

Cnepyn House

| Peterston-Super-Ely | Cardiff | CF5 6ND

CNEPYN HOUSE

Guide Price £1,250,000



Cnepyn House is a detached house with a garage, swimming pool, and stables set in an idyllic location, with a plot of approximately 8.64 acres. The residence stands in an elevated position with picturesque countryside views and is well-placed for easy access to the M4 motorway, Cardiff, Cowbridge and the many nearby amenities. The property is approached from a driveway that leads to a parking area and continues to circle a landscaped garden. An open-air swimming pool is located to the north of the house, adjacent to an old lime kiln and a wood set in the grounds of a former lime quarry with many interesting quirks that help to create an enchanting "fairytale" wood. Formal gardens adorn the front of the house to the south, with a central path, flower beds, and lawns enclosed by white fencing and a gate to the paddock. A fenced-off brick-built double stable block is positioned at the bottom of the garden, south of the paddock with separate access to the adjoining road.

Cnepyn House is a double bay fronted house, thought to have been built around the 1920s and extended over time. The accommodation comprises an entrance porch, hall, cloakroom, inner hall, lounge, dining room, kitchen, breakfast room, sitting room, and second cloakroom on the ground floor. The first floor houses a master bedroom with an en-suite, four bedrooms, a further en-suite, and two bathrooms. The house has a formidable ambiance created by the superb plot, panoramic countryside views, idyllic prime location, and huge potential. The property requires investment to fulfill the outstanding potential that it undoubtedly holds.

Porch

Hall

Enter via a wooden glazed door to the front elevation with windows either side. Wooden parquet flooring.

Cloakroom

Obscure window to the front elevation. W/C and wash hand basin. Radiator. Storage cupboard.

Inner Hall

Squared hallway. French doors leading out to the rear gardens. Feature fireplace. Wooden parquet flooring. Main stairs rising up to the first floor. Radiator. Exposed beam. Picture rail.

Drawing Room

12'11" max x 28'3" max into bay
Double glazed back bay window to the rear elevation with seating. Feature fireplace. Radiator. Wood flooring. Picture rail.

Dining Room

16'5" max x 14'7" max
Double glazed back bay window to the rear elevation. Feature fireplace. Radiator. Wood flooring. Picture rail. Serving hatch.

Main Hall

Door to small lobby area with serving hatch. Utility cupboard with space and plumbing for washing machine and tumble dryer.

Utility Cupboard

Kitchen

11'3" max x 12'6" max
Glazed window to the front elevation. Wall and base units with worktops over. Welsh dresser. Aga. One bowl sink and drainer. Dishwasher. Quarry tiled flooring. Walkway through to the breakfast room.

Breakfast Room

10'0" max x 7'9" max
Sliding patio doors to the garden. Door to utility room. Radiator. Stairs leading up to the living room and stairs leading to the first floor. Continuation of quarry tiled flooring.

Boot Room

5'5" max x 9'4" max
Door leading to the rear garden. Window to the rear elevation. Boiler. Door leading to the second cloakroom.

Second Cloakroom

Obscure window to the rear elevation. W/C.

Stairwell

Stairs to first floor (secondary staircase), steps to Living Room and Games Room.

Living Room

12'0" max x 16'11" max
Glazed windows to the side elevation. French doors leading out to the front elevation. Feature fireplace. Radiator.

Games Room

10'8" max x 17'3" max
Double glazed patio doors to the front elevation. Radiator.

First Floor

Landing

Stair rise up from the main hall. Dog leg staircase. Glazed windows to the front elevation. Matching bannister. Loft access hatch. Radiator.

Primary Bedroom

16'4" max x 16'10" max
Double glazed back bay windows to the rear elevation with fitted bay storage. Feature fireplace. Stripped wooden flooring. Fitted wardrobes. Door to en suite.

En Suite

11'6" max x 8'0" max
(Jack and Jill style connecting

doors to Primary Bedroom and Landing). Glazed windows overlooking gardens. W/C and wash hand basin. Shower with plumbed shower. Vanity cupboard. Built in cupboard. Radiator.

Bedroom Two

12' max x 11'2" max
Glazed windows to the front elevation. Radiator. Door to en suite. Built-in wardrobes.

En Suite

6'8" max x 7'1" max
Glazed window to the front elevation. W/C and wash hand basin. Bath with shower mixer. Radiator.

Bedroom Three

9'11" max x 14'0" max
Glazed windows to the rear elevation. Radiator. Wash hand basin. Fitted cupboards. Built-in wardrobe.

Bedroom Four

14'7" max x 11'7" max
Double glazed windows to the rear elevation. Radiator. Wash hand basin. Built-in wardrobes.

Bedroom Five

11'7" max x 12'10" max
Double glazed window to the side elevation. Radiator. Feature fireplace. Fitted wardrobe. Wash hand basin.

Bathroom One

8'0" max x 7'7" max
Glazed window to the front elevation. W/C and wash hand basin. Bath with shower mixer. Part tiled walls. Fitted linen cupboards.

Bathroom Two

7'11" max x 7'3" max
Two glazed windows to the front elevation. W/C and wash hand basin. Bath with shower mixer. Part tiled walls. Bidet.

Outside

Front Gardens

Property is approached by gates with a stone gravel looped driveway. Front central garden landscaped with mature hedges, glass greenhouse and further mature shrubs. Concealed oil tank. Cesspit.

Swimming Pool

Gates from front driveway to the outdoor heated swimming pool area. The swimming pool is surrounded by lawn and enclosed by mature hedges and flower borders.

Garage

Attached single garage with roller shutter door to front.

Rear Garden

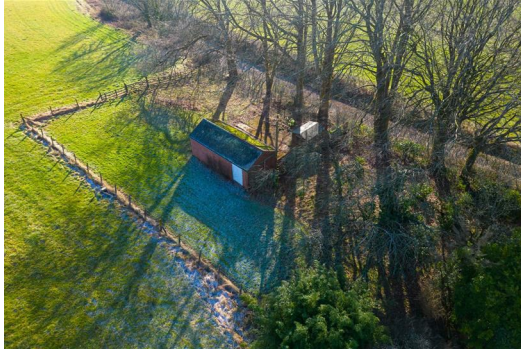
Sweeping lawns. Mature trees and flower borders. Pathways leading around to the end of the rear garden. Garden ponds. Purpose built storage. Gate to front aspect.

Stable and Paddock

Stable block for three horses, with separate road access railings and gate to field forming part of the estate.

Orchard

Beautiful orchard adjoining the stables.



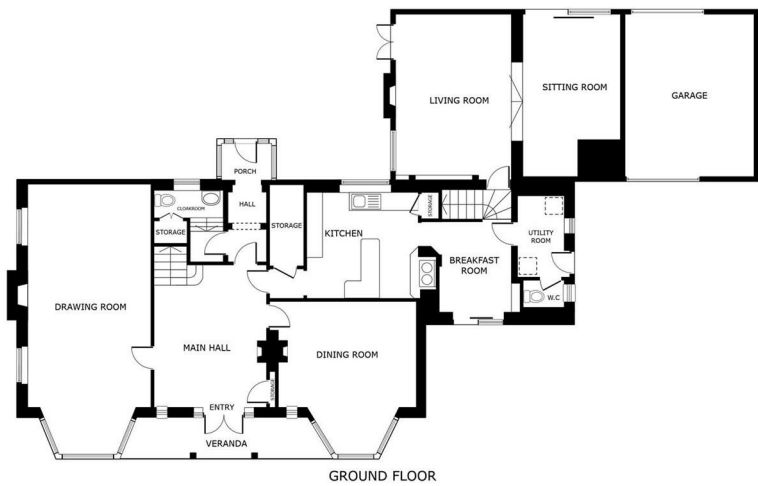
Boundary For Guidance Only



Call Hern & Crabtree to arrange a viewing on 02920 228135

Hern and Crabtree

<https://www.hern-crabtree.co.uk>



GROUND FLOOR



GROSS INTERNAL AREA
 GROUND FLOOR 169.8 m² (1,827 sq. ft.) FIRST FLOOR 142.6 m² (1,535 sq. ft.)
 EXCLUDED AREAS: VERANDA 8.8 m² (95 sq. ft.) GARAGE 23.1 m² (249 sq. ft.)
 TOTAL: 312.4 m² (3,363 sq. ft.)
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Directions

Please click the below link for the exact location.
https://maps.app.goo.gl/XUiKcpYGRk4frAx28?g_st=iw

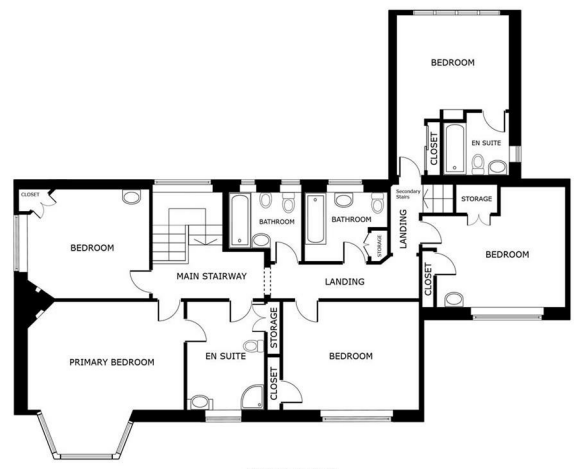
Heading West from Cardiff Centre. From the crossroads with Croft Y Gennau Road and St. Bride's Road take St. Bride's Road in a Westerly Direction. Continue along the road through the village of St. Brides-super-ely, and look out for a sign for Peterson-super-ely/ Llanbedr Y Fro followed by a red "Scouts" campsite sign on the left-hand side, slow down and take the immediate right-hand turning into an unnamed road. The property is a short way along this road on the right-hand side, a short distance after passing the stable entrance. A feather-edged fence with a slate "Cnepyn" sign marks the entrance.

Heading East from the village of Peterston-super-ely, head East on St. Bride's Road towards Cardiff, until you reach an unnamed left-hand turning. There is no signpost giving directions to the road, however it is located just prior to a red "Scouts" campsite sign a little further down the road on the right hand side. A flush signpost that marks Peterson-super-ely/ Llanbedr Y Fro and St. Brides-super-Ely/ Llansanffraid in opposite directions is located opposite the turning. The property is a short way along this road on the right hand side, a short distance after passing the stable entrance. A feather edged fence with a slate "Cnepyn" sign marks the entrance.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	20	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



FIRST FLOOR



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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.