



02920 575 631  
sales@olivia-louise.co.uk



## Heathfield House, St. Brides-Super-Ely, Cardiff

**ASKING PRICE £1,250,000** Freehold

SCAN ME

Nestled within an exclusive rural hamlet between St Fagans and Peterston-super-Ely, Heathfield House is an exceptional detached family residence offering an enviable blend of countryside tranquillity and contemporary luxury. Originally constructed in approximately 2009 on the site of a former cottage, the property has been thoughtfully designed with an attractive cottage-style facade that sits beautifully within its picturesque surroundings.



Since acquiring the property in 2022, the current owners have undertaken an extensive programme of enhancement and modernisation, creating a home of remarkable comfort and style. Improvements include the replacement of all external windows and doors, the installation of impressive contemporary French doors to the rear elevation, comprehensive redecoration throughout, and significant landscaping works to both the driveway and gardens. In 2023, the driveway stonework was completely renewed, while the rear garden was transformed with new fencing, elegant stonework and expansive patio areas designed for modern outdoor living.

A welcoming entrance hall, finished with beautiful oak flooring, immediately sets the tone for the quality found throughout the home. An impressive oak staircase rises to a galleried first-floor landing, creating a wonderful sense of space and grandeur.

The principal reception spaces have been designed for both family living and entertaining, centred around a striking revolving wood-burning stove that serves both the lounge and dining areas. This unique feature creates a captivating focal point, offering warmth and atmosphere whichever room is being enjoyed.

Additional practical luxury has been introduced through bespoke fitted storage by Hammonds beneath the staircase, featuring soft-close cabinetry and providing excellent concealed storage.

From the living room you can enter the snug which is a particularly charming retreat, bathed in natural light from dual-aspect windows and offering a cosy setting for reading or relaxing beside its own wood-burning stove during the cooler months.

The beautifully appointed kitchen combines functionality with timeless design. Light-filled and generously proportioned, it features elegant Corian work surfaces, rich dark-brown wall cabinetry and a substantial central island incorporating cream soft-close drawers and extensive storage.

Integrated appliances include a Neff double oven, induction hob with extractor, Smeg dishwasher and Logic fridge freezer, creating a highly practical and sophisticated culinary space.

Adjacent to the kitchen is a well-equipped utility room with Hotpoint washing machine, together with a convenient cloakroom located near the rear entrance.

A generous study provides an ideal home-working environment, completing the versatile ground floor accommodation.

**Arranged around the impressive galleried landing, the bedroom accommodation is bright, spacious and thoughtfully configured.**

The principal suite offers a luxurious private sanctuary, generous proportions and an elegant en-suite bathroom. A further en-suite bedroom provides excellent guest accommodation, while the fifth bedroom has been expertly transformed into a stylish dressing room featuring fully mirrored fitted wardrobes.

In total, the property benefits from five bedrooms, two en-suite shower rooms and a beautifully appointed family bathroom.

**Designed with both entertaining and ease of maintenance in mind, the gardens have been extensively landscaped to create a private outdoor haven.**

Expansive stone and slab patios provide superb spaces for al fresco dining, summer gatherings and relaxed outdoor living. Artificial lawn areas ensure year-round presentation with minimal upkeep, while a mature hedge boundary and recently installed fencing create a high degree of privacy and seclusion.

External power points and strategically positioned exterior lighting further enhance the functionality and enjoyment of the outdoor spaces.

**The detached garage is fitted with an electrically operated up-and-over door and benefits from lighting and power points, providing secure parking, workshop potential or additional storage.**

The property is heated throughout via an oil-fired underfloor heating system, ensuring exceptional comfort and efficiency. The two wood-burning stoves further enhance the warmth and ambience of the home. New carpets were installed across the first floor approximately 18 months ago, complementing the home's immaculate presentation.

**One of Heathfield House's greatest attractions is its exceptional setting. Surrounded by open countryside, residents enjoy the peaceful sounds of birdsong and grazing livestock, with remarkably little passing traffic. Yet despite its rural ambience, Cardiff city centre can be reached in approximately 20 minutes, offering the perfect balance between country living and urban convenience.**

Excellent transport connections include easy access to the A48, A4232 and M4 motorway network, while a regular bus service operates from a stop directly opposite the property.

Nearby amenities include local country pubs, the extensive shopping and leisure facilities at Culverhouse Cross, and a thriving village community. The nearby Community Village Hall hosts a variety of classes, markets, social events and community activities throughout the year, fostering a warm and welcoming neighbourhood atmosphere.

Families are particularly well served by highly regarded local schools, with a school bus service to Cowbridge Comprehensive School stopping directly outside the property.

## Owner's Perspective

*"What we have loved most about living at Heathfield House is the perfect combination of peace, community and convenience. The surroundings are wonderfully tranquil, yet everything we need is within easy reach. The house itself*

*feels warm and welcoming throughout the seasons, and it has been a wonderful place to share with family and friends."*

## A Rare Opportunity

Heathfield House presents a rare opportunity to acquire a beautifully upgraded country home in one of the Vale of Glamorgan's most desirable rural settings. Combining elegant interiors, landscaped gardens and excellent connectivity, it offers an exceptional lifestyle for discerning purchasers seeking the very best of countryside living.

### KEY FEATURES

- Immaculately Presented Detached Residence
- Five Spacious Bedrooms
- Ensuite Bathroom & Separate Ensuite Shower Room
- Multiple Reception Areas
- Character Fireplace Feature
- High Ceilings & Elegant Wooden Flooring
- Private Low-Maintenance Garden
- Garage & Ample Parking
- Village Setting Surrounded by Countryside
- Freehold Property

Situated within the charming village of St Brides-Super-Ely, residents enjoy the perfect balance of rural tranquillity and city accessibility. This highly regarded village setting provides a peaceful countryside atmosphere whilst remaining within easy reach of Cardiff, Cowbridge, and the wider Vale of Glamorgan.

Nearby villages including Peterston-super-Ely, Pendoylan, and St Nicholas provide local amenities, pubs, community facilities, and sporting clubs, while beautiful countryside walks and green spaces are right on the doorstep. The area remains highly sought-after by families and professionals seeking village living without sacrificing connectivity.

The area is particularly attractive for families due to its access to well-regarded schooling options. Local primary choices include Peterston-super-Ely Primary School and nearby village schools in Pendoylan and St Nicholas, while secondary education options include highly regarded schools in Cowbridge and Cardiff. A number of respected independent schools are also within convenient travelling distance.

Heathfield House enjoys excellent transport links despite its peaceful setting. Cardiff city centre is within comfortable commuting distance, while nearby access to the A4232 and M4 corridor provides convenient routes towards Swansea, Bristol, and beyond. Junction 33 of the M4 is easily accessible, making this an ideal location for commuters.

For rail connections, nearby stations including Radyr, Fairwater, and Pontyclun provide access into Cardiff and wider South Wales destinations. Local bus routes also connect surrounding villages and Cardiff city centre.

**Experience this exceptional home firsthand by arranging a private viewing with our team:**

T: 02920 575631

E: [sales@olivia-louise.co.uk](mailto:sales@olivia-louise.co.uk)

## **An Impressive Approach**

Set behind charming stone walls, Heathfield House enjoys a magnificent approach that perfectly reflects the quality of accommodation beyond. A generous private driveway offers extensive parking and leads to the garage, whilst mature surroundings create an immediate sense of privacy and exclusivity. Side access to the property allows for effortless movement between the front and rear grounds, completing a truly impressive entrance befitting this exceptional village residence.

## **Reception Hall *5.16m x 3.23m (203' 2" x 127' 2")***

**A Magnificent First Impression**The reception hall forms the heart of Heathfield House, creating an immediate sense of grandeur and scale upon entering the home. Designed to impress whilst remaining effortlessly welcoming, this exceptional space is beautifully positioned at the centre of the property, seamlessly connecting the principal reception rooms and entertaining areas. A striking galleried landing rises above, drawing the eye upwards to the impressive ceiling height and enhancing the home's remarkable sense of volume and light. Expansive glazing allows natural light to pour through the space throughout the day, whilst framing delightful views across the beautifully maintained gardens beyond. The elegant staircase serves as a stunning architectural focal point, ascending gracefully to the first-floor accommodation and reinforcing the home's impressive proportions. Equally suited to everyday family life and large-scale entertaining, the reception hall provides a spectacular introduction to Heathfield House, setting the tone for the quality and sophistication found throughout this exceptional residence.

## **Open-Plan Living & Dining Room *9.96m x 4.16m (392' 2" x 163' 9")***

**A Stunning Space for Everyday Living and Effortless Entertaining**Beautifully designed to bring people together, the impressive open-plan living and dining room serves as one of the principal social spaces within Heathfield House. Generous in scale yet wonderfully inviting, this exceptional room is perfectly suited to both relaxed family life and sophisticated entertaining. Large windows and glazed doors flood the space with natural light whilst providing seamless access to the gardens, creating a wonderful connection between the indoors and outdoors. Throughout the seasons, the surrounding greenery provides an attractive backdrop, enhancing the sense of tranquillity and space. At the heart of the room sits a striking contemporary rotating log-burning stove, a distinctive feature that can be enjoyed from both the living and dining areas. Whether hosting friends for dinner, gathering with family, or unwinding in front of the fire on a winter's evening, the stove creates a warm and inviting focal point whilst adding character and ambience to the space. Offering clearly defined areas for relaxation and dining whilst retaining an open and sociable feel, this beautifully balanced room is perfectly tailored to modern living and provides an exceptional setting for making lasting memories with family and friends.

## **Snug / Family Room *4.20m x 4.43m (165' 4" x 174' 5")***

**A Relaxed Retreat with Garden Views**Providing a more intimate setting away from the main entertaining spaces, the snug offers a wonderfully versatile reception room that can adapt effortlessly to the needs of modern family life. Whether utilised as a cosy reading room, children's playroom, media room or informal lounge, this inviting space delivers both comfort and flexibility. Glazed doors provide direct access to the gardens, allowing natural light to flow throughout the room whilst creating a seamless connection with the outdoor surroundings. A charming log-burning stove forms a warm focal point, bringing character and atmosphere to the space and making it particularly inviting during the colder months. Perfect for curling up with a good book, enjoying a quiet morning coffee, or creating a dedicated space for younger family members, this delightful second reception room offers a peaceful retreat whilst remaining closely connected to the heart of the home.

## **Home Office *3.58m x 2.40m (140' 11" x 94' 6")***

**A Flexible Space Designed for Modern Living**Positioned away from the main living areas and accessed directly from the reception hall, this versatile room provides the ideal environment for those seeking a dedicated home office. Benefitting from a large window that fills the room with natural light, it offers a peaceful setting for remote working, studying, or managing day-to-day family life. Beyond its current use, the room offers exceptional flexibility and can easily adapt to a variety of requirements. Whether envisioned as a children's playroom, hobby room, library, music room, or additional reception space, it provides valuable supplementary accommodation to suit changing family needs. Thoughtfully positioned within the home's layout, this adaptable room combines practicality with versatility, ensuring it remains a highly functional and desirable feature of this exceptional family residence.

## **Kitchen & Family Dining Room *6.09m x 4.48m (239' 9" x 176' 5")***

**A Beautifully Sociable Space at the Heart of the Home**Designed around modern family living, this exceptional kitchen and family dining room is a space where everyday moments and special occasions come together effortlessly. Thoughtfully arranged with both practicality and entertaining in mind, it provides a welcoming hub that naturally draws family and guests together. At its centre sits a substantial island incorporating the hob, complemented by a striking statement extractor above that creates an impressive focal point within the room. Extensive work surfaces and an abundance of cabinetry provide excellent preparation and storage space, ensuring the kitchen is as functional as it is

stylish. Natural light fills the room through well-positioned windows, including a delightful outlook from the sink across the surrounding gardens, whilst direct access to the outside creates a seamless connection between indoor and outdoor living. A dedicated dining area provides the perfect setting for informal family meals, morning coffees and everyday gatherings, while also offering ample space for children to complete homework, socialise, or simply be part of the activity that naturally centres around the kitchen. Further enhancing its practicality, the kitchen provides direct access to the utility room and ground floor cloakroom/WC, whilst an additional entrance from the driveway and detached garage offers a convenient everyday access point for busy family life. Combining style, comfort and functionality in equal measure, this outstanding kitchen truly serves as the beating heart of Heathfield House.

#### **Utility Room** *1.53m x 2.20m (60' 3" x 86' 7")*

**Practicality Behind the Scenes** Conveniently positioned just off the kitchen, the utility room provides an invaluable extension to the home's everyday functionality. Compact yet efficiently designed, this practical space allows the day-to-day necessities of family life to be kept neatly out of sight, ensuring the kitchen remains a clean, uncluttered and welcoming environment. Offering dedicated space for laundry appliances, additional storage and household essentials, the utility room is perfectly suited to managing the demands of a busy household. Whether handling laundry, storing cleaning equipment or providing extra preparation space, it helps maintain the effortless organisation and seamless flow that defines Heathfield House. A thoughtful addition to the home's layout, this well-planned utility room delivers practicality without compromising the elegant living spaces beyond.

#### **Cloakroom** *239' 9" x 176' 5" (6.09m x 4.48m)*

Beautifully presented and thoughtfully appointed, the ground floor cloakroom combines practicality with elegant design. Finished with attractive tiling and quality fittings, this well-maintained space provides convenience for both residents and visiting guests. Perfectly positioned to serve the principal living areas, the cloakroom reflects the same attention to detail found throughout Heathfield House, ensuring even the most functional spaces are finished to an exceptional standard.

#### **Galleried Landing & Staircase**

**A Dramatic Architectural Centrepiece** Rising from the reception hall, the elegant staircase forms one of Heathfield House's defining architectural features, ascending to a magnificent galleried landing that overlooks the entrance hall below. The interplay of height, openness and natural light creates a striking sense of scale and arrival that continues throughout the first floor. As you climb the stairs, full-height glazing to the rear floods the space with daylight and frames beautiful views across the gardens, allowing the landscape to remain a constant visual backdrop. The journey between floors therefore feels unusually connected to the outdoors, enhancing the home's calm and airy atmosphere. At first-floor level, the generous landing provides an elegant space linking the accommodation on both wings of the house. Rather than a simple corridor, it functions as a dramatic gallery that reinforces the home's symmetry, proportions and exceptional sense of volume.

#### **Second Bedroom** *3.15m x 4.21m (124' 0" x 165' 9")*

**A Peaceful and Private Retreat** Occupying a desirable position within one wing of the home, the guest bedroom suite is a beautifully proportioned double bedroom that offers both comfort and privacy. Thoughtfully designed to maximise natural light, windows enjoy attractive views across the rear gardens as well as the charming central courtyard nestled within the heart of the property's distinctive U-shaped layout. The generous proportions provide ample space for a range of bedroom furnishings, creating a relaxing and welcoming environment for family members or overnight guests alike. Complementing the bedroom is a well-appointed en-suite shower room, providing convenience and independence whilst enhancing the suite's appeal. With its pleasant outlooks, excellent proportions and private en-suite facilities, this elegant bedroom offers a wonderful balance of comfort and practicality, making it ideal for guests, older children, or multi-generational living.

#### **En-Suite Room** *1.16m x 2.44m (45' 8" x 96' 1")*

Serving the bedroom is a tastefully appointed en-suite shower room, finished to a high standard with contemporary fittings and elegant tiling. Thoughtfully designed to combine style and practicality, the space provides a luxurious level of comfort for guests whilst complementing the quality and attention to detail found throughout Heathfield House. The refined finish creates a calm and sophisticated atmosphere, ensuring this private suite offers both convenience and a touch of everyday indulgence.

#### **Family Bathroom** *2.02m x 3.06m (79' 6" x 120' 6")*

Positioned for Family Living; conveniently located directly from the galleried landing, the family bathroom is thoughtfully positioned between Bedrooms Two and Three, creating an arrangement that feels almost en-suite in nature for the adjoining bedroom. This intelligent layout provides both convenience and privacy, making it particularly well suited to family living or accommodating guests. Beautifully presented and finished with quality fixtures and fittings, the bathroom offers a calm and inviting space in which to relax and unwind. Designed to serve the first-floor

accommodation with ease, it combines practicality with comfort whilst maintaining the high standard of presentation evident throughout Heathfield House. Its central position and close proximity to the neighbouring bedroom create a sense of exclusivity, offering occupants the benefit of a bathroom that feels as though it is their own private facility.

#### **Bedroom Three** *3.31m x 4.43m (130' 4" x 174' 5")*

A bright Double Bedroom positioned to the front of the property. Bedroom Three is a beautifully proportioned double bedroom that enjoys an abundance of natural light from two well-placed windows. The dual aspect enhances the sense of space and creates a bright and airy atmosphere throughout the day. Offering generous accommodation for a range of bedroom furnishings, this attractive room provides flexibility for growing families, guests, or those seeking additional space for hobbies or study. Its position adjacent to the family bathroom further enhances its appeal, creating a layout that offers a level of convenience and privacy often associated with an en-suite arrangement. Comfortable, light-filled and thoughtfully positioned, Bedroom Three is a wonderful addition to the first-floor accommodation and perfectly complements the home's family-friendly layout.

#### **Bedroom Five / Dressing Room** *2.68m x 2.51m (105' 6" x 98' 10")*

Exceptional Flexibility to Suit Your Lifestyle; currently arranged as an impressive dressing room, Bedroom Five showcases the versatility that defines Heathfield House. Fitted with an extensive range of floor-to-ceiling wardrobes, the room provides an abundance of storage and creates a luxurious dressing space that complements the principal accommodation perfectly. Whilst ideally suited to its current use, the room can be effortlessly adapted to meet a variety of requirements. Whether utilised as a double bedroom, nursery, home office, hobby room or additional guest accommodation, it offers valuable flexibility for changing family needs and lifestyles. Benefitting from excellent proportions and a bright, welcoming atmosphere, this adaptable room provides buyers with the opportunity to tailor the space to their own individual requirements, ensuring it remains a highly practical and desirable part of the home.

#### **Principal Bedroom Suite** *4.66m x 4.54m (183' 6" x 178' 9")*

A Luxurious Sanctuary; occupying a privileged position within the home, the principal bedroom suite has been designed as a peaceful retreat, offering an exceptional balance of comfort, space and natural light. Beautifully proportioned and elegantly presented, this impressive room provides a calm and relaxing atmosphere away from the main living areas. A window frames delightful views across the gardens, whilst two striking skylights draw additional natural light into the space, creating a bright and airy environment throughout the day. The combination of garden outlooks and overhead glazing enhances the sense of tranquillity, making the room feel both private and connected to its surroundings. Further elevating the suite is direct access to the beautifully appointed principal en-suite

#### **Primary En-Suite** *4.04m x 1.82m (159' 1" x 71' 8")*

Creating a seamless and luxurious arrangement that is perfectly suited to modern living. Thoughtfully designed and wonderfully inviting, the principal bedroom provides the ideal setting to relax and unwind at the end of the day.

#### **Detached Garage** *5.35m x 5.71m (210' 8" x 224' 10")*

Practical, Secure & Perfectly Suited to Family Life; positioned adjacent to the home and provides excellent storage, secure parking and everyday convenience. Accessed via an electric up-and-over door, the garage offers ample space for a vehicle alongside bicycles, outdoor equipment and household essentials. A pedestrian door to the side allows easy access, connecting seamlessly to the entrance leading directly into the kitchen ideal for unloading shopping, carrying groceries inside, or managing the demands of busy family life. With power connected and a window providing natural light, the space is equally suited to use as a workshop, storage area or hobby space. Families will particularly appreciate the practicality of the layout, allowing children to safely store bikes, scooters and outdoor gear before heading straight into the kitchen after a day spent enjoying the gardens and surrounding village. A valuable addition to the property, the garage delivers the versatility and convenience expected of a home of this calibre whilst supporting the effortless flow of modern family living.

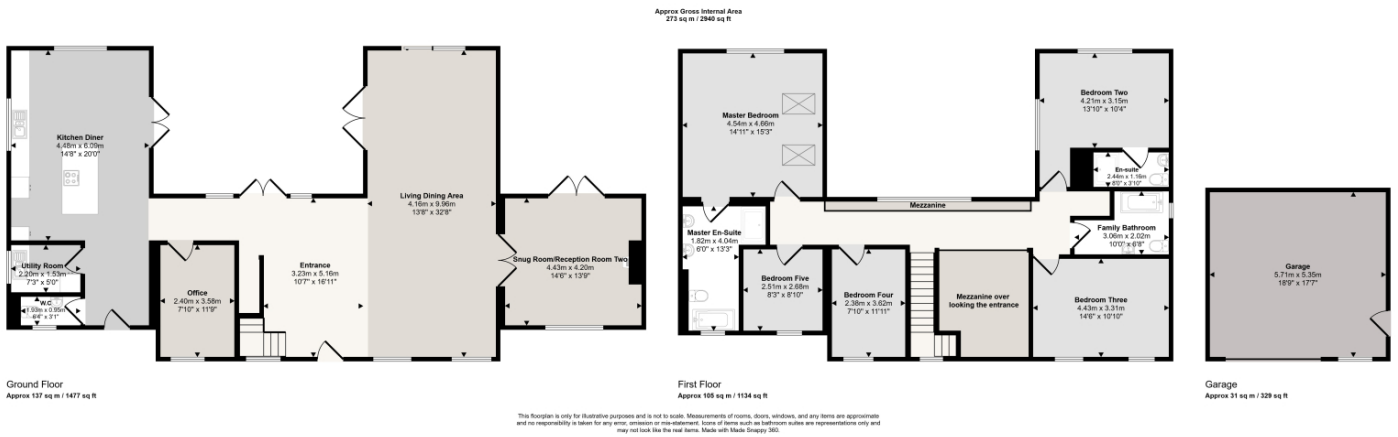
#### **Landscaped Rear Gardens**

An Exceptional Outdoor Setting Designed for Living, Entertaining & Enjoying. The gardens at Heathfield House are every bit as impressive as the home itself, creating a stunning outdoor environment that has been thoughtfully designed to complement the property's distinctive architecture whilst remaining remarkably easy to maintain. Beautifully landscaped and exceptionally private, the gardens are defined by elegant stone walls and carefully considered design features, with sweeping curves and clean lines creating a sense of flow and sophistication throughout the outdoor space. The result is a garden that feels both timeless and contemporary, offering a wonderful extension of the accommodation beyond. As day turns to evening, discreet exterior lighting illuminates the house and surrounding grounds, transforming the setting into something truly special. Whether creating a romantic atmosphere for al fresco dining, enhancing security and practicality, or providing the perfect backdrop for entertaining family and friends, the lighting scheme allows the gardens to be enjoyed long after sunset. The relationship between the house and garden is particularly striking. Looking back towards Heathfield House, the extensive glazing allows glimpses into the beautifully illuminated

interiors, showcasing the home's impressive architecture and creating a seamless connection between inside and out. From every angle, the property presents beautifully, making the gardens as enjoyable to admire as they are to use. Designed with modern lifestyles in mind, the outdoor space offers the perfect balance of beauty and practicality. There is ample room for entertaining, summer gatherings and relaxed evenings with family and friends, all whilst benefiting from a low-maintenance design that allows more time to enjoy the surroundings and less time maintaining them. A true highlight of the property, the gardens provide a private sanctuary that enhances the lifestyle offering of this exceptional village residence, creating an outdoor space that is as elegant, welcoming and memorable as the home itself.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	69	75
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Address: Heathfield House, St. Brides-Super-Ely, Cardiff



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.