

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



ALPS QUARRY ROAD  
WENVOE





## MAIN HOUSE

### ENTRANCE PORCH

### LIVING ROOM

5.21m x 6.05m (17'1 x 19'10)

### FAMILY ROOM / DINING

5.31m x 5.18m (17'5 x 17'12)

### KITCHEN

3.94m x 5.41m (12'11 x 17'9)

### BREAKFAST AREA

3.48m x 3.35m (11'5 x 11')

### LAUNDRY CUPBOARD

### INNER HALL

### BEDROOM FOUR

3.33m x 5.26m (10'11 x 17'3)

Ground floor guest bedroom bedroom

### BATHROOM

2.11m x 3.78m (6'11 x 12'5)

### STUDY / OFFICE

3.35m x 3.71m (11' x 12'2)

### TO THE FIRST FLOOR

### MASTER BEDROOM

5.26m x 4.72m (17'3 x 15'6)

Superb inglenook access for living room

### ENSUITE

1.65m x 1.32m (5'5 x 4'4)

### ADJOINING WALK WAY

Doors link bedroom one and two with additional storage

### BEDROOM TWO

3.56m x 2.92m (11'8 x 9'7)

### BEDROOM THREE

5.08m x 2.62m (16'8 x 8'7)

### OUTSIDE

Access of the country lane via a pair of large timber gates with pedestrian gate alongside. Stone wall to country lane. Large courtyard area laid to stone sets with parking space for numerous cars and leading to stone built garage. Open fronted and with electric light and power. Adjacent stone store room that are used for storing logs for the burners. Large lawned rear garden containing the barn and stables.

### BARN AND STABLES

Stone built two storey detached barn. The ground floor is accessed via a 8'6" wide 7'6" high archway and is split internally into two block built boxes and entrance area. Windows to front and side. External water point. The first floor is approached via a flight of external steps. Boarded floor. High pitched and beamed ceiling and electric light and power. The detached stable block is alongside the barn and is L shaped and split into three separate compartments. Compartment One (20' x 10'9") doorway with electric light and power. Compartment Two (12' x 12') with stable door and electric light. Compartment Three (12' x 12') with stable door and electric light.

### GARDENS AND GROUNDS

The garden is laid principally to lawn which slopes up gently away from the house with natural hedge, trees and bushes. There is a splendidly large blossom tree adjoining the front terrace and a stone wall surrounds the old disused well with hand pumps. The two paddocks are divided by post and rail fence with gateway between. There is also a menage laid to rubber/sand and measuring approximately 120 ft x 60ft (40m x 20m) but this has not been used for some time.

### SERVICES

Water and electricity. Central heating by oil. Rangemaster is bottled gas, Foul drainage to cesspit. Other drainage to septic tank.

### SPORTING RIGHTS

Sporting rights over the land are reserved to the Wenvoe Castle Estate.

### TENURE

We are advised by our client that the property is Freehold, this is to be confirmed by your legal advisor.










## ALPS QUARRY ROAD

WENVOE, CF5 6AA - £899,950

 4 Bedroom(s)  2 Bathroom(s)  2427.54 sq ft

JeffreyRoss are proud to bring to the market this impressive 18th Century, Stone built farmhouse set in approx 2.8 acres of land and gardens that further benefits a large 900 SQFT detached barn, and approximately 2.5 acres of paddock. The property is located within a 10 minute drive to the City Centre but benefits the school catchments criteria of the Vale of Glamorgan. The farmhouse has been stylishly refurbished and extended retaining the charm and character of the original building. The accommodation briefly comprises, entrance porch, principal living room, second reception and open plan modern fitted kitchen diner and study. The ground floor further benefits, large family bathroom, guest bedroom and utility room. Access to the first floor are via the original inglenook steps from both fireplaces and lead to three double bedrooms with the master benefiting an ensuite. Outside benefits family garden, Garage, Two fields adjacent to the property and additional equine facilities include detached timber built stable block with two boxes and 7,200 sqft menage (40m x 20m) ideal for keeping horses. The property offers so much potential in the right hands given the outbuildings and size of the main house.

Take a closer look at our interactive virtual tour where you can even space plan to see if your furniture fits.

### PROPERTY SPECIALIST

Mr Elliott Hooper-Nash  
Elliott@jeffreyross.co.uk  
02920 499680  
Director



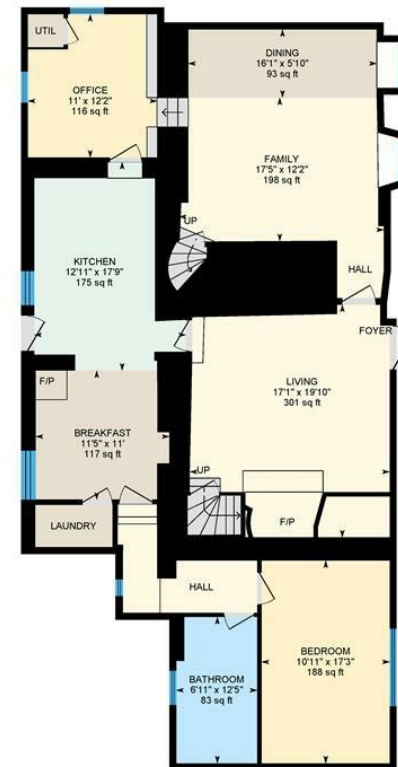




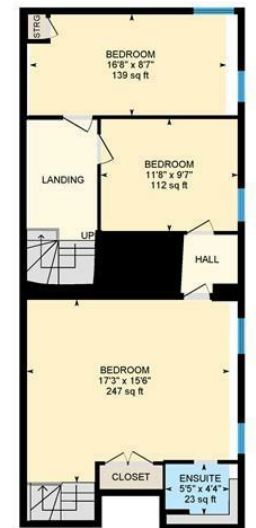
Alps Farm, Quarry Road, Wenvoe, Cardiff

# Alps Farm, Wenvoe, CRF

Main Building: Total Interior Area 2427.54 sq ft



Ground Floor



1st Floor



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E	36	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	