seat up to fourteen people enables the property to be utilised as a fabulous entertaining home. To the first floor there are five double bedrooms, the master bedroom having the benefit of an en-suite dressing room plus huge shower with double shower head and seating either end which also doubles as a steam room. Off the master bedroom is also a private roof terrace enjoying the peaceful surrounds and the soothing sound of the river. There are five bedrooms in total with two further en-suites, the second bedroom having a most attractive and unusual snail shower. All bedrooms have excellent views and the property, whilst certainly being of excellent proportions, is also a particularly comfortable family home which is splendid for parties and entertaining, etc.

A footpath over the recently renovated iron footbridge is part of a beautiful walk through the grounds. There are several other enjoyable walks close by and two small villages of Draethen and Lower Machen are located within a mile. The village of Rudry also has a renowned local gastro pub just two miles away. whilst sitting in a tranquil setting, the city of Cardiff is just five miles away and the city of Newport can be reached in approximately fifteen to twenty minutes. Despite its seclusion and privacy, major motorway links are approximately fifteen minutes away at junction 28 for the M4, with Cardiff city centre offering all the amenities of a modern city plus mainline rail travel to London which can be accessed both at Newport and Cardiff. Private schooling can be found at Rougemont in Newport and St John's College in St Mellons.





Step inside

Ironbridge

ENTRANCE HALL

Glazed front door and side screens to grand open plan entrance hall with circular sweeping staircase leading upwards to the turret. Diamond fleck ceramic tile flooring. Architectural wall radiator. Inset lighting.

GROUND FLOOR CLOAKROOM

Contemporary suite comprising low level wc and granite circular wash hand basin. Ladder radiator. Ceramic tile floor.

COMMUNICATIONS ROOM

With control for communications system supplying the high tech lighting, vision systems and surround sound music.







DRAWING ROOM: 7.82m x 7.32m (25'8" x 24'0") max

Three steps down from hallway via glazed double doors. Attractive two-way wood-burning fire with built-in log store beneath. A particularly light and airy room with triple aspect and five arched windows. Under floor heating plus bi-folding doors to the rear garden. Two central heating radiators.

DINING ROOM: 7.49m x 6.02m (24'7" x 19'9") max

A most attractive L-shaped room with two arched windows. Under floor heating continues through this room which provides enough space for the current table sitting fourteen comfortably. A particular feature is the integral 'dancing flame' landscape gas fire.







KITCHEN / BREAKFAST / FAMILY ROOM: 12.50m x 4.11m (41'0" x 13'6") max

The heart of this home is a handmade bespoke kitchen by Alexander Bullock of Cardiff, with walnut cabinets and granite worktops. Fitted with many appliances including a boiling water tap, a Falcon five-burner range with Elica extractor hood, Liebherr fridge freezer, Miele microwave and coffee machine with warming drawers and Liebherr wine cooler with integral wine racks to either side built into a sideboard with lighting. The heart of the kitchen is completed with a most attractive circular island dining bar with walnut cupboards under and a granite top. The diamond fleck ceramic tiled flooring continues through this area into the utility room and the conservatory. Open access from the kitchen leads to the:-

CONSERVATORY 5.97m x 4.72m (19'7" x 15'6")

With tri-folding doors plus double side doors leading to the exterior with views over the river.

UTILITY ROOM 4.06m x 2.24m (13'4" x 7'4")

With an excellent range of base and wall units with black worksurfaces, inset sink unit with mixer taps and plumbing for automatic washing machine.





Circular staircase to FIRST FLOOR and LANDING

From the hallway the circular staircase leads to the first floor into the Turret with the large expanses of glass making this a most attractive light and airy space. Walk-in airing cupboard with one central heating radiator. Double doors from the landing lead to the:-

MASTER BEDROOM SUITE 7.21m x 3.61m (23'8" X 11'10")

With steps down into the main room. Attractive mirrored architectural radiator. Doors leading to the external veranda with river views. Open to:-

DRESSING AREA AND EN SUITE SHOWER ROOM 7.01m x 3.66m (23'0" x 12'0") average measurements

Triple wardrobe with sliding doors. Inset lighting. Moulded oval wash hand basin with mixer taps. Low level wc. Ladder radiator. Walk-in double shower unit with twin drench shower heads and seating area at each end, fully tiled walls. The shower can also be utilised as a steam room. Ceramic tile floor.









BEDROOM TWO 6.55m x 2.77m (21'6" x 9'1")
 Dual aspect. One central heating radiator. Most attractive snail shower with mosaic tiling with lighting both inset at low level in the shower and in the bedroom ceiling. Behind the shower there is access via a step down to:-

EN-SUITE AREA
 Low level wc and ceramic circular contemporary wash hand basin with mixer taps. Fully tiled walls and floor.

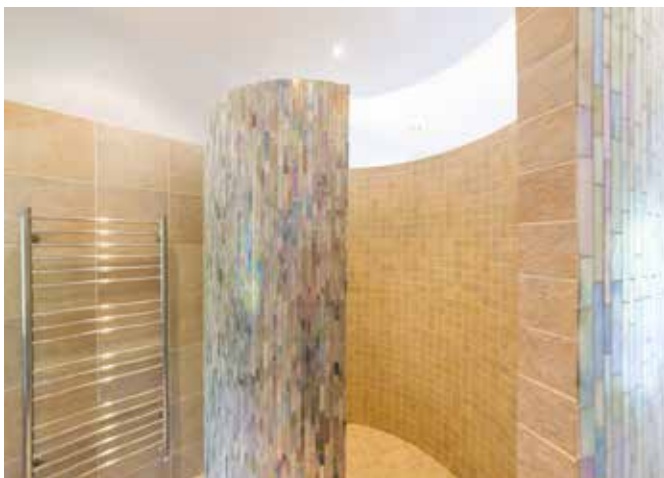
BEDROOM THREE 3.33m x 2.74m (10'11" x 9'0") excluding wardrobes
 Triple wardrobe with sliding mirror doors. One central heating radiator. Open to:-

EN SUITE WC
 Contemporary wash hand basin and low level wc. Floor tiling.

FAMILY BATHROOM
 Freestanding oval bath with waterfall tap. Integral tv. Wash hand basin. Ladder radiator. Access to wet room area with wc and shower.

BEDROOM FOUR 3.15m x 2.95m (10'4" x 9'8") excluding wardrobes
 Central heating radiator. Loft access. One double wardrobe with sliding doors. River views.

BEDROOM FIVE 3.18m x 2.92m (10'5" x 9'7") excluding wardrobes
 Central heating radiator. Range of built-in wardrobes with sliding doors. River views.



Step outside

Ironbridge

The property is approached via a pair of electric wrought iron gates and a long sweeping driveway which leads to a large stone chipped circular parking area. Towards the lower part of the driveway on the right hand side is a detached Coach House consisting of a double garage above which is a one bedroom apartment with Planning Consent. It should be noted that the current owners have gained Planning Consent for this outbuilding to be redeveloped as a three bedroom detached house with a double garage.

The driveway also provides access to the equestrian facilities which includes stable block with feed store, tack room and wc and we understand this is separately registered as it was previously used as a Riding School, indeed, the block paviour yard still has a brick built mounting block. There is also a useful machinery/storage shed and log store. The land to the front is used as a paddock which lends itself to the equestrian use mentioned. There is a superb large pond/lake which provides a lovely vista and to the rear of the property is a large and attractively laid terrace immediately adjacent to and overlooking the river. There are a plethora of mature trees and shrubs plus small area of woodland in which is a small lake which provides an excellent peaceful escape whilst overlooking the river. A large decking area is situated adjacent to the river which is excellent for entertaining particularly given the exterior is also served by the sound system. The rear of the property overlooks the original iron bridge which in recent years has been refurbished and reinstated and there is a public right of way across the iron bridge from Draethen which proceeds through the grounds of the property. The new footpath which goes behind the stable block has of late been adopted by the Local Authority and has signage accordingly.

The property has been fully double glazed and an LPG gas boiler provides hot water for both domestic and central heating use. Water is provided via a bore hole with a treatment plant situated beneath the decked terrace to the rear.

AGENTS NOTE: It should also be noted that whilst currently the hot water and heating is provided by an LPG system via an underground tank the infrastructure has been put in place for ground source heating.





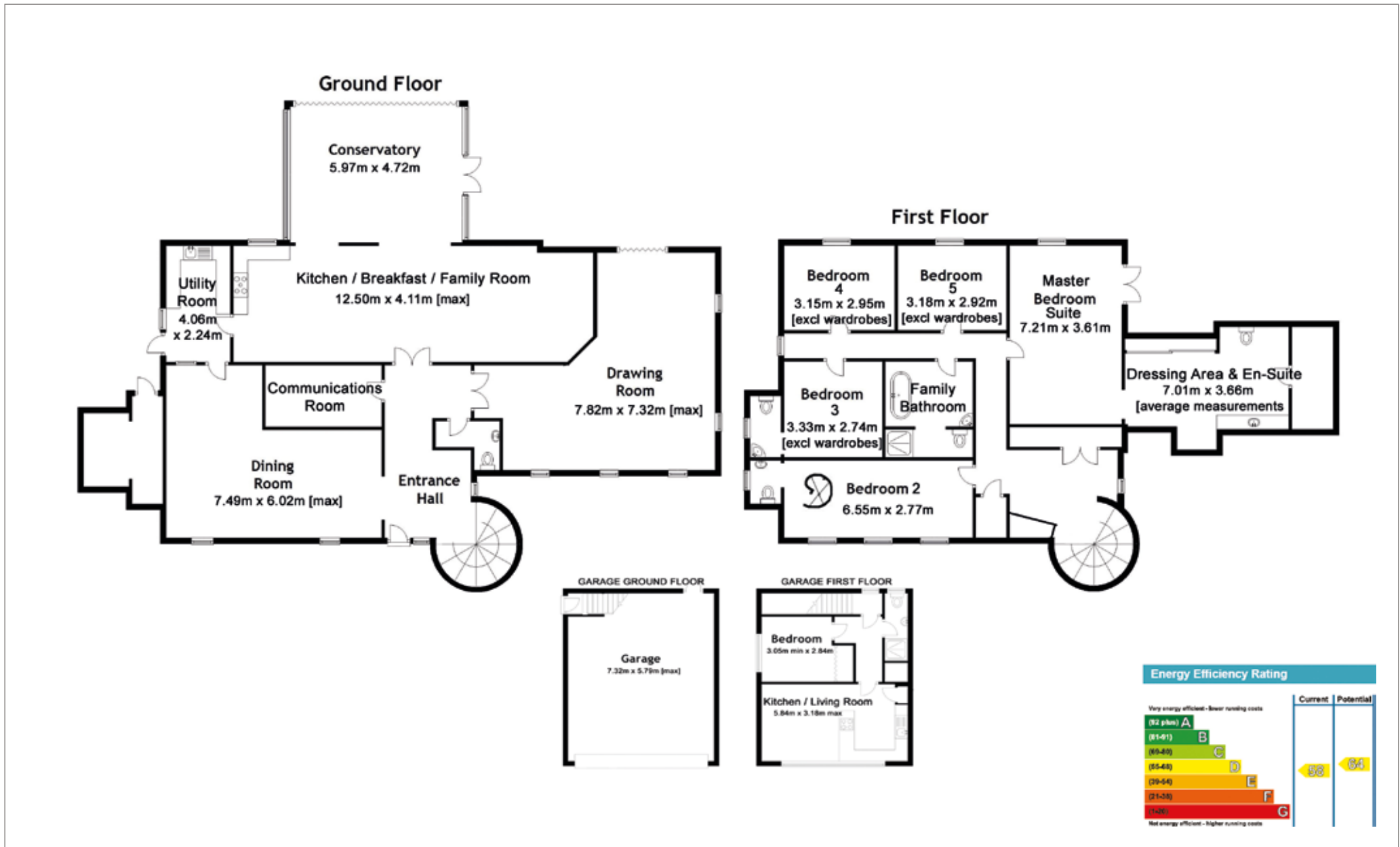


DIRECTIONS

From St Mellons – Take the Tyr Winch road north out of St Mellons. After crossing over the A48 take the right hand turning into Druidstone Road. Follow this road for exactly 4 miles crossing over the M4. Exactly 2 miles after passing the Cefn Mably Arms pub, as the road becomes woodland on both sides the driveway to the property is on the right hand side.



From Newport – Take the A48 all the way into Castleton and turn right just after the ESSO garage sign posted Cefn Mably Farm Park. Cross over the dual carriage way and turn right at the T junction onto Druidstone Road. Exactly 2 miles after passing the Cefn Mably Arms pub, as the road becomes woodland on both sides the driveway to the property is on the right hand side.



Agents 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 are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. * These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

Fine & Country
Tel: +44 (0) 1633 927277
newport@fineandcountry.com
30 High Street, Chepstow, Monmouthshire NP16 5LJ

