



 4  2  3
Castle Rise, Llanvaches Caldicot
£825,000

About the property

Located in the tranquil cul-de-sac of Castle Rise, Llanvaches, this superb 4-bedroom detached home combines modern design, energy efficiency, and stunning views. The property is situated in a highly desirable area, offering easy access to local parks, public transport links, and excellent schools. Entering through an Italian pivot door a spacious entrance hall leads to a welcoming reception area, giving a sense of light and space from the moment you enter. The heart of the home is the modern kitchen, featuring a central island, integrated appliances, and ample storage. A walk in pantry, a laundry room and boot room with access to the garage enhances the home's practicality.

The ground floor boasts three generous reception rooms, including a living room with a double aspect window that offers a beautiful view to the front elevation. The dining room opens onto a deck via bifold doors, perfect for al fresco dining or enjoying the stunning views. The sun room, also with bifold doors, creates a harmonious connection between the indoors and outdoors. The wood pellet burner in the dining room adds an inviting warmth, perfect for cosy evenings.

On the upper floor, the master bedroom offers panoramic views and a large en-suite bathroom. The remaining three bedrooms are generously sized, offering comfort and space.

Externally, the property features a beautifully landscaped rear garden with a summer house containing a studio, workshop and store which offers an extra 227 sq ft



Accommodation

Kitchen

14' x 14' (4.27m x 4.27m)

The modern kitchen boasts an array of work space with featuring a central island, integrated appliances and plenty of storage.

Dining Room

17' 4" x 9' 6" (5.28m x 2.90m)

The dining room is ideal for family life and entertaining with ample space and stunning views. Bifold doors lead onto a deck, ideal for summer alfresco dining whilst the wood pellet burner invites a cosy atmosphere for the colder evenings.

Living Room

20' 7" x 14' (6.27m x 4.27m)

This generous living room features stunning dual aspect windows flooding natural light from the front and side elevation.

Study

10' x 9' 5" (3.05m x 2.87m)

Sun Room

11' 2" x 10' 2" (3.40m x 3.10m)



The sun room features a vaulted ceiling, spotlights and bifolds doors creating a harmonious connection between the indoors and outdoors,

Laundry Room

7' x 9' 6" (2.13m x 2.90m)

Practical space with high-efficiency gas boiler, and plumbing for washing machine and tumble-dryer.

Boot Room

8' 7" x 7' 11" (2.62m x 2.41m)

Pantry

7' 10" x 8' 4" (2.39m x 2.54m)

Additional storage, full height wine rack and counter top space, complementing the kitchen.

Master Bedroom

24' 5" x 9' 8" (7.44m x 2.95m)

The master bedroom benefits from generous space, a large ensuite and a picture window looking out to panoramic views.

Bedroom 2

14' 2" x 11' 11" (4.32m x 3.63m)

Bedroom 3

9' 11" x 11' 11" (3.02m x 3.63m)

Bedroom 4

10' 10" x 7' 10" (3.30m x 2.39m)

Currently used as a dressing room.

Summerhouse

Summer house currently used for studio, workshop and store. Designed for use as an annexe with planning needing to be approved.

Workshop

8' 7" x 7' 10" (2.62m x 2.39m)

Store

7' 11" x 3' 7" (2.41m x 1.09m)

Studio

10' 8" x 12' 2" (3.25m x 3.71m)





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