



£975,000 Freehold

Lon Cwrt Ynyston | Cardiff | CF11 8DR

Hern & Crabtree

Istwyn Barn is an extremely impressive two storey, four double bedroom stone barn which has been beautifully converted to provide truly stunning and sizeable family accommodation.

Situated on a very generous plot with private gated access and excellent parking facilities with two purpose built detached outbuildings.

The property oozes warmth and character throughout with it's exposed stone walls, galleried landing and oak flooring. The property has been modernised throughout to suit modern standards and now boasts of underfloor heating throughout the ground floor, a spacious open plan kitchen/ dining room with Island, en suite bedrooms and ground floor utility & cloakroom.

The property further benefits from a large garden, sweeping driveway and picturesque courtyard to the rear.

Entrance

The property is entered through a hard wood double glazed panelled front door with matching windows to either side. Entrance offers an ideal space for coats and shoes. Smooth plastered ceiling. Spotlights. Open to:

Reception Hall / Formal Dining Room 15'3" max x 29'7" max

A spacious and versatile space with open plan reception hall to the dining room and living room.

A beautifully presented, rustic room with part exposed stone walls and further rendered walls. Feature Balcony landing. The staircase is off set to the one side of the room with stylish glass ballustrade leading to the first floor landing area. Feature glass enclosure under the stairs with door for access. Traditional oak flooring. Underfloor heating.

Nook

A cozy and inviting area which houses the cast iron wood burning stove set centrally with stone surround. Windows to the rear elevation. Wood store. Continuation of oak flooring. Wired for wall lights. Vaulted ceiling with ceiling light point.

Living Room 30'8" max x 14'4" max

A stunning open plan living room, perfect for relaxing with the family or entertaining. Double glazed windows to either side offers a good amount of light. Feature oak

flooring. Chimney breast with recess for media unit. Smooth plastered ceiling. Spotlights to the ceiling. Two steps lead to a lovely rear garden with double opening french doors to the patio area with awning. Door to the side elevation. Underfloor heating.

Kitchen/ Diner 32'1" max x 14'4" max

A large open plan family kitchen/ dining room providing a wonderful space for entertaining!

Dining area - Built in cupboards providing good storage facilities. Ample space for a large dining table and chairs. Smooth plastered ceiling. Spotlights to the ceiling. Door way from the hallway. Double glazed door leading out on to a rear courtyard. Double glazed windows to the front aspect. Tiled flooring to the dining room. Underfloor heating.

Kitchen area

A stylish and spacious family kitchen, well designed with a generous amount of matching wall and base units with quartz work tops over. Large central kitchen island with feature drop down lighting and space for breakfast bar stools with additional storage cupboards beneath. Integrated dishwasher. One and a half bowl sink drainer unit with mixer taps over. Five ring Neff induction hob with chimney style extractor fan above. Integrated eye level double electric cooker. Space for American style fridge freezer. Tiled flooring. Double



glazed window. Door to the utility room and ground floor cloakroom.

Cloak Room

A contemporary style ground floor cloakroom with a two piece suite in white comprising: low level WC and wash hand basin with cupboard beneath. Spotlights. Smooth plastered ceiling. Tiled flooring.

Utility Room 9'1" max x 8'0" max

A spacious and very useful ground floor utility room. Accessed from the kitchen area. Double glazed window to the rear elevation. Door to the side giving access to the front of the property. Large airing cupboard and pantry. Boiler and hot water system. Electric store cupboard. Fitted cupboards and work tops with sink drainer unit. Plumbing and space for washing machine and tumble dryer.

First Floor

Balcony landing with glass ballustrade. Recess to one side with bay and double glazed windows to the front elevation. Office space 9' x 6'2" approximately. Part exposed stone walls.

Landing

Hallways lead off to either side of the landing area which connect the bedrooms and bathroom. Built in linen cupboard. Smooth plastered ceiling. Spotlights to the ceiling. Radiator. Access to the stone steps to the side of the property.

Office Nook

Situated off the landing space is a very useful area which is currently being used as

an office space. Double glazed window, Exposed stone walls. Fitted shelving. Power points.

Bedroom One 18'9" max x 14'4" max

A superb, larger than average master bedroom suite with double glazed windows to the side and front elevations overlooking the grounds. A good range of fitted L shaped wardrobes providing excellent storage facilities. Two Radiators. Wood laminate flooring. Smooth plastered ceiling.

En Suite Bathroom 10'7" max x 10'11" max

A larger than average & contemporary style en suite master bathroom with Villeroy and Boch sanitary ware. Double glazed window to the rear elevation. Featuring a four piece suite in white, comprising: WC with concealed cistern, wall hung wash hand basin, bath and walk in shower with screen and mains pressure shower. Large vanity unit cupboard. Heated towel radiator. Tiled flooring. Tiled walls. Smooth plastered ceiling. Spotlights to the ceiling.

Bedroom Two 14'0" max x 14'4" max

A superb double bedroom. Double glazed windows to the side and rear elevations. Fitted wardrobes providing good storage facilities. Radiator. Wood grain laminate flooring. Smooth plastered ceiling. Door to:

En Suite Shower Room 3'10" max x 6'9" max

A contemporary style en suite shower room with a three piece suite comprising: fitted shower cubicle with mains pressure shower and glass screen, WC and wash hand basin. Tiled walls. Tiled flooring. Recesses ideal



for toiletries. Spotlights to the ceiling. Mira brushed nickel brassware please and Mira sanitary ware.

Bedroom Three 10'9" max x 13'5" max

A good size third double bedroom. Radiator. Double glazed window to the rear elevation. Loft access hatch.

Bedroom Four 10'7" max x 9'8" max

A beautifully presented double bedroom with double glazed window to the rear elevation. Radiator. Recess ideal for wardrobes.

Bathroom 10'5" max x 6'8" max

A contemporary and spacious family bathroom fitted with a four piece suite comprising: panelled bath with central mixer taps, corner fitted shower cubicle with mains pressure shower, pedestal wash hand basin and close coupled WC. Tiled flooring. Walls are tiled. Obscure double glazed window, Smooth plastered ceiling.

Outside

Front and Side Gardens

The front of the property contains the main gardens. Private with private electric gates providing access to the main driveway, which is laid to chippings with parking for multiple vehicles. Large lawned gardens with trees and mature shrubs. Two purpose built outbuildings. Side access to the rear of the plot. To the side is a lovely patio area which is accessed from the lounge. Hard stand for hot tub. Barbeque area. Purpose built storage. Stone circular built fire pit. The side

garden has mature trees, shrubs and flower beds.

Rear Courtyard

A good size enclosed rear courtyard providing an additional garden which is enclosed by timber fencing and laid to artificial lawn and chippings. Side access to the front gardens.

Outbuildings

Outbuilding 1 - purpose built home office with power and lighting double glazed windows and patio doors to the garden. Work bench. Small kitchenette with sink and drainer. Laminate flooring. 7' max x 18'6" max.

Outbuilding 2 - one bedroom, self contained studio which can be used for guest accommodation.

Detached Home Office 18'6" max x 6'11" max

Purpose built home office with power and lighting double glazed windows and patio doors to the garden. Work bench. Small kitchenette with sink and drainer. Laminate flooring.

Detached Studio / Lodge

Upon entering the lodge, there is a living room and kitchen area, a bedroom and separate shower room. Double glazed door and window.

Lounge/ Kitchenette 16'3" max x 10'11" max



Double glazed french door so the side leading to a decked terrace area. Wood laminate flooring. Double glazed window to the front. The kitchenette offers an L shaped design with wall and base units with complementary work surfaces. Integrated oven and hob. Air conditioning unit. Stainless steel sink drainer. Space for washing machine. Integrated fridge freezer. Electric radiator.

Bedroom 14'8" max x 9'3" max
Fitted wardrobes providing storage. Electric radiator. Double glazed window to the side elevation.

Bathroom 6'8" max x 6'5" max
Bath with electric shower over, wash hand basin with storage beneath and WC. Heated towel radiator. Extractor.

Outside
Wrap around decking area. Outside lighting.

Tenure and Additional Information

Freehold property

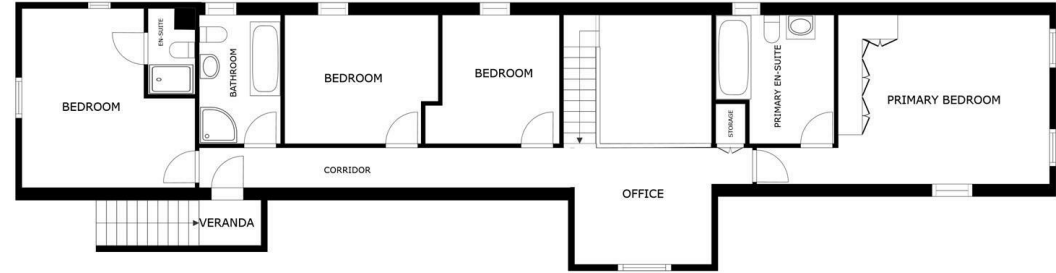
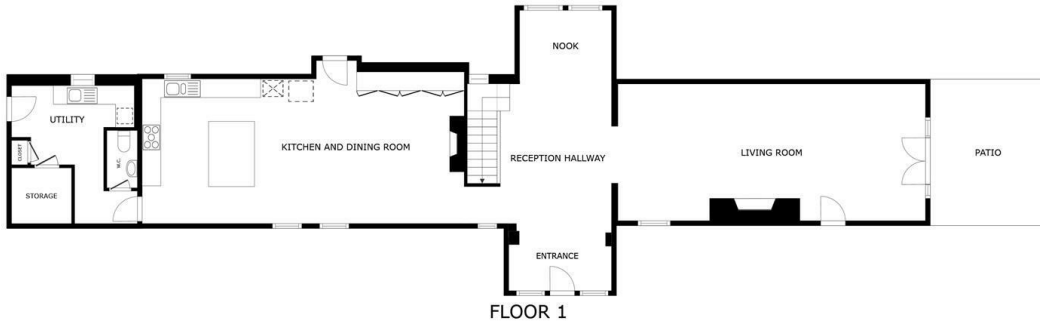
Further information:

The property benefits from oil central heating. There is a communal water tank which serves five properties. There is a water meter at the property. The barn originates back to the late 1800s and was converted approximately 20 years ago. Council tax band H. EPC rating D.

Disclaimer

The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.





Hern & Crabtree

4BR, 3B, 1HBA
 GROSS INTERNAL AREA
 FLOOR 1 148.0 m² (1,593 sq.ft.) FLOOR 2 116.1 m² (1,249 sq.ft.)
 EXCLUDED AREAS : PATIO 17.5 m² (188 sq.ft.) VERANDA 4.6 m² (50 sq.ft.)
 TOTAL : 264.1 m² (2,842 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

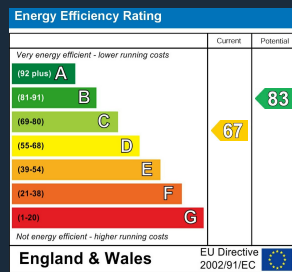
Matterport

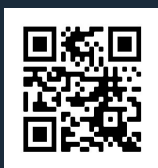
Hern & Crabtree

4BR, 3B, 1HBA
 GROSS INTERNAL AREA
 FLOOR 1 148.0 m² (1,593 sq.ft.) FLOOR 2 116.1 m² (1,249 sq.ft.)
 EXCLUDED AREAS : PATIO 17.5 m² (188 sq.ft.) VERANDA 4.6 m² (50 sq.ft.)
 TOTAL : 264.1 m² (2,842 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

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.





87 Pontcanna Street, Pontcanna, Cardiff, CF11 9HS
Tel: 02920 228135 Email: pontcanna@hern-crabtree.co.uk

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



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.