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**Greenfield Cottage, Ty Mawr Lane, Marshfield, Cardiff. CF3 2YF.**

**Offers over £800,000**

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A charming detached four bedroom double fronted cottage, built circa 1920, extensively modernised and extended, and occupying a delightful position set back in a semi-rural location, approached from Ty Mawr Lane, a country road, away from busy passing traffic, yet well placed within walking distance to the village centre of Marshfield.

This unique four bedroom country cottage, occupies a large and lovely plot with extensive private level surrounding gardens, plus two further acres of paddock land with a stable block with loose boxes and a hay barn. The property provides enormous scope to extend further, subject to the necessary planning applications and building regulations, allowing the house to be converted into a 3000- 4000 square feet residence, with still larger than average gardens, together with an additional 2 acres of paddocks/fields and stables.

The property benefits gas heating with panel radiators and external gas cylinders, PVC double glazed windows, newly installed contemporary carpets fitted throughout, Oil heating available as an option with a modern outside concealed OIL tank, and newly decorated wall coverings throughout.

The property is available with no chain. Must be seen!

### **Entrance Hall**

Approached via a composite front entrance door, stable door in design, inset with a shaped window, PVC side screen window, ceramic tiled hallway, and radiator.

### **Lounge**

15' 10" x 14' 2" (4.83m x 4.32m)

Newly carpeted, inset with two PVC double glazed windows each with solid wood wind sills and both overlooking the front and side gardens, wall mounted electric living flame fire, further slim line electric heater, stylish chrome power points, coved ceiling, large double radiator.

### **Dining Room**

14' 1" x 11' 9" (4.29m x 3.58m)

Stylish flooring, carpeted chrome spindle balustrade stair case to first floor landing, PVC double glazed outer door opening onto the side gardens, further PVC double glazed window with a rear garden view, large double radiator, cove ceiling.

### **Kitchen & Breakfast Room**

18' 3" x 13' (5.56m x 3.96m)

Well fitted along three side with a modern range of both floor and eye level units with solid oak work tops incorporating a stainless steel sink unit with power jet mixer taps, vegetable cleaner and drainer, integrated Beko fan assisted electric oven, integrated Groenje microwave, integrated Logic four ring electric hob, walls part finished in retro ceramic tiled, stylish flooring, fitted breakfast bar, chrome power points, high cove ceiling, PVC double glazed window with outlooks onto the frontage gardens, large vertical radiator, double doors opening onto ...





### Conservatory

14' 9" x 13' (4.50m x 3.96m)

Inset with five PVC double glazed windows, most with outlooks across the large and lovely private rear gardens, further PVC double glazed French doors opening onto a stencil paved sun terrace with large lawn gardens beyond, high ceiling, large vertical radiator, stylish chrome power points, double hard wood doors with glass panels and chrome handles opening into the kitchen and breakfast room.

### Inner Lobby

Inset with a PVC double glazed window, continuous tiled floor, contemporary oak door opening into the front entrance hall.

### Utility Room

8' 4" x 6' 2" (2.54m x 1.88m)

Fitted along two sides with matching high gloss grey floor and eye level units together with laminate round nosed work tops incorporating a stainless steel sink with chrome mixer taps, PVC double glazed window to side, wall mounted Ideal Gas Central heating boiler powered by two propane external gas cylinders. Contemporary Oak door to entrance hall.



### Downstairs Cloakroom

Modern white suite comprising slime line W.C, grey painted part panelled walls beneath a dado rail, ceramic tiled floor, radiator, PVC double glazed window, contemporary Oak panelled door opening onto the entrance hall, further white panel traditional panel door opening onto the side gardens.

### Bedroom Four

12' 7" x 8' 2" (3.84m x 2.49m)

Tiled flooring, two PVC double glazed windows with front and side garden aspect, radiator, access to a roof space.

### First Floor Landing

Approached via a newly carpeted wide chrome spindle balustrade stair case leading to a matching spindle balustrade central landing. Stylish chrome light switches and power points.

### Master Bedroom One

18' 4" x 13' (5.59m x 3.96m)

Equipped with two built out panel fronted wardrobes, exposed beamed ceiling, double radiator, further low level storage cupboard, contemporary Oak panel door with chrome handle to landing, stylish chrome light switch.



### Ensuite Shower Room

Modern white suite with ceramic tiled shower cubicle with electric shower unit (no shower fitment), clear glass shower door, and wall mounted white shaped wash hand basin with chrome mixer taps, walls chiefly ceramic tiled, air ventilator.

### Bedroom Two

14' x 7' 7" (4.27m x 2.31m)

Inset with a PVC double glazed window with outlooks across the large side gardens, built out mirror fronted wardrobe, radiator, contemporary Oak door with chrome handle to landing, stylish chrome light switch.

### Bedroom Three

12' 6" x 6' 10" (3.81m x 2.08m)

PVC double glazed window with a side garden aspect, further built in wardrobe measuring 1'9 depth by 4'5 width, contemporary Oak panel door with chrome handle to landing, radiator. Stylish chrome light switch and power points.



### Family Bathroom

8' x 6' 7" (2.44m x 2.01m)

Stylish contemporary modern white suite with retro ceramic tiled walls in white, comprising large panel bath with chrome fittings, chrome shower unit with waterfall fitment and separate hand fitment, two vanity shelves, clear glass shower screen, mounted shaped wash hand basin with chrome mixer taps and pop up waste within a built out vanity unit with high grey gloss doors with chrome effect handles, W.C with concealed system, ceiling with spot lights, PVC double glazed window with ceramic tiled seal with outlooks across the frontage entrance drive, stylish contemporary vertical towel rail/radiator, contemporary Oak panel door with chrome handle to landing.

### Outside Entrance Drive

The property is approached by a private driveway from Ty Mawr Lane leading to double entrance gates.



### Main Entrance Drive

Finished in Cotswold stone, approached by double gates and enclosed via brick built boundary walls surmounted with decorative railings, together with high timber panel fencing to afford privacy and security, there is a stenciled pathway leading to a large stenciled concrete front sun terrace. Please note that in the event that the property is sold without the additional land there will be a statutory right of way provided to Greenfield Cottage owner who cross the gates and enter the main drive and park to the side area, the front drive will be retained by the current owner who have a right of way to access the land via five bar gate together with the paddocks.

### Side and Rear Gardens

The property benefits from a very large and very level enclosed main garden chiefly laid to lawn beyond a stencil concrete sun terrace with continuous path way, all enclosed for privacy and security with grey painted timber panel fencing. Externally there are outside lights, and excess to the side garden where the modern oil tank is located.

### Additional Land

The property is on the market for a price of offers over £800,000 to include the extra two acres of land next door which also includes a detached stable block with loose0 should a purchaser wish to require the entire land and cottage which is approximately two acres including the stables, loose boxes and a hay barn..









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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