

# The Barns, Castle Road, Tongwynlais, Cardiff, CF15 7JQ



Estate Agents and  
Chartered Surveyors

Guide Price:

**£1,395,000**



Detached House



# Property Description

Tenure Freehold

Council Tax Band I

Floor Area Approx 3963 sq.ft.

Viewing Arrangements  
Strictly by appointment

## DESCRIPTION

\*\* Exceptional detached home set within 6 acres \*\*

\*\* Stunning features \*\* With two bedroom annex \*\*

Nestled within the beautiful Welsh countryside with views over the historic Castell Coch is this stunning five bedroom detached barn dating back 300 years, and exquisitely converted in 2002. This superb property sits within a 6 acre plot, off Castle Road, in the sought after semi-rural village of Tongwynlais, only 4 miles from Cardiff City Centre. Immaculately presented throughout retaining many original features with the benefit of a separate two bedroom annex, ideal for multi-generational living or air bnb. Electric gated entrance which leads to driveway with parking for three to four vehicles, plus garage and pedestrian access to the side of the property leading to the paddocks, offering additional parking via separate lane entrance. The accommodation briefly comprises; impressive entrance hallway entered via oak double doors, drawing room/lounge, boiler room, sitting room, study, farmhouse-style kitchen/dining room, cloakroom/WC and two en-suite double bedrooms. To the first floor is the exceptional principal suite with dressing room and en-suite with balcony overlooking the charming central courtyard. The property also benefits from a large loft space which could be converted into an additional en-suite bedroom. Attached to the main property is the two bedroom annex with shower room and lounge/kitchen/diner opening out to the immaculately presented, landscaped gardens which surround the whole property offering a range of colourful shrubs, mature trees and hedging.

## LOCATION

The property is in the popular village of Tongwynlais which is well situated for links to the A470 and M4 motorway. Direct bus links to Cardiff and schools, nearby train station with regular service. Local amenities include food shops, doctors surgery, chemist, dentist, golf club, rugby/football club, church, community centre, primary school, public houses and hairdressers. Tongwynlais is also within proximity to Castell Coch and the Taff Trail. Catchment for Whitchurch, Radyr, Bishop of Llandaff Secondary schools.

## DINING HALLWAY

17' 3" x 12' 10" (5.26m x 3.93m)

Approached via double opening oak entrance doors leading to the spacious dining hallway with ample space for large family dining table, exposed stone walls, exposed beam ceiling, intercom system to entrance gate, window to front and radiator.

## CLOAKROOM

Offering storage space and a separate utility wc with vanity wash hand basin, tiled flooring. With loft access with drop down ladder leading to an exceptionally spacious loft area with lighting that has potential to convert to additional bedrooms subject to planning.

## SITTING ROOM

18' 10" x 13' 7" (5.76m x 4.15m)

With french doors with built in shutters to the delightful garden, quality wood flooring, cast iron wood burning stove, natural stone framed window and radiator. Door to study.

## STUDY

12' 6" x 10' 1" (3.83m x 3.08m)

With two natural stone framed windows, an excellent sized study, quality tiled flooring and radiator.

## DRAWING ROOM

34' 4" x 18' 0" (10.48m x 5.49m)

An exceptionally spacious drawing room with french doors to two aspects, original stone inglenook fireplace with central cast iron fireplace and natural slate hearth, exposed beam ceiling, quality wood flooring, windows to two aspects, staircase to first floor, original exposed stone walls, radiator and door to boiler room.

## BOILER ROOM

7' 8" x 5' 0" (2.36m x 1.53m)

With shelving units, plumbing for washing machine, wall mounted 'Viessmann' gas central heating boiler and hot water cylinder.

### INNER HALLWAY

Doors to kitchen/dining/family room and two double bedrooms. Solid wood flooring. Radiator. Double glazed window to side overlooking the courtyard.

### KITCHEN/DINING/FAMILY ROOM

22' 3" x 15' 6" (6.79m x 4.74m)

A beautiful, traditional style kitchen/dining/family room with beamed ceiling and exposed stone walls. Fitted with a wide range of base and eye level units incorporating double bowl ceramic sink with stunning granite work surfaces. Integrated dishwasher, full height fridge and freezer. Gas fired, four oven Aga with built-in extractor fan which sits within feature chimney breast. Slate tiled flooring. Tiled splash backs. Spotlights. Fitted store cupboard. Radiator. Two double glazed windows to side overlooking the immaculately presented gardens. Solid wood external stable door with glazed inset leading to central courtyard.

### BEDROOM TWO

17' 7" (max)x 15' 4"(max) (5.36m x 4.69m)

Double glazed windows to side and rear with traditional stone surround. Radiator. Door to en-suite.

### ENSUITE

8' 7" x 5' 9" (2.64m x 1.77m)

A luxury en-suite shower room with beamed ceiling with suite comprising low level WC, vanity wash hand basin with travertine tiled work surface and flooring. Double shower cubicle with rainwater shower head. Ladder radiator. Tiled splash backs. Double glazed window to rear. Extractor fan.

### BEDROOM THREE

15' 3" x 11' 8" (4.65m x 3.56m)

Two double glazed windows with stone surround to side. Fitted wardrobes. Radiator. Wall lights. Opening to:

### ENSUITE TWO

8' 3" x 3' 2" (2.52m x 0.99m)

Traditional low level WC and fitted shower cubicle. Tiled splash backs. Fitted towel rail. Extractor fan.

### FIRST FLOOR

#### LANDING

Approached via a full turning open tread staircase leading to the first floor landing, two windows and door to principal bedroom.

### BEDROOM ONE

19' 11" x 18' 6" (6.08m x 5.64m)

An excellent sized principal bedroom with double opening french doors leading to a Juliet balcony additional window overlooking the garden, exposed beams to ceiling, sliding doors opening to the concealed walk in wardrobe with a variety of built in storage shelves, drawers and hanging rails. Door leading to ensuite.

### ENSUITE BATH AND SHOWER ROOM

10' 9" x 8' 3" (3.30m x 2.53m)

Sizeable ensuite bath & shower room comprising low level wc, wash hand basin, shower cubicle, freestanding claw leg roll top bath, wood panelling to half height, obscure glass window, natural stone tiled flooring and heated towel rail.

### TWO BEDROOM ANNEX

With covered entrance porchway, front door to annex.

### LOUNGE AND KITCHEN

With stable style doors to front and rear, a good sized kitchen and lounge area. Kitchen to one side in high gloss with inset two ring electric hob and hood above, integrated oven, inset stainless steel sink, integrated microwave, quality wood flooring, radiator, window to front, continuing to an inner hallway with doors to remaining rooms.

### BEDROOM ONE

11' 10" x 8' 4" (3.61m x 2.56m)

Aspect to rear, a good sized double bedroom, quality wood flooring and radiator.

### BEDROOM TWO

9' 8" x 9' 6" (2.97m x 2.92m)

Aspect to rear, a second double bedroom, quality wood flooring and radiator.

### SHOWER ROOM

Comprising low level wc, wash hand basin, shower cubicle with Mira shower above, full wall tiling, tiled flooring radiator and window to front.

### OUTSIDE

#### GARDENS

Majestic landscaped gardens accessed via electric gates to driveway with parking for three to four vehicles plus pedestrian access to five acre paddock offering stunning views towards Castell Coch and surrounding woodland. Additional parking accessed via separate lane situated between the main residence and the paddocks. Mature gardens which have been carefully designed and include manicured lawn, idyllic central courtyard creating a fantastic entertaining/relaxation space off the kitchen/dining room and drawing room. A variety of colourful shrubs, mature trees and hedges, patio areas, water features and pergola. Garden shed and wood store - both with power supply. Outside tap and power points. Sensor lighting. Stone boundary wall.

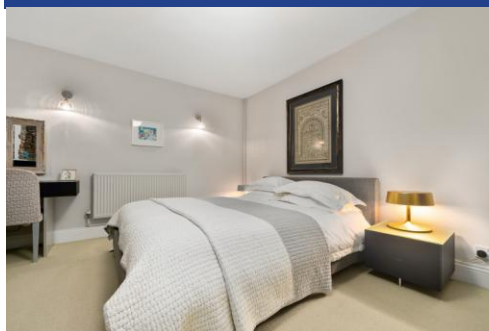
### GARAGE

An up and over garage door. Light and power. Pedestrian door and window to side.

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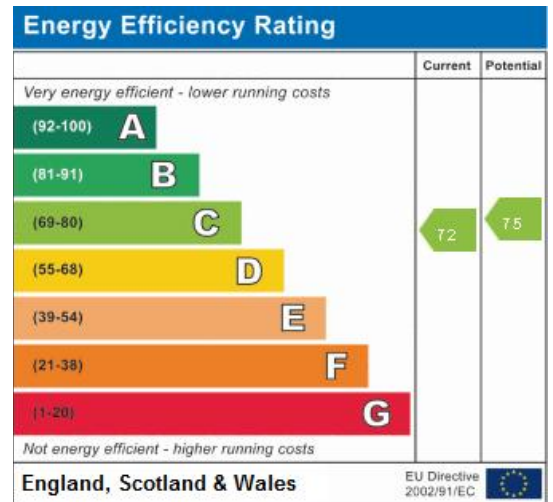
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