



Hern and Crabtree

£975,000 Freehold

St Lythans Road | Vale of Glamorgan | CF5 6BQ

Hern &
Crabtree

No Chain. A unique opportunity to acquire this architecturally built, executive detached house occupying a magnificent plot with surrounding gardens and grounds of up to 1.4 acres. Completely landscaped and boasting large and level lawned areas, the property enjoys beautiful views across as far as the eye can see across stunning level countryside fields and the Bristol Channel.

Perfect for a growing family, this exceptional and spacious family home briefly comprises: a grand entrance hall with a centralised stair case, cloakroom, lift leading to the first floor, three generous size reception rooms with doors onto the patio, an open plan kitchen/diner and a utility area to the ground floor. To the first floor is a lovely gallery landing with four good size bedrooms with an en-suite and dressing room to the master, a nursery/office and family bathroom. The loft spans the width of the house and could be easily converted (subject to planning approval) and is currently used as a home office and storage. The property further benefits from a long sweeping driveway for multiple vehicles and a double garage.

Hollintop is located in the picturesque hamlet of St Lythans, only minutes driving distance from Culverhouse Cross, with an exit onto the link road enabling fast travel to the M4, Cardiff Bay, Penarth and Cardiff City Centre. Local children attend the primary school at St Nicholas, and the property lies within the catchment for Cowbridge Comprehensive School. Also close by is a Marks & Spencer and Tesco super store. Internal viewings are highly recommended!



Entrance 21'3 max x 15' 10 max

Entered via a composite front door with triple glazed windows either side, central staircase to the first floor, radiator.

Cloakroom

Triple glazed window to the side, fitted with a w.c and wash hand basin, shaver point, radiator.

Lift/Store Room 4'3 x 7'8

Triple obscure glazed window to the side. A functioning lift up to the first floor.

Living Room 26'8 max x 17'2

Triple glazed window to the front, triple

glazed sliding doors to the rear garden, fireplace with surround, two radiators, two sets of French doors lead to hallway and sitting room.

Sitting Room 14'10 x 17'10

Triple glazed sliding patio doors to the rear, radiator, fireplace.

Dining Room 17'3 x 15'

Triple glazed window to the front, radiator, French doors to the hallway.

Kitchen/Breakfast Room 20'7 x 13'6

Triple glazed windows to the rear, kitchen fitted with a range of wall and base units with worktop over, single bowl sink and drainer with a mixer tap,

integrated dishwasher, twin Neff oven with twin plate warmers and further twin ovens, integrated five ring Neff induction hob and cooker hood above, pull out larder cupboards and pan drawers, integrated fridge, two radiators, wood laminate floor, doorway to utility room and door to sitting room.

Utility Room 17' x 8'1

Triple glazed door to the garden and windows to the rear, wall and base units with worktop over, integrated dishwasher, plumbing for a washing machine, space for a tumble dryer, one and a half bowl sink and drainer, space for an American style

fridge/freezer, wood laminate floor, radiator, floor mounted Worcester boiler, door to garage.

First Floor 21'7 x 21'4

Stairs rise up from the hall, a balcony landing, double glazed windows to the front and side, four radiators, space for the lift.

Bedroom One 14'10 x 15'

Triple glazed window to the rear, radiator, fitted wardrobes, doorway to the dressing room.

Dressing Room 10'2 x 8'4

Triple glazed window to the front, radiator.



En Suite Bathroom 10';2 max x 8'2 max

Triple obscure glazed window to the front, fitted with bath, shower cubicle, w.c and wash hand basin, radiator, tiled walls and floor.

Bedroom Two 15'9 x 11'18

Triple glazed window to the rear, radiator, fitted wardrobes

Bedroom Three 13'6 x 8'8

Triple glazed window to the front, radiator.

Family Bathroom 7'10 x 10'1

Triple obscure glazed window to the front, a four piece suite comprising, bath, shower, w.c and wash hand basin, shaver point, radiator, part tiled walls.

Bedroom Four 12'3 x 20'6

Triple glazed window to the rear, radiator, fitted wardrobes, walkway to the office/nursery.

Office/Nursery 17'1 x 15'

Pitched ceiling with exposed beams, skylight window to the front and the rear, a triple glazed window to the side, radiator. Could offer potential for an en suite/dressing room.

Further Information and Loft the loft expands to 56'7

There is a door next to bedroom four with stairs leading up to the boarded loft and segmented into three sections. (See virtual tour for more details)



The first section has a port hole window and there is power and light throughout. The loft expands to 56'7.

Rear Garden

Paved patio, decked area, a detached brick built outbuilding containing a toilet, a coal/bin store, gates to the front, expansive lawns, views towards rolling fields, mature hedge, oil tank, outside lights, power and cold water tap.

Front

A gated in and out driveway for several vehicles, central lawn, mature shrubs, trees and mature hedge, outside lights.

Garage 17'1" x 17'7" [does not take into account the door

With up and over door to the front, double glazed window to the side, consumer board, power and light.

Tenure and Additional Information

We have been advised by the seller that the property is freehold and the council tax band is I.

Please note: The measurements of the plot size given have not been verified and is an approximate estimate via Marea.



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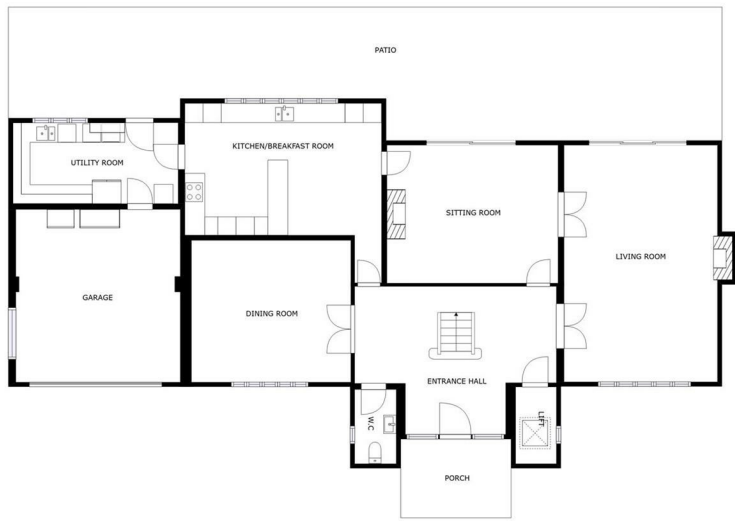
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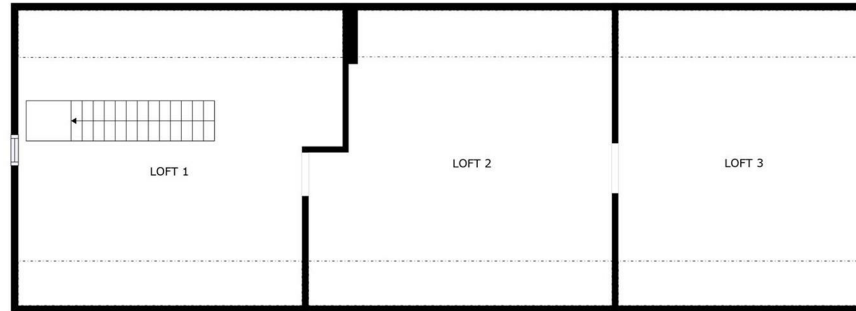
GROSS INTERNAL AREA
 FLOOR 1: 1875 sq. ft., 174 m², FLOOR 2: 1875 sq. ft., 174 m²
 FLOOR 3: 798 sq. ft., 74 m², EXCLUDED AREAS:
 GARAGE: 330 sq. ft., 31 m², PATIO: 965 sq. ft., 90 m²
 PORCH: 101 sq. ft., 9 m², REDUCED HEADROOM BELOW 1.5M: 376 sq. ft., 35 m²
 TOTAL: 4547 sq. ft., 423 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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FLOOR 3



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		58	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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