



CASTLE BARN

TY ISAF FARM | CASTLE ROAD | TONGWYNLAIS | CARDIFF | CF15 7JQ





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CASTLE BARN COULD BE DESCRIBED AS THE JEWEL IN THE CROWN OF TONGWYNLAIS. THE MAGNIFICENT HORSESHOE SHAPED CONVERTED BARN WRAPS AROUND A MEDITERRANEAN STYLE COURTYARD GARDEN WHICH IS ENVELOPED BY FURTHER PRISTINE LANDSCAPED WALLED GARDENS. WITH THREE EN-SUITE BEDROOMS, THREE RECEPTION ROOMS, A 2 BEDROOM ANNEXE PLUS 6 ACRES OF LAND IT REALLY IS A PEACEFUL HAVEN WITH EVERYTHING A THRIVING CAPITAL CITY CAN OFFER JUST A FEW MILES AWAY.

- 3 bedroom barn conversion and a 2 bedroom annexe •
- Superb, spacious family room with enormous inglenook fireplace •
 - Farmhouse kitchen with an Aga •
- Well-manicured landscaped gardens of approximately a third of an acre •
- A 5.65 acre parcel of land with a magnificent view of Castle Coch •
 - Garage and ample off-road parking for many vehicles •
 - Approximately 5.7 miles to the capital city of Cardiff •
- Available in three separate lots. Lot 1: The Whole including house, garden and land, Lot 2: The house and Garden and Lot 3: A 5.65 acre parcel of land. •

Distances from Castle Barn

Cardiff 5.7 miles • Newport 13.9 miles • Bristol 43.7 miles
London 150.4 miles • Cardiff Airport 15.7 miles
Bristol Airport 49.1 miles • Birmingham Airport 115.1 miles
Cardiff Central Train Station 6.4 miles
Newport Train Station 13.8 miles

These particulars are intended only as a guide and must not be relied upon as statement of fact.
Your attention is drawn to the Important Notice on the last page of the text.



LOCATION & SITUATION

Tongwynlais is located near Junction 32 of the M4 motorway, and is 5 miles north of the City of Cardiff. It is a quiet suburb with a village like feel and benefits from amenities such as a doctors surgery, dentist, community hall, church, shops, a fish and chip shop, public house and a café. Located on a hillside nearby is Castell Coch, a 19th-century castle. For hikers & mountain biking the Taff Trail runs through the village. Forest Fawr woods are popular with hikers and mountain bikers, and home to a sculpture trail, and 9-hole Castell Coch Golf Course is nearby. To the west you will find the river Taff, Forest Farm Country Park and the Glamorganshire Canal. For the adventurous, climb Garth Hill, a mountain to the North West of Cardiff affording 360 degree views across the Bristol Channel and the South Wales Valleys.

There are a wide array of fantastic schools within the surrounding areas, one local primary school in Tongwynlais and secondary education in Whitchurch, Llandaff and Radyr. The area is spoilt for choice when it comes to private education as there are many excellent schools in Cardiff to include, Howells School, Westbourne School, Cardiff Montessori School and Nursery, Kings Monkton School, Cardiff Steiner School, Cardiff Muslim Primary School and St Johns College.

The property is accessible for those needing to commute to the major cities of Newport, Bristol, Cardiff and London. Trains from Cardiff arrive in London in just over 2 hours. The South Wales Metro is an integrated heavy rail, light rail and bus-based public transport services and systems network currently being developed in South East Wales around the hub of Cardiff Central. Phase 2 is being developed in 2023 and it has been designed to enable high-quality and reliable services with reduced journey times, and the capacity for additional stations and network extensions.



THE PROPERTY

Converted in approximately 2001, Castle Barn is an impressive and attractive stone barn with accommodation predominantly set across the ground floor, aside from an expansive principal bedroom suite that dominates the entire first floor. The current owners have maintained the property beautifully both internally and externally and feel passionately that the property offers the perfect balance between the peace and tranquillity an edge of village property can offer, with the benefit of being just a few miles away from the Capital City of Cardiff where city living can be enjoyed to the fullest.

Due to the overall shape and design of Castle Barn each room is individual and offers charming character features. Step inside through remarkable solid oak doors and into the main entrance hall that is large enough to be utilised as a reception room. There are character features such as an exposed stone wall and both wall and ceiling beams. These are features found throughout much of the property.

As you step down into the magnificent family room measuring almost 40ft by 18ft your eyes are torn between looking at the enormous inglenook fireplace with a woodburning stove and the floor to ceiling windows on either side, that not only let light flood the space but also frame views of both the courtyard garden and the immaculate walled rear garden.

In addition to the family room is a cosier sitting room that also benefits from having a woodburning stove. French doors open out to the rear garden and an internal door opens into the office. Like most of the rooms within Castle Barn the office has a pleasant outlook across the garden.

Taking pride of place in the kitchen is a deep red claret 4 oven Aga, flanked by a range of attractive floor and wall cupboards, complemented by Granite worksurfaces. The Belfast sink is placed under a window overlooking the garden. Integral appliances include a dishwasher and a tall Liebherr fridge and freezer. The current owners hang and dry fresh herbs within the kitchen grown within the grounds of the property.

Two double en-suite bedrooms are located on the ground floor allowing residents of the property to live solely on the ground floor should they wish to do so.

Completing the ground floor are a cloakroom and a useful utility room.

A staircase at the rear of the family room leads up to the principal bedroom suite. It is an extremely generous room with French doors opening out to a Juliet balcony. When you look out onto the Mediterranean style courtyard visions are conjured of Romeo and Juliet. A walk-in wardrobe spans across the width of the room. The spacious en-suite bathroom comprises of a ball and claw bath, wash hand basin, separate shower cubicle and a w.c.



In addition to the main house is a 2 bedroom self-contained annexe. The main living area has polished wooden flooring and a kitchenette. The kitchenette comprises a range of gloss units, a stainless steel sink and integral appliances include an oven, electric hob, slimline dishwasher and an undercounter fridge. The 2 double bedrooms are a good size, enjoy a view of the garden and share a separate shower room.

OUTSIDE

Castle Barn is surrounded by immaculate landscaped gardens amounting to approximately a third of an acre. We have been advised by our vendors that the gardens have been designed specifically for year-round flowering and fragrance. The Winter months offer Sweetbox and Christmas Rose, while in early Spring through to Summer you can expect Camellias, Skimmia Japonica, Wisteria, Clematis, Lilac and Mock Orange. Autumn provides numerous Hydrangeas and Climbing Jasmine. All of these wonderful specimens we are told attract wildlife to include butterflies, bees, dragonflies and birds. The herb garden currently stocks wild garlic, chives, rosemary, thyme, sage, oregano, mint, parsley and dill. Fruit grown in the garden includes Gooseberry, Raspberries, Rhubarb, Apple and there are two grapevines.

The walled garden at the rear has a well-manicured lawn and an upper pond, with a waterfall cascading down into a lower pond. Newts are known to live in the pond. Terraces are available outside the main house and annexe for relaxing and al-fresco dining. Some mature trees provide privacy from neighbouring properties.

The courtyard garden has a central circular pond and a variety of established plants making it feel very Mediterranean. A stone seat captures the morning sun.

Castle Barn benefits from having two parking areas. The main entrance has an electric gate, parking for several vehicles and leads to a garage. The second entrance via a private lane and stone pillars provides parking for several vehicles. Gates from the private lane provide access onto the land.

The land is split into two separate fields and slopes away to the west. A wonderful view of Castell Coch can be appreciated. The land is suitable for grazing or potentially equine interests. There are no stables at Castle Barn but there is space to erect some subject to gaining any necessary planning consents.



KEY INFORMATION

Agents Note: A public footpath cuts across the edge of the lower field at Castle Barn.

Agents Note: Our vendors reserve the right to add an overage clause to the parcel of land. Please contact Powells for further information.

Tenure: Freehold

Services: Mains water and electricity, oil fired central heating and private drainage (septic tank).

Wayleaves, Easements and Rights of Way: The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

Fixtures and Fittings: Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

Council Tax Band: I

Local Authority: Cardiff Council. Telephone: 029 2087 2087

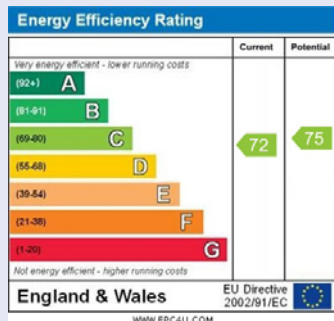
Viewings: Strictly by appointment with the selling agents

Directions:

From the A4054 road leading through Tongwynlais, turn right after the Village Hall onto Mill Road. Continue onto Castle Road. Stay right at the fork in the road and join Heol-Y-Fforest. After a short distance turn right before the entrance to Breedons. At the end of the driveway the property will be found on the right.

Postcode: CF15 7JQ

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