



GREENWOOD LANE
ST. FAGANS
CARDIFF CF5 6EL

ASKING PRICE OF
£1,550,000



DETACHED PROPERTY



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The Old Rectory is a prestigious, Grade II listed detached home spread over approximately 6,000 sq.ft. of well-presented accommodation, situated at the end of a private lane in the semi-rural village of St. Fagans, amongst an acre of exceptional gardens. Split over three spacious floors, plus cellar, this versatile home retains many original features and beautiful architecture with fantastic views from all aspects. Accessed from the generous entrance porch and hallway is a well-proportioned lounge with feature high ceiling and wood burning stove, formal dining room, drawing room, music room/study, utility room, cloakroom and WC. The kitchen is fitted with an excellent range of handmade cabinets and breakfast bar providing a fantastic entertaining space. Two staircases lead to the first floor which provides 5 bedrooms including principal bedroom with dressing room, and two bathrooms. To the second floor are three additional bedrooms and large storeroom. Double Garage. EPC exempt.

HISTORY

The Old Rectory in St Fagans was built in approx. 1858, designed by J Pritchard and J P Seddon, Architects. It remained the Rectory until c1975. Prior to 1860 the Rectory was a large house in the enclosure of the present Gardens House and previous to that again it was probably the house by Stryt-Iydan Barn, now a displayed excavation within the Welsh Natural History Museum. The property is built with stone walls, Bath stone dressings and steep roofs of Welsh slate with three tall rectangular chimney stacks. There are two storeys plus an attic designed in an elaborately detailed French medieval character. The full width veranda on the south facing garden elevation is part of the original design. Today, most of the original period features remain intact both internally and externally.

LOCATION

The property is situated in the increasingly popular suburb of St Fagans, set in semi rural surroundings and approximately five miles from Cardiff city centre and is ideally located for major motorway links. The property is walking distance to the local public house and the St Fagans National Museum of History.

ENTRANCE VESTIBULE

Approached via tall double opening arched doorways leading to the spacious entrance vestibule with tall vaulted beamed ceiling, original tiled flooring.

CLOAKROOM

Low level W.C, wash hand basin, obscure glass window.

GRAND ENTRANCE HALLWAY

16' 5" x 13' 2" (5.02m x 4.03m)

Approached via the original wooden entrance door leading to the grand entrance hallway, tall ceilings, original tiled flooring, wide staircase to first floor, sash cord windows to side, inner hallway with storage cupboards and two radiators.

CLOAKROOM TWO

7' 8" x 5' 10" (2.34m x 1.80m)

Large cloakroom comprising low level W.C, vanity wash basin with storage below, obscure glass window to side, tiled floor, Walt I long to half height and recessed spotlights.

TENURE: FREEHOLD

COUNCIL TAX BAND: I

FLOOR AREA APPROX: 5,902 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

DINING ROOM

21' 3" x 16' 6" (6.50m x 5.03m)

An exceptional dining room with ample space for large family dining table, sash cord windows to rear and side aspect, original fireplace, tall corniced ceiling, original wood flooring and radiator.

LOUNGE

13' 10" x 14' 9" (4.23m x 4.51m)

With sash cord windows enjoying views of the delightful gardens, feature fireplace, tall corniced ceilings, wood flooring and radiator.

INNER HALLWAY

Long inner hallway leading to numerous rooms including a wide opening to the kitchen, quality marble & limestone tiled flooring, secondary staircase to the first floor.

DRAWING ROOM

20' 4" x 15' 9" (6.22m x 4.82m)

Approached via double opening panelled doors leading to an exceptional reception with sash cord windows overlooking the rear garden, brick built fireplace with wood burning stove, wood flooring, door to rear patio and two radiators.

STUDY

10' 6" x 9' 8" (3.22m x 2.97m)

Sash cord windows to side, tiled flooring, storage cupboard and radiator.

KITCHEN/BREAKFAST ROOM

24' 0" x 16' 8" (7.32m x 5.09m)

A large kitchen breakfast room well appointed along three sides in panelled fronts beneath granite worktop surfaces, inset 2 bowl Belfast style sink, rangemaster cooker, concealed extractor hood above, matching eye level wall cupboards, worktop breakfast bar area, windows to front and side, marble & lime tiled flooring, additional larder style storage cupboards, feature sandstone fireplace, two radiators and door to side lobby.

SIDE LOBBY

Door to side patio, door to utility room.

BOILER ROOM/ UTILITY

10' 6" x 6' 11" (3.22m x 2.12m)

Plumbing for washing machine, storage, tiled flooring, window to side, original Belfast style sink, floor mounted ideal concord gas central heating boiler.

BASEMENT LEVEL

Full turning staircase leading down into the basement.

STORAGE ROOM

13' 3" x 10' 0" (4.05m x 3.05m)

Shelving, staircase leading from outside.

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STORAGE ROOM TWO

8' 1" x 4' 2" (2.48m x 1.29m)

Ideal workshop area and tool storage.

STORAGE ROOM THREE

9' 1" x 6' 2" (2.78m x 1.88m)

WINE STORE

9' 3" x 4' 2" (2.83m x 1.28m)

FIRST FLOOR

LANDING

16' 5" x 13' 3" (5.010m x 4.050m)

Feature circular window to front. Half galleried large landing area. Radiator. Opening to additional landing area.

ADDITIONAL LANDING AREA

13' 9" x 8' 4" (4.210m x 2.552m)

Doors to two bedrooms and dressing room. Fitted shelving. Radiator. Steps down to additional landing areas.

MASTER BEDROOM

21' 7" (max) x 15' 8" (max) (6.599m x 4.796m)

Two original sash windows to side and rear. Original fireplace. Fitted vanity unit with inset sink and cupboards below. Radiator. Door to dressing room.

DRESSING ROOM

13' 9" (max) x 11' 10" (max) (4.197m x 3.615m)

Original sash window to rear overlooking the garden. Radiator. Fitted wardrobes with hanging and shelf space. Original fireplace.

BEDROOM TWO

17' 2" x 15' 10" (5.253m x 4.841m)

Original sash windows to rear overlooking the garden. Two radiators.

ADDITIONAL LANDING AREA

13' 2" x 3' 3" (4.035m x 1.007m)

Steps down to landing area. Doors to bedroom, two bathrooms and walk in wardrobe.

BEDROOM THREE

16' 9" x 14' 1" (to wardrobes) (5.124m x 4.307m)

Two original sash wardrobes to front. Radiator. Two sets of fitted wardrobes with hanging and shelf space and fitted drawers.

BATHROOM

9' 3" x 7' 11" (2.820m x 2.435m)

Original sash window to front. Fully tiled walls and floor. Panelled bath. Vanity unit with inset sink and cupboards and drawers below. Heated towel radiator. Shaver point. Spot lights. Opening to shower area.

SHOWER AREA

6' 0" x 5' 7" (1.832m x 1.712m)

Fully tiled floor and walls. Corner shower cubicle. Low level wc. Heated towel radiator.

SECOND BATHROOM

11' 9" (max) x 8' 8" (max) (3.588m x 2.645m)

Original window to front. Part tiled walls. Panelled bath. Low level wc. Double shower cubicle. Heated towel radiator. Vanity unit with inset sink and cupboards below.

WALK IN WARDROBE

8' 4" x 3' 8" (2.559m x 1.131m)

Hanging and shelf space. Lighting.

ADDITIONAL LANDING AREA

19' 5" x 3' 0" (5.928m x 0.935m)

Steps down to landing area. Doors to two bedrooms. Original sash window to rear. Second staircase rising to second floor and leading down to ground floor.

BEDROOM FOUR

13' 1" x 10' 6" (4.000m x 3.217m)

Original sash window to side. Radiator. Original fireplace. Fitted wardrobes with hanging and shelf space.

BEDROOM FIVE

9' 8" x 10' 9" (2.958m x 3.284m)

Original sash window to side. Radiator. Fitted shelving.

SECOND FLOOR

LANDING

35' 6" x 2' 11" (10.822m x 0.893m)

Original sash window to side. Doors to three bedrooms and loft room. Feature internal window over first floor landing plus Velux.

BEDROOM SIX/GAMES ROOM

15' 7" x 16' 2" (4.774m x 4.952m)

Original sash windows to rear overlooking the garden. Radiator. Original fireplace.

BEDROOM SEVEN

15' 4" (max) x 14' 6" (max) (4.686m x 4.427m)

Original sash window to rear overlooking the garden. Radiator. Original fireplace.

BEDROOM EIGHT

12' 7" x 12' 5" (3.856m x 3.794m)

Original sash window to rear overlooking the garden. Radiator. Original fireplace.

LOFT ROOM

Window to front. Two Velux windows to front and side.

OUTSIDE

GARDENS

Set within grounds of approx 1 acre enjoying well manicured lawns with attractive inset beds of plants and shrubs, with mature trees and conifers to borders, large side garden with circular pond, large paved patio, side courtyard with original well and brick built storage sheds. Long and wide driveway leading to the double garage

DOUBLE GARAGE

20' 0" x 19' 11" (6.11m x 6.09m)

Twin up and over access doors, power and lighting.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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