



£2,000,000 Freehold

Bridge Street | Cardiff | CF5 2EJ

Hern &
Crabtree

This elegant five bedroom house occupies a superb position in one of the most coveted villages in Cardiff, just a few minutes' walk from the many offerings of Llandaff High Street. Believed to date from the Early Victorian era, it exceeds 5,000 sq ft internally, and is a wonderful marriage of period aesthetics and contemporary living, giving particular focus to a lovingly cultivated and rich south-west facing garden and a superb kitchen dining space.

The approach to this iconic property lies beyond the handsome stone built wall with a striking pillar-red postbox embedded within. The front garden has been landscaped with a large driveway, electric gates and to one side a countryside English wild garden with sitting areas.

From the porch, there is an impressive entrance hall which is overlooked from a balcony landing that leads off to all bedrooms on the first floor. A traditional working fireplace remains central to the hall, light floods throughout from the period sash windows to the orangery that is placed to the rear of the home. The ground floor offers an impressive 540 sq ft living room with dual aspects and an open working fireplace. Continuing with a good size home office, sitting room that connects to the kitchen diner and a striking orangery that opens out to the rear garden. The kitchen diner offers bespoke cabinetry along with a traditional Aga stove.

On the first floor are four bedrooms, the primary bedroom with dressing room and en suite. There is a separate W.C and also a laundry room placed off the second landing. It offers an easy possibility for creating a further en suite bathroom to one of the bedrooms. On the second floor, the loft space occupies the fifth bedroom and an en suite bathroom.

Outside the rear gardens works in harmony with a well stocked English wild garden. There are large patio sitting areas, garden pond and offers a stone built outbuilding with power.



Porch 11'5 x 6'5 max

Entered via a traditional wood front door into vaulted porch with exposed stonework and stone tiled flooring.

Hallway

Open stairs rise up to the first floor, wood flooring, panelling, wood sash windows, radiator, traditional working fireplace, sash window offering light between the sitting room and hall, door and wood French doors to the orangery, door to basement.

Shower Room

Fitted with a w.c and wash hand basin, heated towel rail, stone tiled walls and floor, step up to wet room style shower with plumbed shower, single glazed wood window to the side.

Living Room 18'2 max x 30'6 max

Wood sash window to the front, side and rear, coved ceiling, picture rail, two radiators one with window seat, cast iron working fireplace with marble surround and slate hearth, speakers for sound system, wood flooring.

Office 11'7 max x 13'7 max

Wood sash window overlooking the rear garden, coved ceiling, picture rail, inset to chimney breast cast iron wood stove, radiator, wood flooring.

Orangery 11'11 x 14'10

Wood sash window overlooking the rear garden, French doors leading out, glass roof and window opening, stone tiled floor with underfloor heating and inset cast iron floor heater.

Kitchen/Diner 27'9 max x 14'9 expanding to 20'5 into side porch

Wood glazed bay window to the side overlooking the side garden, glazed door leading out, double glazed French doors leading out to the rear garden and back bay, stone tiled flooring with underfloor heating, kitchen fitted with a range of wall and base units with marble worktop, central island with one and a half sink and drainer with mixer tap and Quooker instant hot water tap, double stack Fisher and Paykel double stacked dishwasher, Aga oven, Miele microwave oven and Miele coffee machine,

integrated Miele wine fridge, bay window seat with storage, mirrored drink and plate rack with base storage, spotlights, ceiling mounted extractor, archway to the sitting room, side porch situated off the kitchen/diner.

Sitting Room 26'2 max x 16'1 max

Wood sash window to the front, French doors with sash windows either side lead out to the side garden and an additional sash window, coved ceiling, picture rail, radiators, cast iron wood burning stove situated in front of a cast iron fireplace with marble mantle and slate hearth, built in storage cupboard, wooden flooring.

Basement Room 13'5 max x 9'9 and floor to ceiling height is 6'1

Steps lead down from the entrance hall to the basement room with power and light.

First Floor Landing

Stairs rise up from the entrance hall with a striped wooden staircase with wooden handrail and

spindles and central carpet runner, radiator, continuation of panelling, dado rail, built in storage cupboard and airing cupboard with pressurised hot water system, wood sash window overlooking the rear garden, double glazed wood French doors leading to a Juliet balcony, door with concealed stairs leading to the second floor bedroom. Two steps lead through to bedroom two with corridor and further storage and w.c. and natural light obscure glazed window

W.C.

Obscure glazed window to the side, w.c and wash hand basin, heated towel rail, part tiled walls.

Primary Bedroom 18'3 x 16'1

Wood sash windows to the rear and side, picture rail, two radiators, fireplace, built in wardrobe, wooden floor door to:

Dressing Room

Two sash wood windows with plantation shutters with views over the front garden and Llandaff Cathedral, built in wardrobes either side, wooden flooring.



En Suite 9'10 max x 13'11 max

Fitted with a four piece suite comprising, a free standing roll top bath with central wall mixer, a large double shower with glass screen, w.c and twin wash hand basin set on a marble top and splashback, picture rail, part tiled walls, wood flooring.

Bedroom Two 17'5 max x 17'5 max into rear bay

Double glazed pvc back bay window and single glazed wood window to the side, two radiators, built in wardrobes, door to:-

En Suite 11'4 max x 7'2 max

Mock sash window to the side, double shower, wash basin set on a stone top and base vanity cupboards and w.c, built in storage cupboard, heated towel rail, shaver point, tiled walls, tiled floor with electric underfloor heating.

Bedroom Three 13' max x 14'3 max

Sash wood window to the front with fitted plantation shutter, radiator, feature fireplace, built in storage, picture rail.

En Suite 7'1 max x 5'11 max

Wood window to the side, double shower, wash hand basin on stone work top and w.c, heated towel rail, tiled walls and floor with underfloor heating.

Bedroom Four 17'4 x 11'7

Wood sash window to the front with fitted plantation shutters, radiator, doorway leads to a laundry room and door to landing.

Laundry Room 13'5 x 6'10

Wood sash window to the front with fitted plantation shutters, fitted with wall and base units, stainless steel sink, plumbing for a washing machine, space for condenser tumble dryer, radiator, wood flooring, door to landing.

Second Floor

Stairs from first floor landing.

Bedroom Five 88'6"9'10" max x 36'1"3'3" max floor to ceiling

Skylight window, electric heater, eaves storage, door to:-

En Suite 8'6 x 7'9

Double glazed skylight window, bath with mixer tap and shower attachment, w.c and vanity wash hand basin, shaver point, part tiled walls.

Rear Garden

Stone built storage shed, mainly landscaped with stone patios, mature shrubs and flower borders, traditional garden pond, outside light and cold water tap, South West facing.

Outbuilding 4'10 max x 15'5 max

With power, extractor fan and light and tiled flooring.

Front

Wrought iron electric gates and additional pedestrian gate, gravel driveway for off street parking for several vehicles, stone paved path to front door.

Side

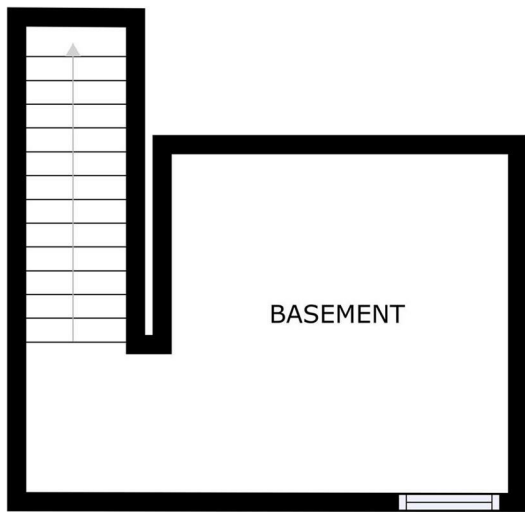
A mature side garden with mature shrubs, trees and flower borders to a small courtyard with wrought iron gate to the rear garden.

Tenure and additional information

We have been advised by the seller that the property is freehold and the council tax band is Solar panels are owned, installed approx 15 years ago. When turned on they top up the hot water. Last serviced Autumn 2020.

-The underfloor heating is water piped in the kitchen but electric in the bathrooms. -The AGA is electric and efficient when serviced every year, has an eco mode etc





GROSS INTERNAL AREA
 FLOOR 1: 136 sq ft, 12.61 m², FLOOR 2: 2618 sq ft, 243.26 m², FLOOR 3: 2053 sq ft, 190.7 m², FLOOR 4: 348 sq ft, 32.34 m²
 TOTAL: 5155 sq ft, 478.91 m²

FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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FLOOR 3

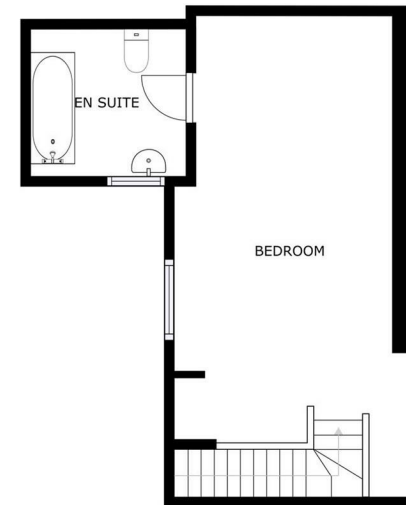
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FLOOR 2

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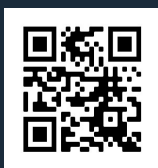
FLOOR 4

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		48	70
England & Wales		EU Directive 2002/91/EC	



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