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Blue House Farm, Peterstone Wentlooge, Cardiff, CF3 2TN.

£485,000

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A unique former Long Barn, reputed to have been built circa 1624, occupying a truly delightful position fronting a small hamlet of detached houses within the rural village of Peterstone Wentloog.

This very capacious and well-designed double fronted property provides 1980 square feet, and is set back with a deep level front garden, a wide private drive, a large and lovely level private rear garden and a further separate Orchard.

This very impressive versatile four-bedroom period property, holds great historic value, and occupies a very substantial plot of approximately an acre in total. The property is benefits beautiful views across open green fields and uninterrupted open countryside.

The picturesque and pretty village of Peterstone Wentloog is a small village to the southwest of the city of Newport, and Northeast of the City of Cardiff. It's a coastal location and lies in the community parish of Wentloog and electoral ward of Marshfield. The 'Wales Coastal Footpath' runs along the sea wall and leads to a wooden screen that gives an impressive view of the wildlife on the estuary without disturbing them.

This place is internationally important for the birds that use the foreshore, and cattle and horses roam freely along this stretch of coast, including on the lower path and on top of the sea wall.

This very impressive and versatile home also benefits stunning views that extend towards the Coastline, and clearly in the distance is the former Parish Church of Wentloog. The property needs modernisation but would prove ideal for a small family or a couple seeking a tranquil location within easy access to local amenities including an exit onto the M4 off the A 48.

The property includes many charming character features including farmhouse style pine panel internal doors, two large open stone Inglenook fireplaces, each with solid wood mantel beams, beamed ceilings and a truly stunning impactful picture style statement window which provides super light to the impressive main lounge (27'1 x 20'1).

The ground floor living space also includes a large principle sitting room (18'10 x 17'2), a dining room (13'10 x 10'0), a downstairs cloak room, a utility room (12'4 x 5'7), and a large kitchen (14'8 x 10'0).

The first floor comprises four bedrooms and two bathrooms, one being ensuite, whilst there is a further Mezzanine Landing approached from the lounge by a spiral staircase leading to the fourth bedroom (10' 10" x 8' 10), with a gallery landing that overlooks the lounge.

The property has mains electricity, mains water, private drainage (Sceptic), and oil-fired heating. This totally individual property is available with immediate possession, and viewing is strongly recommended.

Entrance Porch

Approached via a solid wood panelled front entrance door leading to a fully enclosed porch with leaded windows to both sides, radiator.





Sitting Room

17' 2" x 18' 10" (5.23m x 5.74m) Approached independently from the porch, inset with a very large and imposing stone inglenook style fireplace with bread oven and solid wood mantel beam, beamed ceiling, pretty leaded window with outlooks across the large frontage gardens and drive, two radiators, further leaded window with a rear garden outlook.

Dining Room

13' 10" x 10' (4.22m x 3.05m) Approached from the sitting room via a square opening, inset with a leaded window with a front garden and drive outlook, further leaded window with a side aspect, coved ceiling, large radiator.

Kitchen

14' 8" x 10' (4.47m x 3.05m) Fitted along two sides with a range of panel fronted floor and eye level units with laminate worktops, incorporating a stainless steel sink with mixer taps and drainer, integrated electric four ring Schott Ceran hob beneath a canopy style extractor hood with glass surround, integrated Hotpoint fan assisted electric oven, Rayburn with three ovens, two hotplates and a warming drawer, corner breakfast bar, double radiator, PVC double glazed window with a side garden aspect, PVC double glazed French doors that open on to the large and lovely private rear gardens.

Outer Hall

With a part panelled multi pane outer door that opens on to the rear gardens, access to....



Downstairs Cloakroom

W.C. with corner wash hand basin with ceramic tiled splashback. Approached via a farmhouse style pine panel door.

Lounge

27' 1" x 20' 1" (8.26m x 6.12m) Inset with an imposing full size inglenook fireplace with flagstone hearth and solid wood mantel beam, large floor to ceiling height leaded presentation window with a front outlook, further matching smaller window to front, two additional further leaded timber casement windows each with a large and lovely rear garden view. Four radiators, original long barn door in solid wood and panelled with access to the front garden and drive. Off the lounge is a utility room which measures 12' 4" x 5' 7" inset with a Belfast sink and space with plumbing for a washing machine together with a stable door that provides access to the rear lane. Within the lounge there is also a spiral staircase that leads to....

Mezzanine Landing

Approached via a wrought iron wood tread spiral staircase with roped balustrade leading to a mezzanine landing area measuring 9' 2" x 9' 4" with a spindle balustrade and a view of the lounge.



Bedroom Four

1' 10" x 8' 10" (3.30m x 2.69m) A useful room independently approached from the mezzanine landing with two doorways and a leaded window with a rear garden outlook. Double radiator, corner cupboard.

First Floor Landing

Approached independently via an original stone spiral staircase through a farmhouse pine panel door from the sitting room and leading to an L shaped landing equipped with a radiator.

Bedroom One

12' 10" x 10' 2" (3.91m x 3.10m) Approached from the landing via a farmhouse pine panel door leading to a double size bedroom with a range of built out fitted panel fronted wardrobes along one wall, leaded timber casement window with elevated outlooks across the frontage entrance drive, gardens and on to open green fields.

Ensuite Shower Room

Comprising white suite with ceramic tiled shower cubicle with Mira shower unit, W.C., oval shaped wash hand basin with gold effect taps and a built-out vanity unit, leaded timber casement window with a rear garden outlook, electric wall heater.

Bedroom Two

13' 8" x 10' 4" (4.17m x 3.15m) Leaded timber casement window with an elevated outlook across the frontage garden and drive and on to open green fields and countryside, large radiator. This room is approached from the landing via a farmhouse pine panel door.



Bedroom Three

14' 10" x 5' 8" (4.52m x 1.73m) Approached independently from the landing via a farmhouse pine panel door, this room is equipped with a radiator and a leaded window with a rear garden outlook.

Family Bathroom

8' x 5' 9" (2.44m x 1.75m)

White suite comprising panel bath with chrome hand grips and a Triton shower unit with shower screen, two oval shaped mounted wash hand basins above a full width vanity unit, W.C., leaded timber casement window to rear, radiator.

Outside Front Entrance Drive

The property benefits a large returning stone finished entrance drive which incorporates the main front garden and is screened by trees and enclosed partly by timber fencing.

Rear Garden

A fabulous size large and lovely rear garden totally level chiefly laid to lawn beyond a paved sun terrace. Very private and enclosed by a combination of timber fencing and trees and leading to a small shaped secluded garden section which has been designed with a screen of laurel trees and an entrance-opening perfect for those dreamy summer afternoons to while away your time with a book or eating alfresco. Useful greenhouse.

Orchard

Behind the garden is a further orchard, level and boasting a range of mature and younger fruit trees". The overall plot is approximately half an acre, a wonderful family home with great potential.







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