



Hollyberry House
Ty-Draw Road | Lisvane | Cardiff | CF14 0PF

STEP INSIDE

Hollyberry House

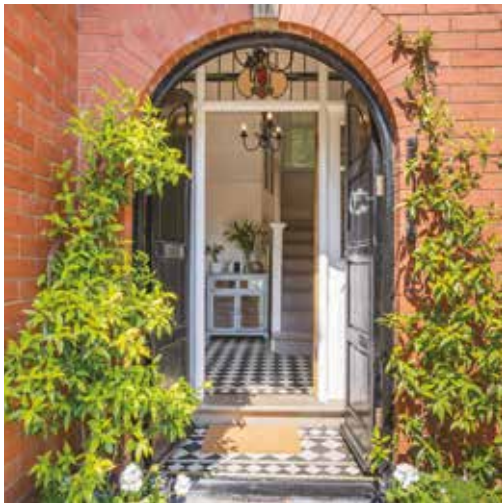
Step into timeless elegance with this captivating Edwardian style residence, built in 1925 and set on a generous, private plot in one of Cardiff's most desirable addresses. From its red-brick façade and original stained glass to the Mediterranean-style gardens and French-inspired ambiance, this four-bedroom home is rich in character and charm. With spacious interiors, period features throughout, and exciting potential for further development, Hollyberry House offers a lifestyle as enchanting as its setting. A rare opportunity to own a piece of Lisvane's architectural heritage.

Area description:

Lisvane is one of Cardiff's most prestigious and sought-after residential areas, known for its peaceful setting, village charm, and strong sense of community. Surrounded by countryside yet just a short drive from the city centre, it offers the perfect balance of rural tranquillity and urban convenience. The area benefits from excellent transport links, well-regarded schools, and easy access to scenic walking trails and nature reserves. With its tree-lined avenues, elegant homes, and exclusivity, Lisvane continues to attract those seeking a refined lifestyle in the capital.

Step inside

Step inside Hollyberry House and you're immediately greeted by an abundance of period charm and character. Original panelled walls, sash windows, and an elegant staircase set the tone for a home rich in heritage. The two reception rooms are beautifully appointed, one with a baby grand piano and the other with garden views and an inviting fireplace perfect for both entertaining and everyday living. The kitchen centres around a traditional four-oven Aga, with Belfast sinks, a walk-in pantry, and a serving hatch that nod to the home's Edwardian style. Light-filled, spacious, and thoughtfully preserved, this is a home where timeless details meet everyday comfort.





SELLER INSIGHT

“Hollyberry House has been our cherished home for the past eleven years. What first drew us in was its undeniable curb appeal — the picturesque country lane, the pretty exterior, and the cottage-like feel.”

“Since moving in, we’ve lovingly improved the garden. Originally quite plain and open to the lane, it’s now a wonderfully private space, thoughtfully planted to feel secluded and serene. We’ve also updated the property with sash-style double-glazed windows.”

“My favourite spaces are the kitchen and the garden. The kitchen, with its welcoming AGA, is the heart of the home — warm and cosy, where we naturally gather as a family. The French doors lead straight into the garden, creating a lovely flow between indoors and out.”

“The garden itself is a true haven — peaceful, easy to maintain, and framed by views of the open field and the distant Caerphilly mountains. We regularly see birds and hedgehogs, which adds to the sense of being immersed in the countryside, despite being so conveniently close to local amenities. It really is the best of both worlds.”

“The house has a natural flow that’s perfect for entertaining. Over the years, the garden has hosted many celebrations — especially for our boys, who have enjoyed gazebo parties with their friends. Barbecues are a regular feature here, with the kitchen just steps away, and our home has always been the central gathering place for family get-togethers.”

The community is another highlight. Our neighbours are friendly and supportive. There’s a real sense of balance: people are there when you need them but respectful of each other’s space. There are also plenty of lovely pubs and eateries nearby, many within walking distance if you’re in the mood for a stroll.”

“What I will miss most is the overall feel of the house — its lightness, its warmth, and the joy it has brought us over the years. It’s with a heavy heart that we say goodbye, but it’s simply time for a new chapter. Hollyberry House is full of potential for the next family lucky enough to call it home.”*

* 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.

















STEP OUTSIDE

Hollyberry House

Step outside and you'll find a beautifully mature garden with a distinctly Mediterranean feel, tranquil, private, and perfect for outdoor living. The generous plot is fronted by an elegant sweeping driveway, offering extensive off-road parking for multiple vehicles, as well as access to a detached double garage with conversion potential. French doors connect the main living spaces to the garden, creating a seamless flow for al fresco dining or relaxed weekends in the sun. Surrounded by established trees and bathed in natural light, the grounds offer a rare sense of space and serenity in one of Cardiff's most exclusive settings.

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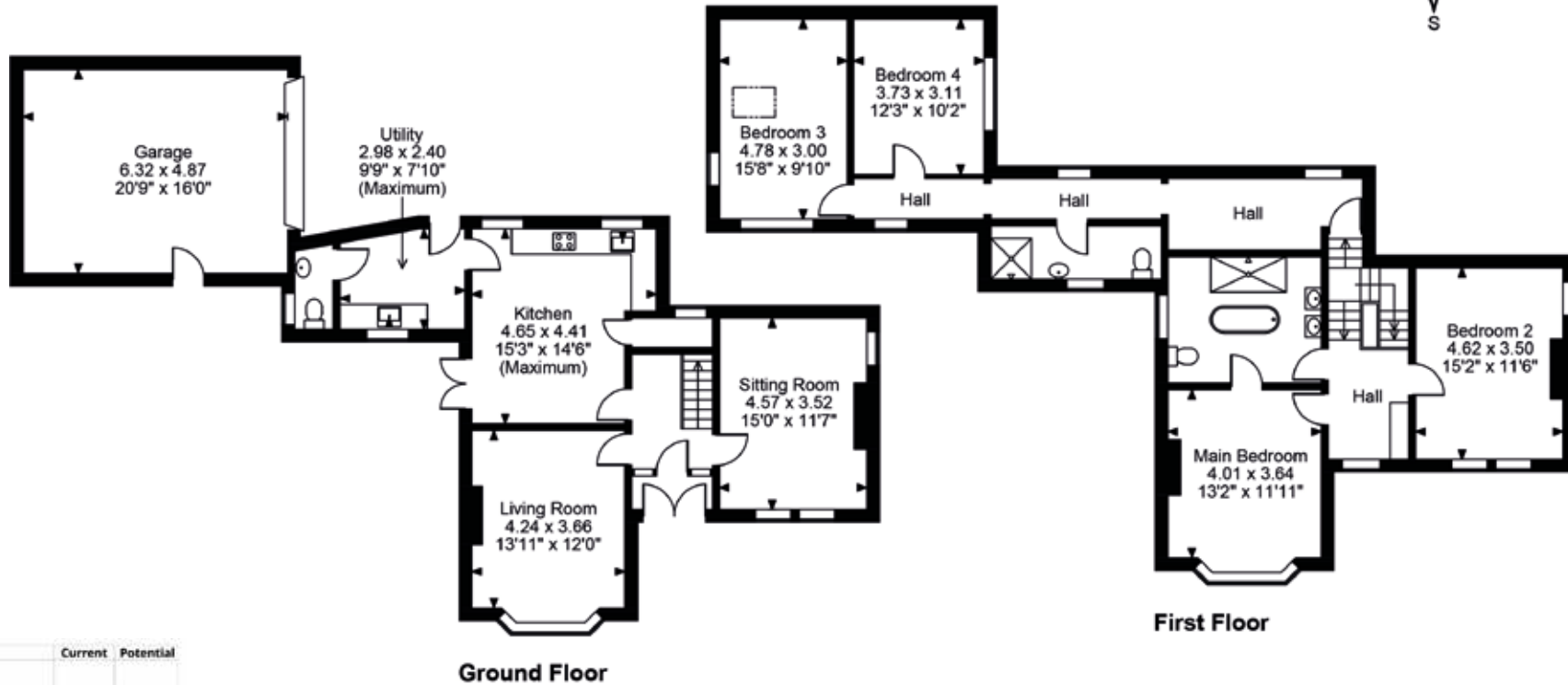
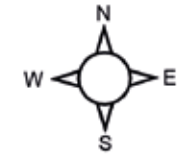
Hollyberry House, Ty-Draw Road, Lisvane

Approximate Gross Internal Area

Main House = 1873 Sq Ft/174 Sq M

Garage = 331 Sq Ft/31 Sq M

Total = 2204 Sq Ft/205 Sq M



Tenure: Freehold
Council Tax Band: H

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	77 C
39-54	E		
21-38	F		
1-20	G		

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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