



**Chatsworth House, Pound Lane, Wenvoe, Cardiff, CF5 6PL**

## Welcome to

### Chatsworth House, Pound Lane, Wenvoe, Cardiff

This stunning home occupies a beautiful and private setting nestled into the hillside offering elevated and panoramic vistas from both the house itself and the stunning gardens - with beautifully appointed bathrooms and kitchen, gorgeous, landscaped gardens, five bedrooms and a double garage.

#### Reception Hall

18' 8" max x 14' 7" ( 5.69m max x 4.45m )

A true reception hall providing a lovely welcoming entrance for guests overlooked by a dramatic galleried landing. Entered via a pair of leaded double glazed doors with matching floor to ceiling height windows to either side, radiator, spot lights, ornately coved ceiling, doors to all principal rooms and downstairs WC, feature staircase with carved spindles and balustrade to the first floor.

#### Cloakroom/wc

A very nicely appointed cloakroom including a wall mounted WC with hidden cistern and push button flush and a circular sink with mixer tap set on a wall mounted vanity unit with storage drawer, towel style radiator, hi-gloss tiled floor and tiled walls in a travertine style.

#### Lounge

19' 9" x 14' 10" ( 6.02m x 4.52m )

Double glazed window to the front with views over the garden and elevated views beyond, feature stone fireplace inset with a large living flame gas fire, two radiators.

#### Dining Room

13' 8" x 13' 5" ( 4.17m x 4.09m )

Double glazed window to the rear with views over the rear garden, double glazed 'French' doors giving immediate access to the garden and an area originally designed for an orangery (foundations still available if needed), radiator.

#### Sitting Room

13' 5" x 12' ( 4.09m x 3.66m )

Double glazed window to the front with views as the lounge, feature wall mounted electric fire, radiator.

#### Kitchen/dining Room

21' 3" into bay x 11' 6" ( 6.48m into bay x 3.51m )

Double glazed bay window to the side, further double glazed window to rear, an extensive range of timeless wooden floor and wall mounted 'Sigma 3' kitchen units with pan drawers and under lighting, gold flecked, black marble work tops with integrated drainer and one and a half bowl sink unit with mixer tap, integrated 'Neff' appliances including two electric ovens, a steam oven, microwave, induction hob and fridge/freezer, integrated 'Hotpoint' dishwasher, space for table and chairs, hi-gloss tiled floor and complementing part tiled walls and splashbacks, spotlights, radiator, door to utility room.

#### Utility Room

10' x 8' 8" ( 3.05m x 2.64m )

Double glazed window to rear, double glazed door providing access to the rear garden, floor and wall mounted kitchen units with contrasting work surfaces and tiled splashbacks, integrated 'Hotpoint' washing machine and separate dryer, hi-gloss tiled floor as the kitchen, towel style radiator.

#### First Floor Galleried Landing

A dramatic space overlooking the entrance hall with carved spindles, ornately coved ceiling, radiator and a double glazed window to the front with elevated views. There is access to all five bedrooms from the landing, as well as the family bathroom and an airing cupboard with radiator.

#### Master Bedroom

19' 7" x 14' 10" ( 5.97m x 4.52m )

Double glazed window to front with elevated views, further double glazed feature window to side, radiator, double built in wardrobes with mirrored doors, further built out one double AND one triple wardrobes, (a range of matching bedroom furniture available by separate negotiation), door to ENSUITE.





### Ensuite

11' 1" x 7' 10" ( 3.38m x 2.39m )

A contemporary, beautifully appointed space with double glazed window to rear, a walk-through 'Porsolanosa' shower with glass screen and rainwater shower head, combined 'his and hers' moulded wash hand basin with two mixer taps set into a vanity unit, wall mounted WC with hidden cistern and push button flush, towel style radiator, spotlights, tiled floor with underfloor heating, complimenting tiled walls with feature tiling to one wall.

### Guest Bedroom

17' 3" into dormer x 13' 9" ( 5.26m into dormer x 4.19m )

Double glazed former window to front with elevated views, radiator, door to a WALK-IN WARDROBE (13'9 x 4'7) providing potential space for a second ensuite.

### Bedroom 3

14' 9" x 13' 5" ( 4.50m x 4.09m )

Double glazed window to rear with garden views, radiator, built-out wardrobes to one wall (a range of matching bedroom furniture available by separate negotiation).

### Bedroom 4

12' x 9' 11" ( 3.66m x 3.02m )

Double glazed window to front with elevated views, radiator.

### Bedroom 5

10' 3" x 8' 7" ( 3.12m x 2.62m )

Double glazed window to rear with garden views, radiator.

### Family Bathroom

10' 11" x 9' 9" ( 3.33m x 2.97m )

Another contemporary, beautifully appointed space with double glazed window to rear, a free standing oval bath with separate mixer tap and shower attachment, a walk-in double width shower with glass screen and rainwater shower head, moulded wash hand basin with mixer tap set into a vanity unit, wall mounted WC with hidden cistern and push button flush, towel style radiator, spotlights, tiled floor and complimenting tiled walls.

### Outside

Accessed via double, folding wrought iron gates leading to a large brick paved driveway providing off-road parking for several vehicles and leading to an integral double garage. The gardens surround the property on all sides and have been attractively landscaped with a variety of mature shrubs, hedges, grasses and several fruit trees including two apple trees, a pear tree, cherry tree, plum tree and a hazelnut tree.

To the one side there is a large sitting area laid to composite decking with modern stainless steel wired handrails, next to which is a further private sitting/eating area laid to resin floor which is conveniently adjacent to the kitchen. On the opposite side of the property there is an ornamental pond with grey composite decking and seating area creating a quiet, relaxing space which like most of the gardens benefit from attractive elevated views. Beyond this there is a further level area where currently a large greenhouse sits, but which could be used for space for a summer house/outbuilding or a children's play area. To the front of the property there is a level lawn with a well stocked, maturely planted border, whilst to the rear of the property there is a further sitting/patio area beyond which is a sloping garden laid predominantly to lawn with an exposed, attractively planted natural rockery.

The rear of the sloped garden is still classed as agricultural land so could be used for small farm animals, tiered to provide further level areas or simply left as a lawned area as part of the natural landscaped. From the top of the garden there are spectacular panoramic vistas across parts of Wenvoe village to the beautiful surrounding countryside beyond.

### Double Garage

19' 2" x 18' 8" ( 5.84m x 5.69m )

Accessed via a remotely controlled up and over double door, double glazed door leading to the rear garden, power and light, floor mounted gas central heating combination boiler, fitted kitchen units with integrated sink.



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## Welcome to

### Chatsworth House, Pound Lane, Wenvoe Cardiff

- A BEAUTIFULLY APPOINTED, PRIVATELY BUILT HOME WITH ELEVATED POSITION ON A QUIET ROAD IN THE VILLAGE OF WENVOE
- CAPACIOUS MASTER SUITE WITH CONTEMPORARY ENSUITE, GUEST BEDROOM WITH WALK-IN WARDROBE
- THREE RECEPTION ROOMS AND A CONTEMPORARY FITTED KITCHEN/DINER WITH APPLIANCES
- LANDSCAPED GARDENS TO FOUR SIDES ENJOYING ELEVATED COUNTRYSIDE VISTAS
- LARGE DRIVEWAY FOR SEVERAL CARS AND AN INTEGRAL DOUBLE GARAGE WITH REMOTE UP AND OVER DOOR.

Tenure: Freehold EPC Rating: C  
**directions to this property:**

Entering the village of Wenvoe from Port Road (A4050) in a southerly direction, take the first exit off the roundabout signposted to Wenvoe onto Old Port Road. Take the second left into Walston Road and then take the fourth left onto Pound Lane where the property can be found on the right hand side (unseen from the road itself), accessed via a pair of folding wrought iron gates.



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:  
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