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2 Glebeland Cottages, Gwaelod-Y-Garth, Cardiff, CF15 9JJ.

£875,000

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A truly unique opportunity to acquire a large four-bedroom period house, providing 2281 square feet of living space, with a further row of stone cottages with EXPIRED planning to be converted into two houses, together with 11 acres of Equestrian friendly paddock and wood land with stables, garages, hay barns and various outbuildings. Glebeland Cottage is a beautifully restored and improved four-bedroom semi-detached character cottage, built circa 1870, and boasting spectacular uninterrupted views across rolling fields and countryside.

This impressive period home has been extensively modernised by the recent owners, and occupies a stunning rural location, adjacent to protected woodland, and opposite acres of fields and paddocks, but approached by a private entrance drive providing space for several cars.

The delightful location is just a short drive and walk from the pretty village of Gwaelod Y Garth, whilst a little further is a railway station in both Radyr and Taffswell, and excellent local primary and secondary schools.

The property is being sold with early possession, and recent improvements include considerable upgrade and modification of existing electrical installation including new consumer units and a completely new smoke alarm system, a new gas boiler, and two new Chesneys wood burner installed in 2020.

Further improvements include a fully fitted kitchen, a large dining room (15'0 x 13'6), PVC double glazed replacement windows, re-plastered walls and ceilings throughout, and a capacious luxury new family bathroom with both a free-standing bath, twin wash hand basins, a wc and a large walk-in contemporary shower.

This former miner's cottage was constructed with local stone from nearby quarries, and some walls are around a meter thick. The well planned and versatile accommodation also comprises a large entrance reception hall (18'5 x 11'1), a capacious lounge (15'3 16'0) inset with a log burner, a charming sitting room (14'0 x 12'0) also inset with a log burner, a 22 FT long conservatory, a down stairs cloak room with a style new white suite, and a combined 14 FT entrance porch and utility room. The property has mains electricity, private drainage (independent septic tank), LPG gas heating with panel radiators and a neatly concealed underground gas tank located in the gardens, 'whilst water is provided by a compliant, filtered and checked water bore hole installed in 2024. As a result, the only water rates payable are the cost of emptying the septic tank every 3-5 years which is approximately £200.

A unique cottage in a stunning location, perfect for equestrian motivated buyers with also ample land for a small holding/farm. Further charming features include 'oak' windowsills, engineered oak flooring and hardwood doors. Must be seen!

Entrance Porch/Utility Room

14' 3" x 7' (4.34m x 2.13m) Positioned to the back of the property approached from the drive well fitted along two sides with a range of both floor and eye level units with oak laminate patterned worktops, tiled flooring and a coved ceiling with spotlights, space with plumbing for a washing machine, stylish and contemporary oak shaped front door installed in 2021 with pretty side screen windows.





Entrance Reception Hall

18' 5" x 11' 1" (5.61m x 3.38m) Elegant engineered oak flooring throughout, coved ceiling, spindle balustrade staircase to landing, double radiator. Double glazed part panelled door with a double-glazed side screen window opening into the conservatory.

Downstairs Cloakroom

White modern suite with W.C. with concealed cistern, wash hand basin with chrome mixer taps and pop-up waste, hardwood panel door to entrance hall, PVC double glazed window to front, coved ceiling.

Lounge

16' x 15' 3" (4.88m x 4.65m) A large and impressive principal reception room with engineered oak flooring throughout, contemporary fireplace inset with a log burning stove with slate hearth, double radiator, PVC window to side, PVC double glazed sliding patio doors opening into the conservatory.

Sitting Room

14' x 12' (4.27m x 3.66m) Contemporary fireplace with cast iron log burning stove with slate hearth, engineered oak floor, double radiator, PVC double glazed window with views across the main gardens, coved ceiling, hardwood panel door to entrance hall.



Formal Dining Room

15' x 13' 6" (4.57m x 4.11m) Approached from the entrance hall via a hardwood traditional style panel door, engineered oak flooring, double radiator, coved ceiling, double glazed sliding patio doors that open on to the main front drive.

Outer Hall

Approached from the dining room, with a laminate floor and a PVC double glazed outer door giving secondary access to the front drive.

Kitchen

11' 7" x 11' (3.53m x 3.35m) Well fitted along three sides with a range of panel fronted floor and eye level units and oak patterned laminate worktops, ceramic sink with vegetable cleaner and mixer taps, integrated dishwasher, space for the housing of an upright fridge freezer, tiled floor, Rangemaster Classic 90 range cooker, with canopy style extractor hood, integrated microwave, vertical radiator, two PVC double glazed windows with outlooks across the front drive, coved ceiling with spotlights, soft closing doors and drawers throughout with custom made cutlery compartments.



Conservatory

21' 8" x 7' 1" (6.60m x 2.16m) PVC double glazed hardwood effect windows surmounted on to a cavity brick plinth outer wall, tiled flooring, PVC French doors opening on to the rear garden, polycarbonate roof, further single French door also providing access to the main garden.

First Floor Landing

Approached via a spindle balustrade staircase leading to a main landing with a PVC double glazed window with a space for a workstation enjoying charming and delightful views across rolling fields and countryside, double radiator, coved ceiling, ceiling with spotlights.

Master Bedroom One

16' 1" x 15' 5" (4.90m x 4.70m) With access to roof space, PVC window with oak sill and outlooks across the rear gardens and on to rolling green fields and wooded hillside in the distance. Within this room originally there was an ensuite, so we understand that the plumbing is still there underneath the floorboards if required at a future date. Two further PVC double glazed windows with front drive aspect.

Bedroom Two

15' 1" x 13' 6" (4.60m x 4.11m) With a PVC double glazed window with a wooden sill and outlooks across the front drive, double radiator, coved ceiling.



Bedroom Three

13' 7" x 7' 7" (4.14m x 2.31m) With a PVC double glazed window with an oak sill and outlooks across the rear entrance drive, double radiator, coved ceiling, hardwood traditional style panel door to landing.

Bedroom Four

10' 8" x 9' 10" (3.25m x 3.00m) Approached via a hardwood traditional style panel door from the landing, coved ceiling, PVC double glazed window with oak sill and outlooks across the main gardens and over rolling green fields and on to wooded hillside.

Family Bathroom

15' x 10' (4.57m x 3.05m) Luxurious bespoke white suite installed in 2021 with fully tiled walls and floor, comprising two chrome vertical radiators, electric under floor heating, freestanding bath with chrome mixer taps and shower fitment, W.C. with concealed cistern, two twin wash hand basins incorporated within a range of contemporary style vanity units along one wall, large walk-in contemporary shower with rainfall fitment and hand fitment, PVC double glazed window with a front drive aspect.



Outside Entrance Drive

There is a large and formidable parking drive approached via a five-bar gate and providing ample parking for several vehicles.

Rear Garden

Laid to lawn and enclosed with views across rolling fields and countryside.

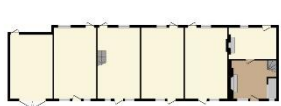
Detached Stone Barns

Within the grounds of the property with an access that leads from the drive is a row of dry-stone built cottages which have planning to be converted into two semi-detached houses still in existence.

Acreage

There are approximately 11 acres of paddock fields woodland and grass gardens that are being sold with this property, please see the attached Land Registry plan for confirmation of boundaries, and within these paddocks are numerous outbuildings including an open hay barn, and a double garage with various storage units attached.

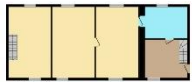




Ground Floor



Barns



First Floor

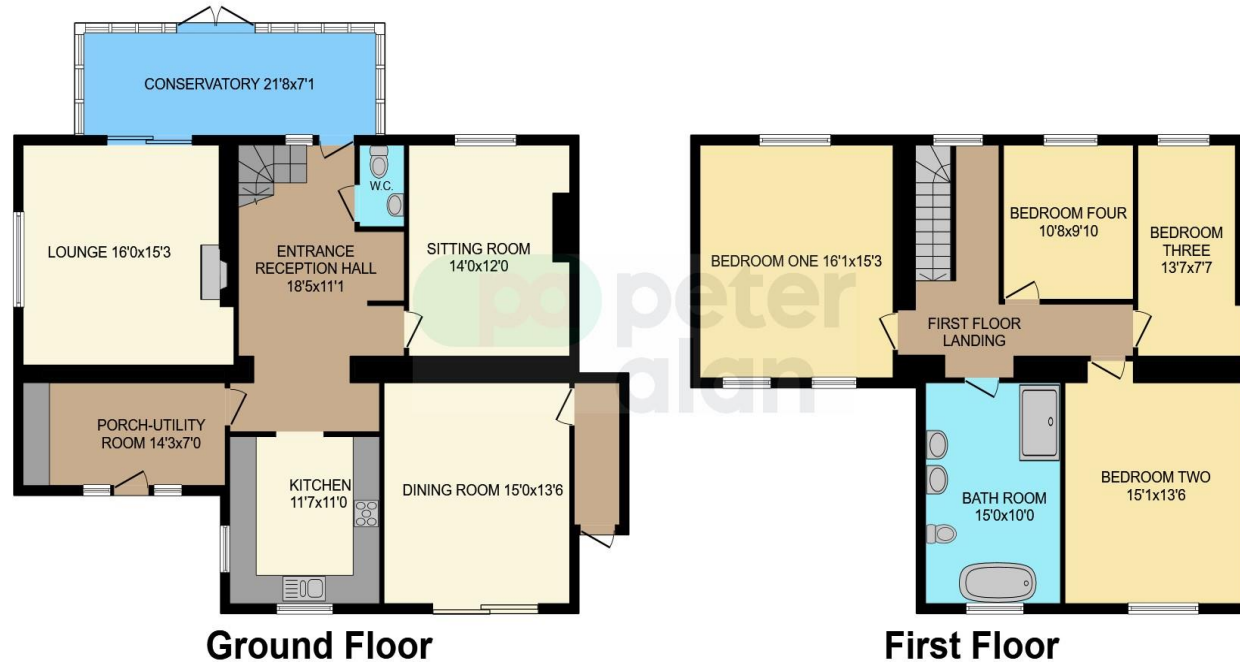


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