



The Old Rectory, St Lythan's,
Cardiff, CF5 6BQ

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6 Bedrooms : 5 Reception Rooms : Swimming Pool

Watts & Morgan are delighted to market this exceptional Old Rectory dating back to 1305, occupying a magnificent plot set in gardens and grounds of just over 2 acres. Set in the most rural of the Vale, but yet a short drive to the M4 Motorway and Cardiff City Centre.

Accommodation briefly comprises: galleried entrance hall, dining room, snug, living room, kitchen/breakfast room, utility room, rear lobby, lounge, cloakroom, home office, indoor swimming pool, sauna and gym. First floor galleried landing, spectacular master suite with dressing room and en-suite, a spacious double bedroom with en-suite, bedrooms three/four enjoy a 'Jack & Jill' en-suite and a spacious fifth bedroom. Beautifully landscaped gardens and grounds, a detached double garage, a detached one-bedroom annex, outbuilding and outdoor store. Being sold with no onward chain. EPC Rating: 'E'.

Directions

- Cardiff City Centre 6.6 miles
- M4 (J33) 5.0 miles

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Summary of Accommodation

GROUND FLOOR

Entered via a solid oak door with glazed side panels into a welcoming hallway benefiting from flagstone flooring, recessed ceiling spotlights, a solid oak staircase leading to the first-floor landing and uPVC double glazed windows to the side and front elevations.

The hallway benefits from solid oak flooring, an exposed stone wall dating back to 1305 with a glazed oak door providing access to the rear garden.

The downstairs bathroom benefits from a 3-piece suite comprising: a freestanding bath, a freestanding wash-hand basin and a WC. The bathroom further benefits from tiled flooring, partially tiled walls, recessed ceiling spotlights and a solid oak double glazed window to the front elevation.

The dining room enjoys a central feature wood burning stove, oak flooring, exposed wooden beams and solid oak French doors providing access to the rear garden.

The dual aspect snug is a versatile space which enjoys continuation of solid oak flooring, exposed wooden beams and solid oak double glazed windows to the front and rear elevations.

The sitting room enjoys exposed oak flooring, a central feature wood burning stove, an exposed feature stone wall and a solid oak double glazed window to the rear elevation.

The spectacular bespoke kitchen/breakfast room has been fitted with a range of solid wood base and wall units with granite work surfaces. Integral 'Neff' appliances to remain include: a fridge and freezer, an induction hob, a double oven, a microwave and steam oven, a dishwasher and an 'Aga' cooker. The kitchen/breakfast room further benefits from a central feature island housing the 4-ring induction hob, tiled flooring, exposed wooden beams, solid oak double glazed windows to the front elevation and bi-folding doors providing access to the rear patio.

The utility room has been fitted with a range of base units with granite work surfaces. Space and plumbing has been provided for freestanding white goods. The utility room further benefits from solid oak double glazed windows to the front elevation, a central heating boiler and a hot water cylinder.

The rear lobby enjoys a galleried landing with a glass balustrade, tiled flooring, recessed ceiling spotlights and glazed oak French doors providing access to the front elevation with two double glazed side panels.

The living room enjoys carpeted flooring, a central feature wood burner and two glazed solid oak doors providing access to the side elevation with glazed side panels.



The swimming pool, sauna and gym area enjoys spectacular views over the garden and beyond. The room enjoys tiled flooring, bi-folding solid oak doors to all elevations and LED lighting. The heated swimming pool has been fitted with an automated cover and fast lane swim jet.

The cloakroom has been fitted with a 2-piece white suite comprising: a wash-hand basin set within an oak work surface and a WC. The cloakroom further benefits from tiled flooring, tiled walls, exposed beams, recessed ceiling spotlights and an oak obscured double-glazed window to the side elevation.

The home office, designed by Mark Wilkinson, has been fitted with a range of base and wall units. The office further enjoys oak flooring and a feature double glazed window to the front/side elevation.

FIRST FLOOR

The galleried landing enjoys carpeted flooring, an oak balustrade, a 'Velux' roof light and exposed tiled walls.

The spectacular mastersuite is a generously sized double bedroom which enjoys a floor to ceiling feature window with bi-folding doors opening onto a Juliette balcony providing panoramic country and sea views. The master bedroom enjoys carpeted flooring, recessed ceiling spotlights, a 'Velux' roof light and recessed cupboards. The master bedroom suite also benefits from a generously sized dressing room which enjoys carpeted flooring, a range of fitted mirrored wardrobes, recessed ceiling spotlight and oak double doors opening onto a Juliette balcony to the side elevation. The en-suite has been fitted with a 4-piece white suite comprising: a freestanding roll top bath with a hand-held shower attachment, a large walk-in shower, a wash-hand basin set within a vanity unit and a WC. The en-suite further benefits from tiled floors, partially tiled walls, a double-glazed window to the side elevation and a 'Velux' roof light.

Bedroom two is a generously sized double bedroom enjoying carpeted flooring, oak French doors opening onto a Juliette Balcony, recessed ceiling spotlights and exposed wooden beams. The en-suite has been fitted with a 4-piece white suite comprising: a large walk-in shower cubicle with a rainfall shower over and a hand-held attachment, a freestanding roll top bath, a wash-hand basin set within a vanity unit and a WC. The en-suite further benefits from fully tiled walls/flooring, recessed ceiling spotlights, exposed wooden beams and an oak obscured double-glazed window to the side elevation.





Bedroom three is a spacious, dual aspect double bedroom enjoying carpeted flooring, exposed wooden beams and oak double-glazed windows to the front and rear elevations.

Bedroom four is a spacious double bedroom enjoying exposed floorboards, exposed wooden beams, recessed ceiling spotlights, a double-glazed oak window to the rear elevation and a 'Velux' roof light. Bedroom four also benefits from a dressing room enjoying exposed wooden floorboards and a 'Velux' roof light.

Bedrooms four & five enjoy a 'Jack & Jill' en-suite which has been fitted with a 3-piece white suite comprising: a tiled panelled bath with a rainfall shower over, a wash-hand basin and a WC set within a vanity unit. The en-suite further benefits from fully tiled walls/flooring, recessed ceiling spotlights and exposed wooden beams.

Bedroom five is another generously sized double bedroom which enjoys carpeted flooring, recessed ceiling spotlights, exposed wooden beams and a solid oak double glazed window to the rear elevation.



ANNEX

The detached annex is a versatile space which is currently being used as a generously sized one bedroom studio which offers spacious living/bedroom and kitchen accommodation. The annex has full electrical and plumbing services.

The kitchen has been fitted with a range of work surfaces with a 2-ring electric hob and stainless-steel sink.

The shower room (partially completed) has been fitted with a 2-piece white suite comprising: a shower cubicle and a WC.

The annex enjoys uPVC French doors with glazed side panels opening onto a private decked area which enjoys spectacular garden views.

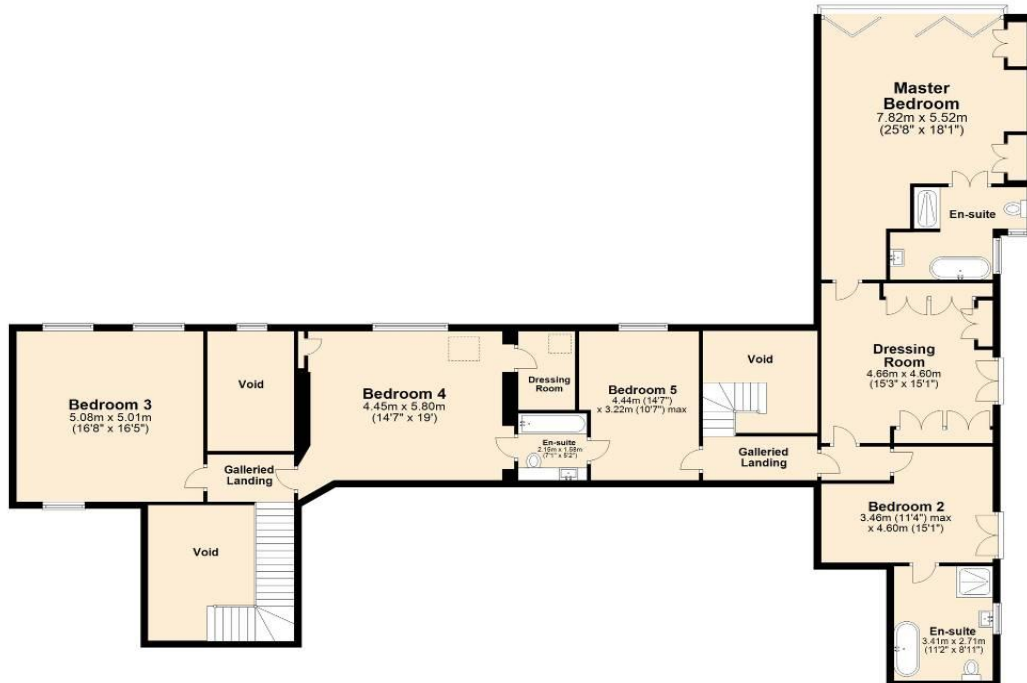
GARDENS AND GROUNDS

The Old Rectory is approached off the road through electric gates providing access onto a private driveway offering parking for several vehicles beyond which is a detached double garage with electric doors. Occupying a magnificent plot set in gardens and grounds of just over 2 acres, The Old Rectory enjoys beautifully landscaped gardens and grounds and superb, panoramic countryside and sea views. The property also benefits from an outbuilding with full electrical/plumbing services (currently being used as a games room), an outdoor store room and a pool room.

SERVICES AND TENURE

Property is Freehold.

Oil central heating and soakaway drainage



Total Area: approx. 534.1 sq. meters (5748.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form a part of any contract.



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