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Laurel Cottage, Newport Road, Castleton, Cardiff, CF3 2UR.

£600,000

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A truly charming stone built character cottage reputed to date back to 1580, detached and distinctive in appearance, and providing surprisingly spacious and versatile living space, approximately 2149 square feet, and occupying a delightful position within highly favoured Castleton, a small hamlet village on the outskirts of Cardiff, perfectly placed within a short driving distance to an exit onto Eastern Avenue, and the M4, enabling fast and economic travel to Cardiff City Centre, Newport and Bristol. This imposing period home includes elegant exposed beamed ceilings, two stone fireplaces including an Inglenook with a stunning Norwegian cast iron log burner and solid wood mantel, farmhouse pine panel doors, and cosy natural stone walls. The property benefits all mains services and lies within the highly popular Bassaleg High School Catchment whilst within walking distance is the charming Village Primary School of Marshfield. The property has been greatly extended Circa 2005, on a two-storey basis, providing very well-designed accommodation, ideal for a family, or perfect for a retire couple seeking space to accommodate grandchildren. The property would also be perfect for a professional couple with ample space to accommodate working from home, and with its versatile design it would also prove of interest to two generation living requirements. Such a great marketplace for so many different types of buyers. The property occupies a generous plot with private level active gardens on four sides, with the added special feature of a stone finished private entrance drive, approached by a five-bar gate and leading to a single garage. A rare feature for a period cottage! The impressive living space comprises an entrance hall, an open plan lounge and dining room (28'0 x 16'9), a fitted kitchen with space for a breakfast table and chairs, a downstairs utility room and combined cloak room with wc and wash hand basin, a large

sitting room (21'8 x 12'3) with PVC patio doors which open onto a rear garden sun terrace, and a further home-office/study (12'8 x 6'0). The first floor is conveniently approached from two separate staircases, the first being a contemporary solid wood spiral staircase from the sitting room leading to a generous master bedroom (15'7 x 12'5) with ensuite shower room and ensuite walk-in wardrobe. The second staircase is an original stone spiral staircase that leads to the original cottage first floor which comprises three further double sized bedrooms, and two further bathrooms, one being ensuite. The property benefits double glazed windows, many being PVC, some quite recent, gas heating with panel radiators, a modern consumer unit/distribution box located in the entrance hall, two CCTV cameras, and an intruder alarm. A most imposing and elegant character cottage, set back behind a tree lined slip road which provides access to Newport Road, the A 48. The property is also available with no chain. Must be seen!

Location Laurel Cottage is well placed within walking distance to the amenities of Marshfield. Local children attend Marshfield Village Primary School, which feeds Bassaleg High School. There are wonderful country walks on the doorstep, and some fine dining is available with Marshfield's country pubs, including The Y Maerun on Marshfield Road, The Masons Arms on St Mellons Road, and the newly acquired and re-furbished Coach & Horses in Castleton.

Ground Floor Entrance Hall Approached via a white PVC part panelled front entrance door leading to a square shaped hallway with high beam ceiling, ceramic tiled flooring, radiator and patterned glass casement window to rear, wall mounted cloaks hanging hooks.

Open Plan Lounge/Dining Room 28' x 16' 9" (8.53m x 5.11m) A truly charming character living space with exposed stone walls and exposed beam ceilings providing the perfect designed lounge and dining groom area with ample space for a full size sofa suite together with ample space for a large dining table and space for eight chairs. An inglenook fireplace with solid wood beam and cast-





iron freestanding log burner sits on a wide stone hearth, whilst a second fireplace with exposed stone surround and stone hearth is inset with a feature fireplace with slate surround. There are three double glazed windows with outlooks across the private frontage gardens and to the side across the entrance drive, and two double radiators. Most exquisite. A farmhouse style door leads to an original spiral staircase providing the first access to the first floor living space.

Kitchen And Breakfast Room 14' 3" x 11' (4.34m x 3.35m) Approached independently from the dining area, fitted along two sides with a modern range of panel fronted floor and eye level units in light grey with matching work surfaces incorporating a stainless steel sink with mixer taps and drainer, glass fronted eye level cabinets, chrome door handles, gas cooker point with concealed extractor hood, space for the housing of an upright fridge freezer, ceramic tiled flooring, central space for a pine breakfast table, double radiator, original serving hatch opening into the lounge. High beam ceiling, double glazed part stable PVC outer door leading to the side gardens, further PVC double glazed window with a side garden aspect.

Inner Hallway With exposed stone walls, range of bookshelves, radiator and a ceramic tiled floor, built in storage cupboard.

Utility Room/Cloakroom 10' 9" x 6' 7" (3.28m x 2.01m) Independently approached from the inner hallway via a turn of the century traditional style pine panel door, leading to a very useful and rarely available downstairs cloakroom and utility room found within a period cottage of this style. The utility room has ceramic tiled walls



and floor, modern worktops, and space for the housing of a dishwasher, space for the housing of a washing machine, and space for the housing of a tumble dryer. The cloakroom section of this room comprises of a large shaped white, wash hand basin with chrome mixer taps and pop-up waste and a built-out vanity unit, and a modern W.C. Radiator, PVC double glazed window with a side garden aspect, wall mounted Worcester gas central heating boiler.

Sitting Room 21' 8" x 12' 3" (6.60m x 3.73m) Approached independently from the inner hall, providing a fabulous size second/third reception room, equipped with Georgian style PVC patio doors that open onto a landscaped paved suntrap rear garden. Exposed stone wall, coloured glass leaded patterned PVC window to side, coved ceiling, stone archway opening to...

Study/Home Office 12' 8" x 6' (3.86m x 1.83m) A very adaptable room ideal for those working from home, equipped with a radiator, a coved ceiling and a PVC double glazed window with a side garden aspect. Range of bookshelves along one wall with low level cupboards.

First Floor First Floor Landing One Approached from the sitting room via a custom-made pine spiral spindle balustrade staircase situated in the corner of the sitting room and leading to...

Master Bedroom One 15' 7" x 12' 5" (4.75m x 3.78m) Equipped with a range of built out wardrobes with mirrored door fronts and a further range of built in wardrobes with bookshelves and mirror doors providing an extra storage space to this room.



Walk In Wardrobe 6' 1" x 6' (1.85m x 1.83m) Independently approached from the master bedroom, with a range of hanging space and storage shelves. Electric light.

En Suite Shower Room 8' x 6' (2.44m x 1.83m) With ceramic tiled floor and ceramic tiled walls comprising a shaped mounted wash hand basin with mixer taps and pop-up waste with a range of built out vanity units along one wall including central mirror. Bidet with mixer taps and pop-up waste, W.C with concealed cistern, sizeable separate ceramic tiled shower cubicle with Triton shower unit, shower door and shower screen. PVC patterned glass double glazed window to side, air ventilator, radiator.

First Floor Landing Two Approached from the dining area via an original stone spiral staircase with roped balustrade leading to a large main landing measuring 14 ft 3 x 6 ft min. With access to roof space and equipped with a radiator.

Bedroom Two 11' 1" x 10' 7" (3.38m x 3.23m) Independently approached via a traditional pine panel door, equipped with a PVC double glazed window with a side garden aspect. Double radiator.

En Suite Shower Room 6' x 4' 1" (1.83m x 1.24m) Modern white suite comprising shower cubicle with Triton shower unit and clear glass sliding shower doors and screen, slim line W.C, shaped pedestal wash hand basin (Imex), chrome mixer taps, pop up waste, radiator, access to roof space, PVC patterned glass double glazed window to side.

Bedroom Three 14' 7" x 10' 3" (4.45m x 3.12m) Independently approached from landing two via a turn of the century pine panel



traditional style door with cast iron door handle leading to a further double size bedroom equipped with built out wardrobes, a double radiator, and two double glazed windows one with a front outlook across the entrance drive and to the right of the front garden, the second with a side aspect across the side drive.

Bedroom Four 10' x 7' 9" (3.05m x 2.36m) independently approached from landing two via a further turn of the century farmhouse style pine panel door leading to a good size fourth bedroom equipped with a double-glazed window with a side aspect, a radiator, and a built-out wardrobe providing extra storage depth measuring 4 ft 10 width x 1 ft 7 depth.

Family Bathroom 14' 5" x 6' (4.39m x 1.83m) Modern white suite with ceramic tiled floor and ceramic tiled walls comprising shower bath with chrome shower unit and shaped glass shower screen, chrome mixer taps and pop up waste, shaped mounted wash hand basin with chrome mixer taps and a built out vanity unit with white high gloss doors and chrome handles, W.C with concealed cistern and a further range of vanity cupboards. PVC double glazed patterned glass window with integrated air ventilator to front, radiator, single beam ceiling, access to an eaves roof space storage area. Approached from the first-floor landing two via a farmhouse style pine door, further built in airing cupboard housing a modern hot water cylinder with shelving storage space above and to the right.

Outside Entrance Drive Stone finished private off street vehicular entrance drive approached via a five-bar gate with stone boundary walls with space for the parking of comfortably two cars leading to...

Garage 16' 2" x 9' 6" (4.93m x 2.90m) Precast concrete single garage with up and over doors, electric power and lighting, a side



window and a courtesy door independently providing access to the second side garden sun terrace.

Entrance Path Within the front driveway there is also a paved entrance path which widens and provides a garden gate with separate access to the rear garden, in addition there is a second garden gate integrated within a high boundary wall that provides access to the private front garden.

Front Garden Very private fully enclosed chiefly level and laid to lawn beyond a paved sun terrace. Afforded privacy and security by means of high laurel trees, hedgerow and boundary walls, and also including a hidden sun terrace with a screen of trees providing a nice comfortable private patio.

Side Garden One Wide with a triple width paved pathway that gives access to the rear, the side garden includes an old fishpond currently empty, with some wonderful plants, garden trees and rose trees, outside water tap, the width of the side garden alone is 22 ft 5, and the triple paved width pathway incorporated within the side garden leads to...

Rear Garden A further very private rear garden which is finished as a sun terrace with Indian sandstone edged with raised borders and enclosed by timber fencing with concrete posts providing natural privacy and security. There is a small Wendy house which is built in brick with a pitched roof, a door entry and a window. Needs some sympathetic updating. Outside security lights and CCTV cameras.

Side Garden Two Approached from the front driveway and the rear garden is an alternative side garden area fully paved forming another sun terrace in Indian sandstone, private and fully enclosed with access to a useful undercover log store with paved flooring and open entrance measuring 9 ft x 5 ft 1.

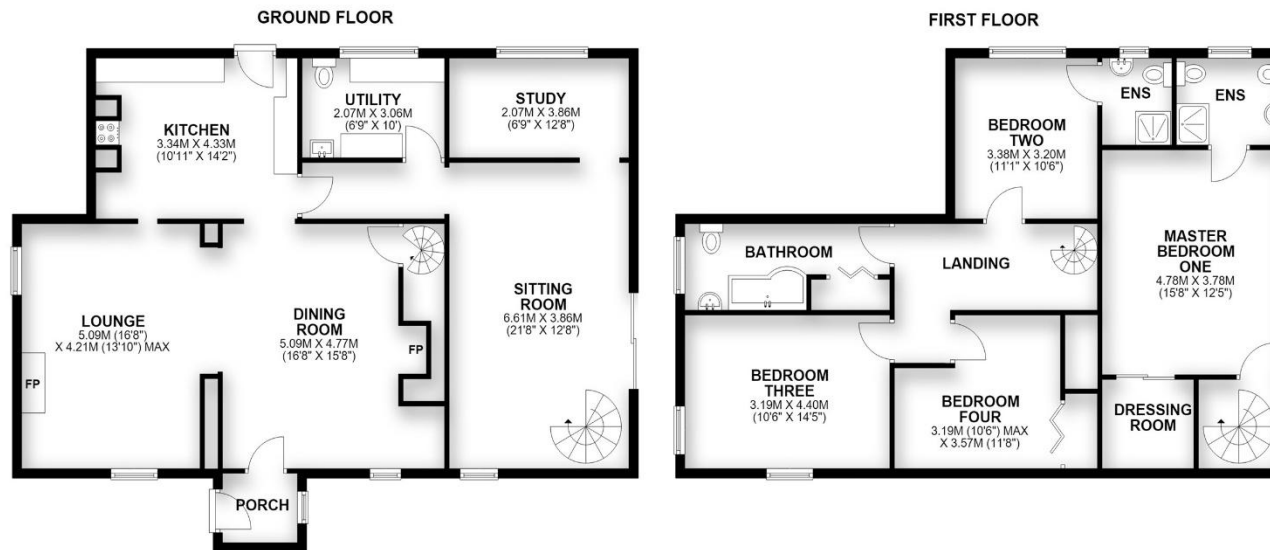






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