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**Thornhill House, Thornhill Road, Lisvane, Cardiff, CF14 9UA**

**Offers over £735,000**

 **black**

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An imposing detached FIVE bedroom double fronted house of character, with beautiful country walks on the door step and stunning far reaching views across the City and towards the Bay. Built circa 1930, Thornhill House is a most impressive and very versatile detached family home, providing two/three generation living opportunities with its well-designed and adaptable living space, and occupying a prominent position fronting Thornhill Road, semi-rural with wonderful panoramic views across open green fields and woodland. With views that extend towards Cardiff City centre, this capacious property provides 2271 square feet with extensive gardens, to both the side and the rear, very private and well established and benefiting a southerly facing aspect. Ten new triple glazed windows have been added (June 2023), the remaining windows are double glazed UPVC. The property also benefits mains gas heating with panel radiators, new Worcester Combi Boiler replaced in 2018, serviced under a British Gas Three Star contract and charming wood block floors. The property is approached by an enclosed courtyard style front entrance drive with a private side pergola that leads to the large side gardens, which are equipped with a super-sized sun terrace overlooking a manicured lawn, very secluded and sunny, and leading onto the further rear gardens which also comprises of a large private lawn and a second raised sun patio. The extensive living space includes an entrance reception hall, a large open plan kitchen and dining room (23'7 x 17'2), equipped with integrated appliances including a Range Cooker, Granite work tops and an Island Unit, a PVC double glazed

conservatory with French doors which open onto the large side gardens, a lounge (23'5 x 11'0), a first floor study/home office, and a super-sized sitting room (16'0 x 13'3) inset with French doors which open onto a first floor balcony with outlooks across the rear gardens and onto woodland. The living space comprises: an entrance hall with a spiral staircase, a second hall with a single flight staircase, an open plan kitchen & dining room, a utility room, two cloak rooms each with wc's, four reception rooms, five bedrooms and two bathrooms. A very versatile detached family house located on the outskirts of Cardiff with stunning views and many country walks within a stone's throw. Must be seen!

**Entrance Porch** Open fronted with a stylish outside light.

**Entrance Hall** Approached via a composite front entrance door part panelled and inset with a bevelled glass centre window with obscure glass PVC side screen window, opening in to a central hall with ceramic tiled flooring, full height glass block window to rear, bespoke spiral staircase leading to the upper floors, radiator, high ceiling with spotlights.

**Kitchen and Dining Room**  
23' 7" x 17' 2" (7.19m x 5.23m)

Well fitted along three sides with a comprehensive range of light oak panel fronted floor and eye level units with slim line chrome handles and solid granite work surfaces together with a central island unit with a solid granite breakfast bar. Integrated stainless steel sink with vegetable cleaner, chrome mixer taps and a granite drainer, stainless steel range cooker with five ring gas hob including wok burner, granite splashback, Baumatic canopy style stainless steel extractor hood, high ceiling with two velux double glazed windows and multiple spotlights, space with plumbing for an automatic dishwasher, space for the housing of an







American style fridge freezer, integrated wine rack, deep pan drawers, wood flooring throughout, two radiators each with pretty casement covers, ample space for a large dining table and chairs, ornate coved ceiling, pretty Georgian shaped PVC double glazed window with outlooks across the courtyard front gardens, further PVC double glazed French doors with side screen windows opening in to.....

**Conservatory** 11' 7" x 10' 7" (3.53m x 3.23m)

Constructed with a cavity plinth outer wall surmounted by white PVC double glazed windows with pretty upper lights, inset with PVC double glazed French doors that open on to a sunny enclosed landscaped garden, all beneath a polycarbonate roof. Wood block flooring, double radiator, electric power and light.

**Inner Hall** The property benefits from two entrance halls, the inner hallway is approached from the side garden via a white PVC double glazed part panelled entrance door inset with diamond leaded upper lights with matching side screen upper light windows, impressive wood flooring, returning spindle balustrade staircase with half landing, useful built-in under stair cloaks hanging cupboard. Radiator with pretty casement cover.

**Lounge** 23' 5" x 11' (7.14m x 3.35m) Inset with a stone Minster fireplace with marble hearth and surround equipped with a living flame coal effect gas fire, impressive wood flooring, pretty white PVC triple glazed



Georgian style window with outlooks across the large side gardens, two radiators each with pretty casement covers, high ornate coved and panelled ceiling with ceiling roses, further PVC double glazed Georgian style French doors opening on to the large well-proportioned rear gardens. There are two independent white traditional style panel doors - one providing access to the main inner hall and the second providing access to the main entrance hall.

**Utility Room** 10' 6" x 4' 6" ( 3.20m x 1.37m ) Well fitted along one side with matching light oak panel fronted floor and eye level units with laminate worktops incorporating a stainless steel sink with chrome mixer taps and drainer, space for the housing of a washing machine, space for the housing of a tumble dryer, impressive modern Worcester freestanding gas fired central heating boiler, walls part ceramic tiled, ceramic tiled floor, radiator, air ventilator, PVC double glazed Georgian style part panelled door opening on to the rear gardens.

**Downstairs Cloakroom** Approached from the utility room via a white traditional style panel door. Modern white suite comprising slim line W.C., wall mounted shaped wash hand basin with chrome mixer taps and pop-up waste, continuous ceramic tiled floor, part tiled walls, radiator, obscure glass PVC double glazed Georgian style window to side.



**Bedroom One** 16' x 10' (4.88m x 3.05m) Laminate wood flooring, approached from the entrance hall via a white traditional style panel door with chrome handle leading to a very versatile room perfect to form a granny annex suite if required, equipped with two white PVC windows both double glazed with outlooks across the courtyard front gardens, stylish vertical radiator, independent white panel traditional style door with chrome handle leading to.....

**Ensuite Wet Room** 11' x 5' 9" (3.35m x 1.75m)

Modern white suite with porcelain tiled walls and tiled flooring comprising of a wet room shower with chrome shower unit and chrome hand grips, slim line W.C., corner mounted wash hand basin with chrome taps, stylish vertical towel rail/radiator, air ventilator, further white traditional style panel door with chrome handle providing an independent access to the main entrance hall.

**First Floor Landing** Approached independently from both the staircase in the inner hall and the spiral staircase in the main entrance hall, running largely the width of the property, mainly carpeted, very bright and airy equipped with three white PVC Georgian style triple glazed windows providing pretty aspects from the front and side across to open fields and countryside. Two double radiators, useful built-in storage cupboard. New fitted carpets to the landing and staircase.



**First Floor Sitting Room** 16' 1" x 13' 3" (4.90m x 4.04m) Independently approached from the main landing via a white traditional style panel door with Regency handle leading to a very versatile master bedroom/living room which it is currently utilised as. High ceiling with ornate coving and stylish chrome spotlights, impressive wood flooring, Within this room there is a corner firebreast which houses a contemporary clear view glass fronted log effect gas fire with chrome surround (for display purposes only). White PVC double glazed French doors with side screen windows and upper light windows opening on to.....

**First Floor Balcony** Decked balcony with decorative railings along three sides and private outlooks across the enclosed sunny rear gardens.

**Bedroom Two** 14' 10" x 11' 4" (4.52m x 3.45m) Independently approached from the main landing via a white traditional style panel door with Regency handle leading to a further double size bedroom, equipped with three white PVC triple glazed windows - two with front aspects across to adjacent open fields and the third with a panoramic view of the large private side gardens with views that extend across Thornhill Road and on to green fields and over the surrounding city area. Double radiator. Large fitted wardrobes.



**First Floor Study-Home Office** 8' x 7' 9" (2.44m x 2.36m) Independently approached from the main landing via a white traditional style panel door leading to a very useful office/ study with laminate wood flooring, radiator, coved ceiling, double built-in storage cupboard with multiple shelving and a white PVC double glazed Georgian style window with a pleasing view across the private enclosed sunny rear gardens.

**Bedroom Three** 16' 1" x 7' 4" (4.90m x 2.24m) Independently approached from the landing via a white traditional style panel door with Regency handle leading to a further bedroom with high ceiling and coving, radiator with casement cover, and two new PVC Georgian style triple glazed window with outlooks across the pretty front courtyard and extending onto open green fields and countryside.

**Bedroom Four** 11' 1" x 7' 1" (3.38m x 2.16m) Independently approached from the landing via a white traditional style panel door with Regency handle leading to a further bedroom with high ceiling and coving, radiator, PVC Georgian style triple glazed window with outlooks across the large and lovely side gardens with views across Thornhill Road and on to adjacent green fields with an extended view that crosses the city.

**Family Shower Room** 7' 10" x 7' 5" (2.39m x 2.26m) Stylish modern white contemporary suite with porcelain



tiled walls and tiled flooring comprising triple size shower with chrome shower unit including waterfall fitment and separate hand fitment, clear glass sliding door and screen, slim line W.C., shaped mounted wash hand basin with chrome mixer taps and pop-up waste with an extensive range of built out vanity units in white with panel fronts and slim line chrome handles. Stylish chrome vertical towel rail/radiator, white PVC double glazed patterned glass window with outlooks across the rear gardens.

**Second Floor Landing** Approached via a bespoke spiral staircase leading to a second floor landing equipped with a velux double glazed window.

**Bedroom Five** 19' 5" x 15' 10" (5.92m x 4.83m) A very impressive guest bedroom positioned at second floor level, recently decorated with contemporary colour schemes in light grey and fitted with new light grey flooring, multiple spotlights, double radiator, white PVC double glazed windows with matching low level, side screen and upper light units opening on to a Juliet balcony with outlooks that extend across the sizeable private enclosed sunny rear gardens.

**Cloakroom** Off the second floor landing is a newly remodelled and beautifully fitted brand new cloakroom suite in white with tiled floor and walls comprising a slim line W.C., shaped wash hand basin with chrome mixer taps, pop-up waste and a built out vanity unit with white





high gloss doors, ceiling lights, stylish chrome towel rail/radiator, outlooks from the front that extend on to open green fields with views on to woodland, countryside and distant hillside. Velux double glazed window to front.  
**Outside Courtyard Front Garden** Fully enclosed by white rendered high boundary walls approached via a wide entrance with two pillars leading to a stone finished courtyard style front garden and driveway with space for the parking of two vehicles approached from a private side verge and entrance from Thornhill Road.

**Side Garden Pergola** Located to the front of the house is a Pergola, forming a useful area which is private.

**Side Garden** The property benefits from a very sizeable and very private south facing side garden which is mainly laid to lawn, edged with pretty borders of shrubs and plants together with dry stone low walls and screened by conifer trees to afford maximum privacy and security, all beyond a sun paved terrace with flagstone style pavings - again very private and sunny - approached from both the inner hallway and the conservatory and providing access to.....

**Rear Garden** The rear gardens are very private and fully enclosed and comprise of a sizeable main lawn and a patio area to the corner, which is screened on two sides by thick conifer hedgerow and beyond by woodland. There is a further private pergola patio with paved terrace timbered picket fencing and a timber pergola. The views from this patio due to its slightly raised position extend across the side gardens and over on to adjacent green fields









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### Second Floor

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