

Jeffrey Ross

STYLISH SALES
& LETTINGS
CARDIFF'S HOME FOR



THE OLD RECTORY
LLANDOUGH



The Old Rectory, Llandough, Vale of Glamorgan - CF64 2LY

Total Area:

All measurements are approximate and for display purposes only





Exceptional family home set in its own grounds of 6 acres, a remarkable home set on the boarder of Cardiff and the Vale of Glamorgan, only a 6 minute commute to the City centre or Penarth.

Comments by - Mr Elliott Hooper-Nash



THE OLD RECTORY

LLANDOUGH, CF64 2LY - ASKING PRICE - £1,700,000



6 Bedroom(s)



4 Bathroom(s)



4758.50 sq ft

Nestled on Leckwith Road in the charming village of Llandough, this stunning detached house is a true gem waiting to be discovered. Dating back to 1840, this property exudes character and charm, having been lovingly refurbished and extended to an excellent standard.

Boasting an impressive 4,639 sq ft of living space, this home offers ample room for both relaxation and entertainment. With 7 reception rooms, 6 bedrooms, and 3 bathrooms, there is no shortage of space for the whole family to enjoy.

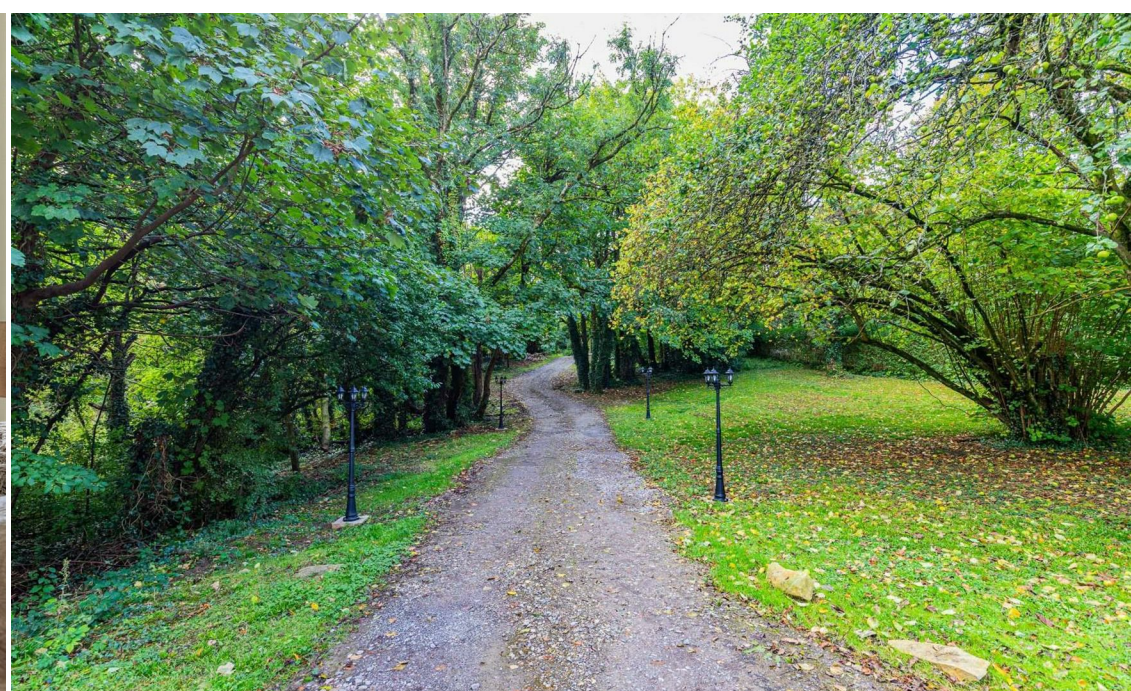
Situated on approximately 6 acres of land, including a 2-acre of family garden and a 4-acres of woodland, this property provides a peaceful retreat from the hustle and bustle of everyday life. The private driveway and its own roundabout add a touch of exclusivity to this already impressive estate.

Scheduled for completion this year, this home is a perfect blend of historic charm and modern convenience. Don't miss the opportunity to own a piece of history in this beautifully presented property.

PROPERTY SPECIALIST

Mr Elliott Hooper-Nash
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Director





Entrance Porch
2.4m x 1m (7'10" x 3'3")

Entrance Hallway
2.18m x 14.29m (7'1" x 46'10")

Lounge
4.07m x 4.89m (13'4" x 16'0")

Sitting Room
4.01m x 4.25m (13'1" x 13'11")

Play Room
4.07m x 3.38m (13'4" x 11'1")

Utility / Boot Room
4.21m x 4.61m (13'9" x 15'1")

Downstairs WC
1.97m x 2.29m (6'5" x 7'6")

Open plan Kitchen / Living / Dining
9.9m x 10.21m widest point (32'5" x 33'5" widest point)

Pantry
1.84m x 4.84m (6'0" x 15'10")

Fifth reception
3.39m x 2.6m (11'1" x 8'6")

Six Reception
4.48m x 2.88m (14'8" x 9'5")

To the first floor

Landing

Master Bedroom
4.95m x 4.07m (16'2" x 13'4")

Walk in wardrobe
4.07m x 3.63m (13'4" x 11'10")

Ensuite
4.44m x 3.90m (14'6" x 12'9")

Bedroom Two
4.48m x 3.20m (14'8" x 10'5")

Walk in wardrobe
1.48m x 3.61m (4'10" x 11'10")

Ensuite
1.73m x 3.67m (5'8" x 12'0")

Bedroom Three
3.38m x 2.95m (11'1" x 9'8")

Ensuite
1.43m x 2.94m (4'8" x 9'7")

Bedroom Four
4.36m x 4.21m (14'3" x 13'9")

Family Bathroom
2.52 x 2.91m (8'3" x 9'6")

Bedroom Five
3.06m x 2.76m (10'0" x 9'0")

Bedroom Six / Home office
3.12m x 2.4m (10'2" x 7'10")

Gym
3.5m x 1.95m (11'5" x 6'4")

Airing cupboard
1.18m x 1.75m (3'10" x 5'8")

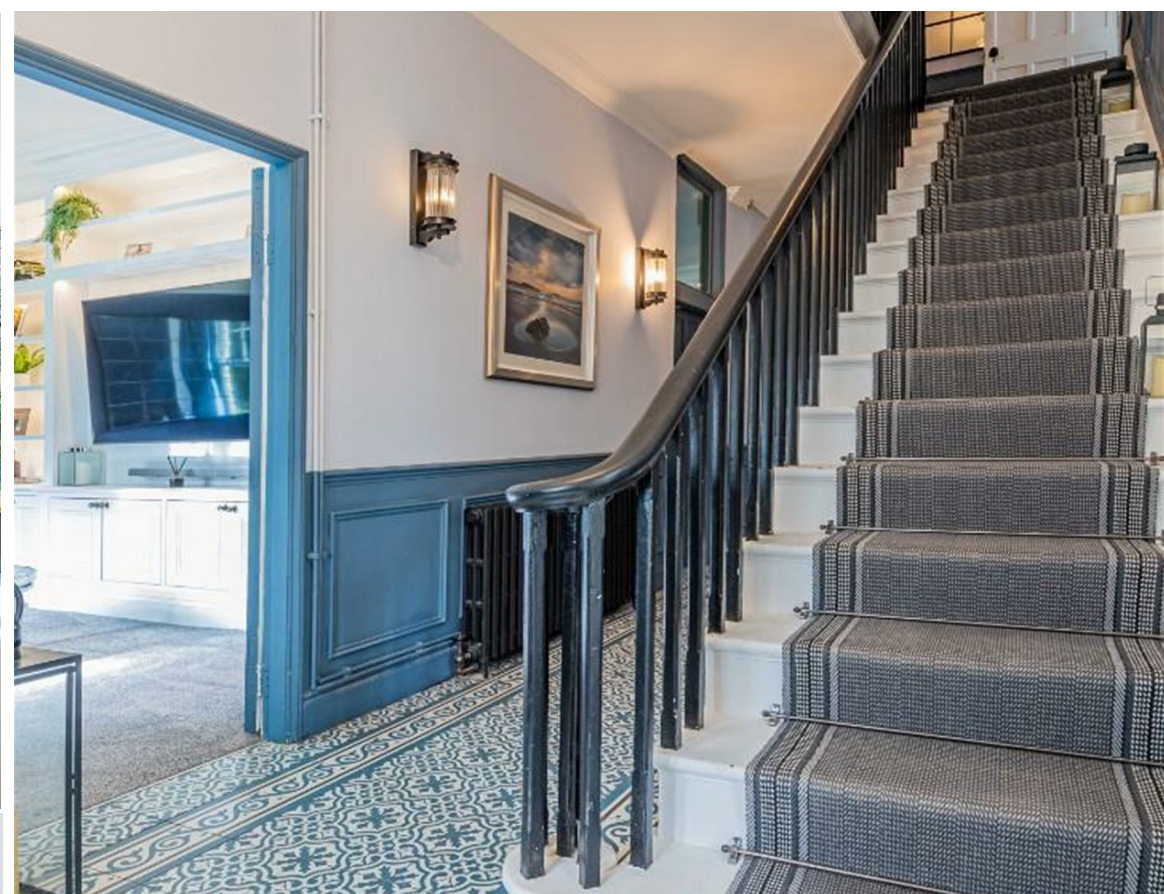
Gardens
Approx 2 acres of family garden and 4 acres of woodland

Driveway
Benefits its own roundabout and carport

Tenure
We are informed by our client that the property is freehold, this si to be confirmed by your legal advisor,

Council Tax
Band - I

Additional Information
Single storey extension to the rear which has created a fantastic family space
Bespoke fitted kitchen with hidden pantry
Excellent transport links
Master bedroom that takes up the East wing of the home
Property benefits its own roundabout to the front and car port.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 