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**Llwynarthen House, Newport Road, Castleton, Cardiff, CF3 2UN.**

**£850,000**

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A distinctive detached four-bedroom country home, set within an acre of gardens and grounds, approached by a private gated entrance drive, and providing 2500 square feet of living space.

This unique character residence, was built in 1938 with many features reputed to be re-claimed from Ruperra Castle, constructed with elevations in whitened render, inset with dark wood timber panels, all beneath a pitched thatched roof.

This magnificent family home benefits a mock gothic style with solid oak timbers, door architraves, exposed beamed ceilings, and imposing solid oak panel internal doors with cast iron door knockers, handles and hinges. This impressive period home provides considerable character with generous well-proportioned rooms, many inset with elegant fireplaces including an Inglenook style fireplace positioned within the large principal lounge (20'1 x 12'8).

The versatile and well-designed living space also includes a stunning entrance reception hall (15'0 x 9'3) inset with a wide returning spindle balustrade staircase, a downstairs cloak room with a stylish new white suite, a large open plan newly fitted kitchen and breakfast room (22'9 x 12'9max) open plan into a double-glazed conservatory with French doors which open onto the private rear gardens.

There is also a large dining room (17'5 x 12'4) inset with a splayed bay, a stunning character fireplace and elegant original wood panelling. A truly elegant formal dining room with access from the hall and lounge.

A further feature is an outer conservatory study which is approached from the lounge and opens onto the charming rear gardens, and an L shaped double glazed sun lounge conservatory (20'0 x 19'0). The first floor comprises four bedrooms, and two new bathrooms, both added in 2016, the master ensuite equipped with a double size Jacuzzi Bath, whilst the stylish family bathroom includes both a full panel bath, a separate contemporary shower, a wall mounted W.C. with concealed cistern and Geberit fittings, and a contemporary shaped wall mounted wash hand basin with a high gloss vanity unit, Recent improvements include a re-wire in 2016, a new kitchen in 2016, new gas heating with a modern Worcester gas boiler (2016), working fireplaces, and UNDER FLOOR HEATING within the hall, cloak room and the kitchen breakfast room. Within the kitchen is a 2016 gas fired Aga range cooker, power showers within the bathrooms, and the property benefits mains gas, electricity and water, and private drainage. Outside there is a private flagstone entrance drive approached via a five-bar gate and leading to a double length garage (35'0 x 13'2 max). Outside the surrounding gardens and grounds include a private sun terrace with decked patios and a summer house, a large private main lawn with a flag stone sun terrace, an orchard, a hen run, a former goat paddock, and various log stores with mini stables. A rare opportunity to acquire a detached country home, set back with very private one-acre gardens and grounds, located off a county lane approached from Newport Road A 48 Castleton.

### Location

Castleton is in the Marshfield ward, an affluent region to the outskirts of Cardiff, ideally placed for access to the A 48 allowing fast and economic travel to eastern Avenue, the M4, Cardiff and Newport. Castleton has a large, prominent Baptist chapel, and nearby is the pub/restaurant, the Coach and Horses, on the A 48.





### Entrance Porch

Approached via an imposing solid oak front entrance door leading to a tiled porchway with pretty lattice window, exposed beam ceiling, exposed wood lintel.

### Entrance Reception Hall

15' x 9' 3" ( 4.57m x 2.82m ) A truly distinctive and charming entrance hall of character, approached via an oak panelled entrance door inset with deep leaded upper light window leading to a central hallway with exposed oak beamed ceilings, plate rails, door architraves, Gothic style internal doors with cast iron door furniture, hospital radiator, imposing spindle balustrade staircase to upper floor, pretty lattice window with outlooks across the frontage gardens and drive.

### Downstairs Cloak Room

Approached via a cloak hanging recess hall with continuous ceramic tiled floor and high beam ceiling leading, stylish contemporary white suite with porcelain tiled floor and split stone tiled walls comprising slim line W.C., wall mirror, ceiling with spotlights, wall mounted contemporary wash hand basin with chrome mixer taps and pop-up waste, pretty lattice window to front, hospital radiator with chrome towel rail.



### Lounge

20' 1" x 12' 8" ( 6.12m x 3.86m ) Approached from the entrance hall via a charming solid wood panelled entrance door with cast iron door furniture handle and hinges leading to a charming and cosy principal lounge inset with an inglenook style fireplace with solid wood mantel, tiled hearth and brick surround inset with a fully working fire with side log store, wood flooring, high ceiling with exposed beams, solid wood panelled walls, two hospital radiators, protruding bay window with pretty lattice units with outlooks on to the private front entrance drive and gardens, French doors with lattice side screen windows opening into.....

### Study Conservatory

Forming part of a study conservatory area with French doors and lattice windows that open on to and overlook the rear gardens, electric power and light, slim line Consort wall heater, ceramic tiled flooring.

### Formal Dining Room

17' 5" x 12' 4" ( 5.31m x 3.76m ) Independently approached from the entrance reception hall via a Gothic style farmhouse solid wood panel door with cast iron door furniture handles and hinges leading to a charming formal dining room inset with a Minster stone fireplace with matching hearth, original wood panelled walls, bay with window seat and pretty lattice units with rear garden outlooks, high exposed beam ceiling with solid main beam, hospital radiator, internal door to lounge.



### Kitchen & Breakfast Room

22' 9" x 12' 9" narrowing to 9'4 ( 6.93m x 3.89m narrowing to 9'4 ) Well fitted along three sides with an extensive range of panel fronted floor and eye level units beneath nosed beech block work surfaces incorporating a white ceramic sink unit with chrome mixer taps, vegetable cleaner and drainer. Aga range cooker, integrated five ring gas hob including wok burner beneath a canopy style extractor hood, space for an American style fridge freezer, integrated dishwasher, integrated washing machine, freestanding island unit with beech block work surfaces including shaped breakfast bar and integrated full size wine cooler. Pop-up power point column, matching tall storage unit housing a built-in fan assisted electric oven with separate microwave, ceiling with spotlights, tiled flooring throughout, under unit lighting, part tiled walls, pretty display cabinets with internal lights and glass fronts. Three pretty lattice windows with front and side aspect, square opening leading to.....

### Outer Hall/Boiler Room

Approached from the kitchen breakfast room via a farmhouse style door leading to a boiler room which houses a freestanding Worcester gas fired central heating boiler together with a freestanding hot water cylinder, wood shelf with space for a tumble dryer, lattice window to front, continuous tiled flooring, outer door leading to side garden and garage.



### Conservatory

11' 1" x 10' ( 3.38m x 3.05m ) Constructed with a cavity brick outer plinth wall with solid wood window sills surmounted with timber casement windows and inset with French doors that open on to a flagstone sun terrace with views across the large and lovely private rear gardens, all beneath a polycarbonate roof.

### Sun Lounge Conservatory

20' x 19' L SHAPED ROOM ( 6.10m x 5.79m L SHAPED ROOM ) Attached to the side of the property is a large sun lounge conservatory constructed with cavity brick plinth outer walls surmounted by sealed double glazed solid wood windows equipped with French doors that open on to and overlook the orchard and the rear gardens, all beneath a clear glass PVC double glazed roof with two skylight windows. Ceramic tiled flooring, two double radiators.

### First Floor Landing

Approached via a spectacular characteristic wide returning spindle balustrade imposing staircase with dual half landing and main landing plus protruding bay with pretty diamond leaded light windows with outlooks on to the screened frontage gardens. Elegant exposed beamed ceilings with reclaimed door architraves and wood pillars claimed to be recycled from Ruperra Castle. Hospital radiator, built-in airing cupboard enclosed by solid wood panel fronted doors with charming door hinges and lock. Further radiator, diamond leaded window to side. Access to roof space.



### Master Bedroom

16' 10" x 12' 5" ( 5.13m x 3.78m ) Approached by an imposing solid wood panelled internal door with cast iron door handle and hinge, leading to a charming master bedroom with high exposed beamed ceiling, and inset with a fully working brick fireplace with quarry tiled hearth and surround. Pretty bay window with leaded lights with outlooks across the side orchard, two further windows with leaded lights enjoying elevated outlooks across the large and lovely private rear gardens. Built-in wardrobe enclosed by solid wood characteristic double doors with cast iron hinges and locks. Radiator.

### Ensuite Bathroom

9' 10" x 8' 9" ( 3.00m x 2.67m ) Approached by a matching Gothic style solid wood door with cast iron door furniture leading to a spacious ensuite remodelled in recent years by the current owners with mosaic tiled walls and a stylish quality white suite comprising a double size Jacuzzi spa bath with chrome shower fitment, chrome waterfall mixer taps and chrome fittings, Villeroy and Boch wall mounted W.C. with concealed cistern and Geberit chrome flush. Two circular mounted stone wash hand basins each with chrome mixer taps (Flova) with pop-up wastes, and a built-out vanity unit, porcelain tiled floor, two pretty lattice windows to front and side with garden aspect, stunning waterfall shower fitment over the bath with mounted copper shower rails and curtain over. Vanity shelves and recess, contemporary wall mounted mirror fronted TV.



**Bedroom Two** 14' 8" x 12' 6" (4.47m x 3.81m) Approached from the first-floor landing by a charming solid wood panelled door with cast iron door handle and matching hinges leading to a double size bedroom with an open brick fireplace with brick hearth and solid wood mantel, exposed beam ceiling, wood panelled walls, two pretty lattice windows with outlooks across the large and lovely private gardens.

**Bedroom Three** 12' 8" x 10' 2" (3.86m x 3.10m) Independently approached from the first-floor landing via a charming solid wood panelled door with cast iron door handle, hinge and door knocker, open brick fireplace, access to extensive eaves roof space, two secondary double-glazed pretty lattice windows with rear garden outlooks.

**Bedroom Four** 8' 10" x 6' 1" increasing to 9'11" (2.69m x 1.85m increasing to 9'11") Currently a dressing room, positioned adjacent to the master bedroom and the ensuite, approached via a charming solid wood panel door with characteristic cast iron door knocker, handle and hinges leading to an L shaped bedroom inset with a pretty lattice window with outlooks on to the frontage gardens. Radiator.

**Family Bathroom** 13' 5" x 5' 11" (4.09m x 1.80m) Recently remodelled by the current owners with luxury white fittings, fully tiled walls and porcelain tiled floor comprising a double size walk-in contemporary shower with clear glass shower screen, chrome shower unit including waterfall fitment and hand fitment, rail and curtain. Wall mounted W.C. with concealed cistern and Geberit flush, contemporary shaped wall mounted wash hand basin with a high gloss vanity unit, chrome shaver point, chrome towel rail/vertical radiator, Jacuzzi bath with chrome fittings including shower hand fitment and mixer taps, two pretty lattice windows with outlooks across the frontage gardens, approached from the landing via a Gothic style solid wood internal door with cast iron door furniture including door knocker, handle and hinges.

**Outside** The property is approached from the entrance road off the A 48 that leads to the Golf Club and Hotel Spa. A double width private lane leads to Llwynarthen House, and the property enjoys a right of way leading to.....

**Entrance Drive** Private flagstone entrance drive approached via a five-bar double gate surmounted on to two stone pillars and inset with a further access gate. The drive leads into a stone finished further driveway with in and out access screened entirely to the front by mature plants and shrubs and further by high hedgerow affording maximum privacy and security.

**Double Garage** 35' x 13' 2" narrowing to 10'0" (10.67m x 4.01m narrowing to 10'0" ) Detached double length garage with roller door, gable front with a relief of dark wood timbers enclosed gate providing access to a flagstone side path that links the house to the garage. The garage is also approached via a pine stable door and equipped with four windows, an open roof space extended in recent years with brick and block construction. Further courtesy door, ideal garage/workshop with potential to be converted to a self-contained unit in the future if necessary.

**Sun Terrace** Part of the rear garden has been entirely decked and totally enclosed for maximum privacy by high laurel trees and hedgerow with decking on three levels leading to a summer house ideal for a barbecue area, hot tub etc. This section of the garden is located behind the double length garage.

**Rear Gardens** Approached from both sides of the property as well as from the back of the house and comprising a large shaped private level lawn enclosed by mature screens of garden trees and hedgerow to afford natural privacy and seclusion all beyond a full width flagstone sun terrace, very ornamental and arranged for maximum privacy.

**Orchard** To the side of the property is a mini orchard chiefly laid to lawn with access to the front and comprising of various outbuildings including timber stables, timber log store, timber garden store. Also within the corner of the rear gardens are two further areas - one comprising of a hen house with a large chicken run, and another fenced area that is currently being used as an allotment for the owner but did originally house goats and could be converted into further garden area or available for a multitude of uses, aluminum frame greenhouse remains. Within the garden there are various trees many of which do have Tree Preservation Orders on them.

**Log Store and Mini Stables**







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