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Saffrons, Graig Road, Lisvane, Cardiff, CF14 0UF

£875,000



A large gable fronted five-bedroom, three-bathroom Edwardian style residence detached/ semi-detached in only two small sections, predominantly detached overall, built originally in 1850 and extended in 1901 to provide a very versatile and unique Edwardian character house with a substantial private driveway, a detached double garage and a truly enviable large and lovely surrounding garden approximately 1/6th of an acre and afforded extensive privacy by means of high hedgerow and garden trees.

Inset with a two-storey splayed bay this charming family home provides 2260 sq. ft of space with the special benefits of four reception rooms, a 20 ft kitchen and breakfast room, a utility room, five first floor bedrooms and three bathrooms two being ensuite.

Approached from Graig Road Saffrons is one of two dwelling homes that share a stone finished and very private entrance drive. One of the many unique features this home enjoys is the deceptive space and character, and the magnificent grounds and gardens.

The property is constructed in part with cavity brick and stone whilst the original section being a smaller cottage dating back to 1850 is with 2 FT solid stone walls, is externally finished in rough stone cast render, and inset with a variety of both sealed double glazed replacement timber casement windows and PVC double glazed windows all beneath two separate pitched slate roofs.

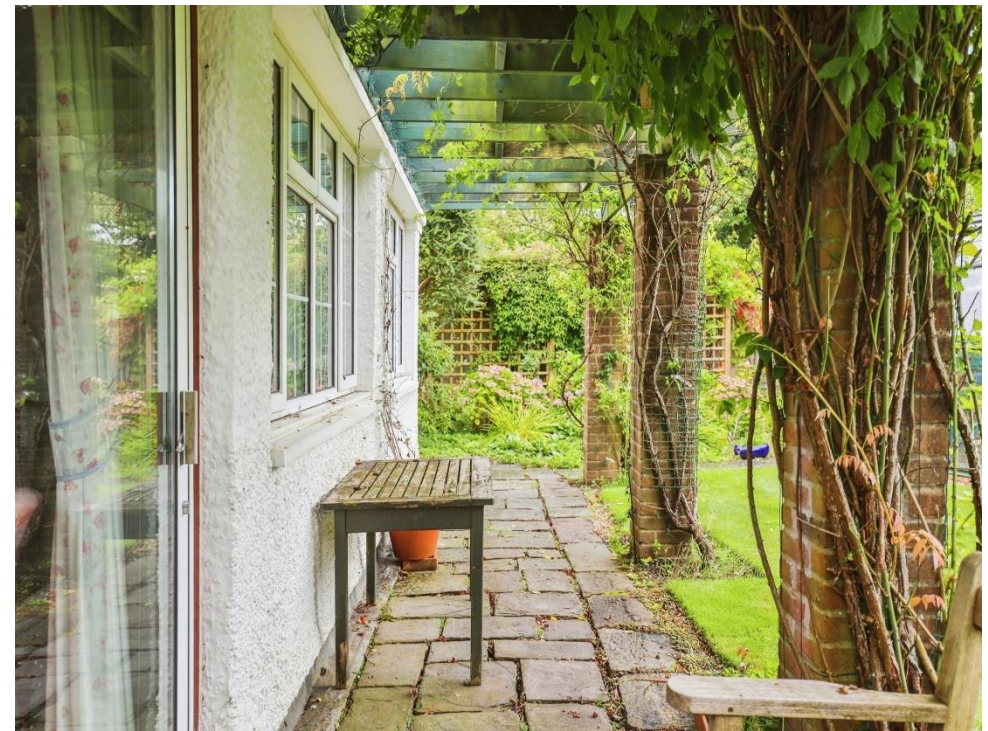
The gracious living space includes many period features including characteristic internal doors, cornice ceilings, and a period fireplace. Within the 29 ft principal lounge, there are period style alcoves and a charming high cornice ceiling. There are also two very elegant original stained glass leaded front windows within the hall and the sitting room.

The living space also includes a 17 FT dining room, a useful study/home office, and a separate snug-sitting room. There is also a ground floor cloak room which leads to a wc, approached from the entrance hall, and off the kitchen is a small utility room. The house is 80% detached, apart from a SEMI-DETACHED aspect to the neighbouring property from the ground floor sitting room-snug and the first-floor bedroom three, otherwise, the rest of the house is detached.

A truly unique home in an exceptionally private location walking distance to Lisvane village centre with its historic parish church (St Denys), its popular local public house and restaurant the Griffin Inn and its convenient railway station which links with Queen Street and Cardiff Central within 5 - 10 minutes of economic travel.

Location

The property is located only a short distance from Coed-y-Felin which comprises about 16 acres of semi ancient and mixed natural woodland in the heart of Lisvane, sandwiched between Heol Cefn Onn (the main entrance), Clos Llysfaen, Ivydale, Ridgeway and Millrace Close, with entrances in each. The property is well placed with good access to the highly regarded Lisvane Primary School, and the very popular Thornhill Primary School, whilst within Lisvane there are Treetops Play Group and Lisvane Nursery. Lisvane is one of the most desirable areas of North Cardiff. Facilities include a Pharmacy, a local village Shop, hairdressers, a community cabin library, a park, and ride, a Generation Dyslexia School, a parish church, a scout hall and a community/village hall. Lisvane cricket club is based at Polymath in nearby St Melons. Secondary schools locally include Corpus Christie Catholic high School on TY Draw Road and Llanishen High School on Heol Hir. There is also an active community association with 29 affiliated groups and the Panthers Football Club which is a major player in South Wales. Within a short distance is a local Sainsbury Super Store with petrol station, Doctors surgery and a Pharmacy. Within easy driving distance are three shopping centres including Thornhill Cross Roads, Rhiwbina Garden Village and Llanishen Village. Also within the





vicinity is a newly opened Miller & Carter Steak House, The Pendragon Public House and Restaurant, the New House Hotel and the Manor Park Hotel and restaurant. The nearest secondary school is Llanishen High School. Welsh medium education is provided most locally at Ysgol Y Wern in nearby Llanishen and Ysgol Gyfun Gymraeg Glantaf in Llandaff North.

Porchway

Flagstone threshold, outside light.

Entrance Reception Hall

Approached via a large Edwardian style panelled front entrance door with characteristic leaded side screen windows which open into a central entrance reception hall with a wide carpeted spindle balustrade staircase that leads to the first-floor landing, open under stair recess, double radiator, cornice ceiling. Further charming leaded sash cord window with an outlook across the courtyard front gardens and on to the stone finished private front drive.

Downstairs Cloakroom

Approached independently from the entrance hall and leading to a cloak hanging room with wash hand basin measuring 7' 3" x 5' 6" with white panel doors that lead on to a separate W.C. with a slim line W.C. suite with Roca fittings, together with a small pane casement window. Under stair cloaks hanging cupboard. Radiator.



Kitchen And Breakfast Room

20' 6" x 11' 3" (6.25m x 3.43m) Independently approached from the entrance hall via a characteristic panel door with door handle leading to an open plan kitchen and breakfast room increasing in width to 16' 1" and comprising an extensive range of panel fronted floor and eye level units with oak worktops incorporating a Blomberg four ring electric hob and a white ceramic sink with chrome mixer taps, vegetable cleaner and drainer, ceramic tiled splashback throughout, hob surround in ceramic tiles concealing and extractor hood, leaded eye level cabinets with ornamental end shelves, space with plumbing for a dishwasher, integrated fan assisted Neff electric oven with separate grill, integrated low level fridge, sealed double glazed window with outlooks across the large and lovely rear gardens, ceramic tiled flooring throughout, two double radiators, ample space for the housing of a farmhouse style dining table with room for eight chairs. Ceiling with spotlights, multi pane door leading to....

Utility Room

8' 5" x 6' 6" (2.57m x 1.98m) With panel fronted floor units and laminate worktops incorporating a stainless steel sink with drainer, walls part ceramic tiled, space with plumbing for a washing machine, space for the housing of a tumble dryer, continuous ceramic tiled floor, space for the housing of an upright fridge freezer, sealed double glazed window with a rear garden outlook, outer stable door opening on to the rear gardens, wall mounted Worcester gas central heating boiler.



Sitting Room / Snug

14' 8" x 7' 8" (4.47m x 2.34m) Independently approached from the entrance reception hall via an original Edwardian style panel door with characteristic handle leading to versatile reception room with a beamed ceiling and a charming stained glass leaded sash cord window with outlooks across the private frontage drive. Double radiator.

Lounge

29' 6" x 13' (8.99m x 3.96m) Independently approached from the entrance reception hall via a white panelled period style door leading to a generous principal reception room, inset with a wide splayed bay with characteristic leaded light sealed double glazed windows with outlooks across the courtyard front garden and over the stone finished main entrance drive. Large imposing period fireplace with cast iron grate and slate surround and hearth, high cornice ceilings, two double radiators, two alcoves each equipped with bookshelves/ornamental shelves.

Dining Room

17' 5" x 8' 7" (5.31m x 2.62m) Approached via a diamond leaded glass panelled internal door leading to a relaxing reception room equipped with sliding double glazed patio doors that open on to a paved pergola with outlooks across the large and lovely surrounding gardens, two further Georgian style PVC double glazed windows to rear and side with garden aspect, two double radiators.



Study

8' 4" x 9' (2.54m x 2.74m) Independently approached from the dining room via a charming period style door leading into a cosy study complete with double radiator and two white PVC replacement Georgian style windows with a front and side garden aspect.

First Floor Landing

Approached via a wide original spindle balustrade carpeted staircase that leads to a spindle balustrade gallery landing centralised within the living space, providing access to each of the first-floor principal rooms. Access to roof space, large walk-in airing cupboard, now housing multiple shelving ideal for a family and housing a factory insulated copper hot water cylinder with an electric immersion heater.

Master Bedroom One

16' 10" x 13' (5.13m x 3.96m) The master bedroom is inset with a wide splayed bay with a window seat and sealed double glazed diamond leaded windows with outlooks across the courtyard style private front gardens and drive, further matching window with a side garden aspect, double radiator, cornice ceiling, access to....

Ensuite Bathroom

8' x 6' 6" (2.44m x 1.98m) Remodelled white suite comprising panel bath with chrome taps and porcelain tiled surround, slim line W.C., shaped pedestal wash hand basin with chrome mixer taps and pop-up waste, separate fully porcelain tiled shower cubicle with circular shaped glass shower door and screens, fitted shower unit, ceramic tiled flooring, chrome towel rail/radiator, sealed double glazed



diamond leaded window with a side garden aspect, ceiling with spotlights.

Bedroom Two

15' 10" x 11' 6" maximum (4.83m x 3.51m maximum) Independently approached from the landing via an original traditional panel door leading to a double size guest bedroom inset with a sealed double-glazed window with outlooks across the large and lovely rear gardens, high ceiling, radiator, access to....

Ensuite Shower Room

Remodelled white shower room suite with porcelain tiled walls and tiled flooring comprising fully tiled shower cubicle with glass shower doors and screen and a Mira shower unit, slim line W.C., shaped pedestal wash hand basin with chrome mixer taps and pop-up waste, vertical towel rail/radiator, ceiling with spotlight and air ventilator.

Bedroom Three

14' 8" x 11' 1" into an entrance recess narrowing to 8' (4.47m x 3.38m into an entrance recess narrowing to 2.44m) This room narrows to a width measurement of 8 ft, still being a double room and inset with a PVC double glazed replacement diamond leaded window with outlooks across the courtyard style front gardens and drive, radiator, approached from the landing via a multi pane panel door.



Bedroom Four

13' 1" x 13' narrowing to 8' 3" (3.99m x 3.96m narrowing to 2.51m) This bedroom narrows to a width measurement of 8' 3" and is approached from the landing via a period style panel door with characteristic handle. The bedroom is still double in size and equipped with two double glazed diamond leaded windows each with outlooks across the rear and side gardens. High cornice ceiling, access to roof space, radiator.

Bedroom Five

10' 1" x 6' 2" (3.07m x 1.88m) Inset with a white PVC double glazed window with diamond leaded lights and outlooks on to the courtyard style front gardens and drive, approached independently from the landing via a multi pane internal door with characteristic handle.

Family Bathroom

11' 9" x 6' (3.58m x 1.83m) Independently approached from the landing via a multi pane panel door leading to a period style remodelled white bathroom comprising freestanding roll top bath with chrome mixer taps and chrome mixer shower fitment with China handle, W.C. with concealed cistern, shaped pedestal wash hand basin with chrome mixer taps, pop-up waste and a ceramic tiled surround, radiator, two sealed double glazed diamond leaded timber casement windows to rear and side. Further chrome vertical towel rail/radiator.

Outside

Private Entrance Drive

A stone finished private entrance drive that leads to just two detached dwellings finished in stone and afforded maximum privacy by timber fencing and mature high hedgerow. We understand the main entrance drive is owned by the neighbouring dwelling but there is a legal right of way providing direct access to Saffrons.

Private Main Entrance Drive

This large private turning entrance drive is completely owned by Saffrons and is finished in stone with space for the parking of numerous cars approached via an open entrance with two stone pillars and afforded excellent privacy by a combination of high brick-built boundary walls with timber panel fencing and further screens of garden trees and laurel trees together with a continuous narrow pergola that is glowing in the summer. The stone entrance drive leads to a flagstone entrance path which continues around the side of the property.

Double Garage

17' 4" x 16' 4" (5.28m x 4.98m)

Electric power and light, two windows to the rear, pre-cast concrete double garage.

Side And Rear Gardens

A special feature for this imposing Edwardian period home are the large and extensive gardens and grounds that are chiefly laid to lawn, beautifully landscaped with shaped borders of rose trees, garden plants and hedgerow providing a wonderful high level of privacy along all three sides. There is a modern greenhouse and approached from the dining room is a timber built full width pergola with brick pillars lined with wisteria and rose trees above a flagstone terrace. In addition, approached from the utility room is a further secret garden which is totally enclosed by laurel hedgerow 8 ft high providing a fixed level of privacy around a further flagstone paved sun patio with ornamental garden pond and borders of shrubs and plants. Useful side gate within a high boundary wall divides the next-door house.







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