



Graig Road,  
Lisvane, Cardiff  
CF14 0UF

Guide Price £1,350,000  
House - Detached  
5 Bedrooms

A superbly appointed, detached residence in this extremely sought after location, with magnificent views over Cardiff City and the Bristol Channel, reaching from the Severn Bridge to Cowbridge. This stunning family home is to be sold with adjacent outbuildings, including a quadrangle stable block. The gardens and adjoining land total around 5 acres and also include a storage barn and level paddock. The property is situated in Lisvane, about five miles north of Cardiff City centre, with local shops and amenities and within easy reach of the M4 motorway. Entrance to the property is through electric gates and there is ample parking for vehicles. Channel View Farm has been tastefully decorated throughout and the current owners have constructed a superb orangery adjacent to the kitchen with lantern roof and bi-fold doors.

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The property comprises an open porch, galleried entrance hall, sitting room, dining room, study, open plan kitchen/diner/family room, utility room and shower room to the ground floor. The first floor is accessed via a sweeping staircase with galleried landing, five double bedrooms, one en-suite shower room and one family bathroom. Above the master bedroom, with its south facing balcony is an en-suite bathroom and dressing room.

**ENTRANCE HALL**

8.18 x 3.2 (26'10" x 10'6")  
max. Via an open porch, with double wooden doors and double glazed panels. Painted walls, coving, painted ceiling, recessed lighting, oak flooring. Storage cupboard. Double radiator panel with TRV. Double glazed uPVC window to front. Stairs to first floor.

**DINING ROOM**

4.04 x 3.4 (13'3" x 11'2")  
max. Via double wooden doors with bevelled glass. Painted walls, coving, painted ceiling, ceiling rose, oak flooring. Single radiator panel with TRV. Dimmer switch. Bi-fold doors to orangery.

**SITTING ROOM**

7.49 x 5.51 (24'7" x 18'1")  
max. Papered walls, coving, painted ceiling, ceiling rose. Double glazed round picture windows to side. Two single radiator panels with TRVs. Large inglenook stone fireplace with log burner. TV point. Recessed shelving. Double glazed uPVC French doors to covered patio. Ceramic wall lights. Dimmer switch.



Tenure - Freehold

Floor Area - 3337.00 sq ft

Current EPC Rating - D56

Potential EPC Rating - C74

#### STUDY

3.53 x 3.23 (11'7" x 10'7")

max. Painted walls, papered walls, coving, painted ceiling, oak flooring. Double glazed uPVC windows to front. TV point. Single radiator panel with TRV.

#### SHOWER ROOM

2.06 x 1.68 (6'9" x 5'6")

max. White suite comprising pedestal basin with chrome taps, low level WC, shower cubicle with chrome mixer shower and glazed panels. Half tongue and groove panelled walls, painted walls and ceiling, recessed lighting, tiled floor. Chrome heated towel rail. Extractor fan. Double glazed uPVC window to front.

#### KITCHEN/FAMILY ROOM

9.98 x 7.75 (32'9" x 25'5")

max. Open plan room, incorporating modern sun room/orangery. Cream coloured kitchen units with polished granite worksurfaces and tiled splashback. Large kitchen island with wine fridge, dishwasher, three sinks and space for three stools. Space for range cooker, extractor hood over, space for American style fridge/freezer. Double radiator panel with TRV. Underfloor heating. Double glazed uPVC windows to sides, two bi-fold doors to rear, large lantern roof. TV point. Painted walls, coving, painted ceiling, recessed lighting. Log burner.

#### UTILITY ROOM

4.17 x 3.43 (13'8" x 11'3")

max. Painted walls, coving, painted ceiling, tiled floor. Fitted oak effect kitchen units with granite effect work surfaces. Single stainless steel sink with chrome mixer tap. Cupboard containing combi boiler and storage space. Double glazed uPVC window to front, door to side.

#### LANDING

Galleried landing via open staircase. Feature wallpapered wall, painted walls, coving, painted ceiling, recessed lighting. Two Velux roof windows to front, double glazed uPVC window to front. Integral storage cupboard. Single radiator panel with TRV.

#### MASTER BEDROOM

5.38 x 4.55 (17'8" x 14'11")

max. Painted walls, coving, painted ceiling. Double glazed French doors to large balcony with magnificent views. Double glazed uPVC window to side. Cast iron fireplace with electric fire. Traditional style radiator panel. Stairs to attic.

#### EN-SUITE/DRESSING ROOM

9.68 x 2.36 (31'9" x 7'9")

max. Via enclosed staircase from Master Bedroom. White suite comprising freestanding bath with central chrome mixer tap, set in front of large picture window with views over the Channel. Two basins with chrome mixer taps, low level WC. Separate shower cubicle with chrome mixer shower. Chrome heated towel rail. Two Velux windows to sides. Painted walls and ceiling, recessed lighting, tiled floor. Range of open wardrobes and shelving. Velux window to front.

#### BEDROOM 2

4.55 x 4.04 (14'11" x 13'3")

max. Painted walls, coving, painted ceiling, stripped and varnished wooden flooring. Double glazed uPVC windows to front and side. Fitted wardrobes to alcoves. Single radiator panel with TRV.

#### ENSUITE SHOWER ROOM

3.84 x 2.08 (12'7" x 6'10")

max. Modern white suite comprising pedestal basin with chrome mixer tap, low level WC, large shower cubicle with chrome mixer shower and fixed glazed panels. Double glazed uPVC window to front. Half tiled walls, painted walls, coving, painted ceiling, recessed lighting, tiled floor. Chrome heated towel rail.

#### BEDROOM 3

4.06 x 3.3 (13'4" x 10'10")

max. Painted walls, coving, painted ceiling. Double glazed uPVC window to rear. Single radiator panel with TRV. Fitted wardrobe.

#### BEDROOM 4

3.86 x 2.87 (12'8" x 9'5")

max. Painted walls, coving, painted ceiling. Double glazed uPVC window to side. Single radiator panel with TRV.

#### BEDROOM 5

3.53 x 2.72 (11'7" x 8'11")

max. Painted walls, coving, painted ceiling. Double glazed uPVC window to front. Single radiator panel with TRV.

#### FAMILY BATHROOM

2.59 x 2.49 (8'6" x 8'2")

max. Modern white suite comprising pedestal basin with chrome mixer tap, low level WC, large bath with central chrome mixer tap. Separate shower cubicle with chrome mixer shower. Tiled walls, painted walls, coving, painted ceiling, tiled floor. Chrome heated towel rail. Double glazed uPVC window to front and side.

#### OUTSIDE

##### FRONT

Two electric double metal gates leading to driveway with parking space for multiple vehicles. Well maintained raised beds with mature shrubs and trees. External light, tap and power points. Small timber shed. Access to rear on both sides.

##### SIDE

Timber pergola with fitted bar area. Steps leading to lower timber decking area.

##### REAR

Large paved patio area with metal gazebo with space for hot tub. Timber pergola for BBQ. Covered patio area with retractable sun shade. Steps to lower garden, with driveway leading to large storage shed. Level paddock, with timber fencing to perimeter.

##### LOWER GARDEN

Space for multiple vehicles.

##### STABLES

Stable quadrangle block with 16 stables, including mother and foal stable, grain shed and storage. Fountain in centre of courtyard.

##### TENURE

This property is understood to be Freehold. This will be confirmed by the purchaser's solicitor

##### COUNCIL TAX

BAND I







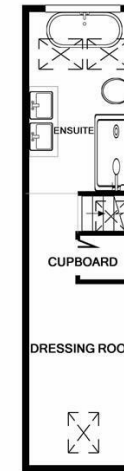




GROUND FLOOR



1ST FLOOR



2ND FLOOR

TOTAL APPROX. FLOOR AREA 3337 SQ.FT. (310.0 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>74</b>
(55-68) <b>D</b>		<b>56</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	