



**SPRINGMEADOW,
GRAIG ROAD, LISVANE, CARDIFF, CF14 0UF**



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A BEAUTIFULLY APPOINTED PROPERTY WITH THE MOST OUTSTANDING FAR REACHING VIEWS OVER CARDIFF AND BEYOND.
EXTENSIVE, ADAPTABLE ACCOMMODATION WITHIN SPRINGMEADOW
& INCLUDING A DETACHED TWO BEDROOM BUNGALOW & STABLE BLOCK
SET WITHIN GARDENS & GROUNDS OF ABOUT 7.5 ACRE.

- Cardiff City Centre 6.3 miles
- M4 (J30) 4 miles

Accommodation and amenities:

Springmeadow

Central atrium • Four reception rooms • Kitchen and breakfast room • Master bedroom suite with dressing room and en suite bathroom • Four further bedrooms, three en suite •

Lower ground floor indoor heated swimming pool and sauna

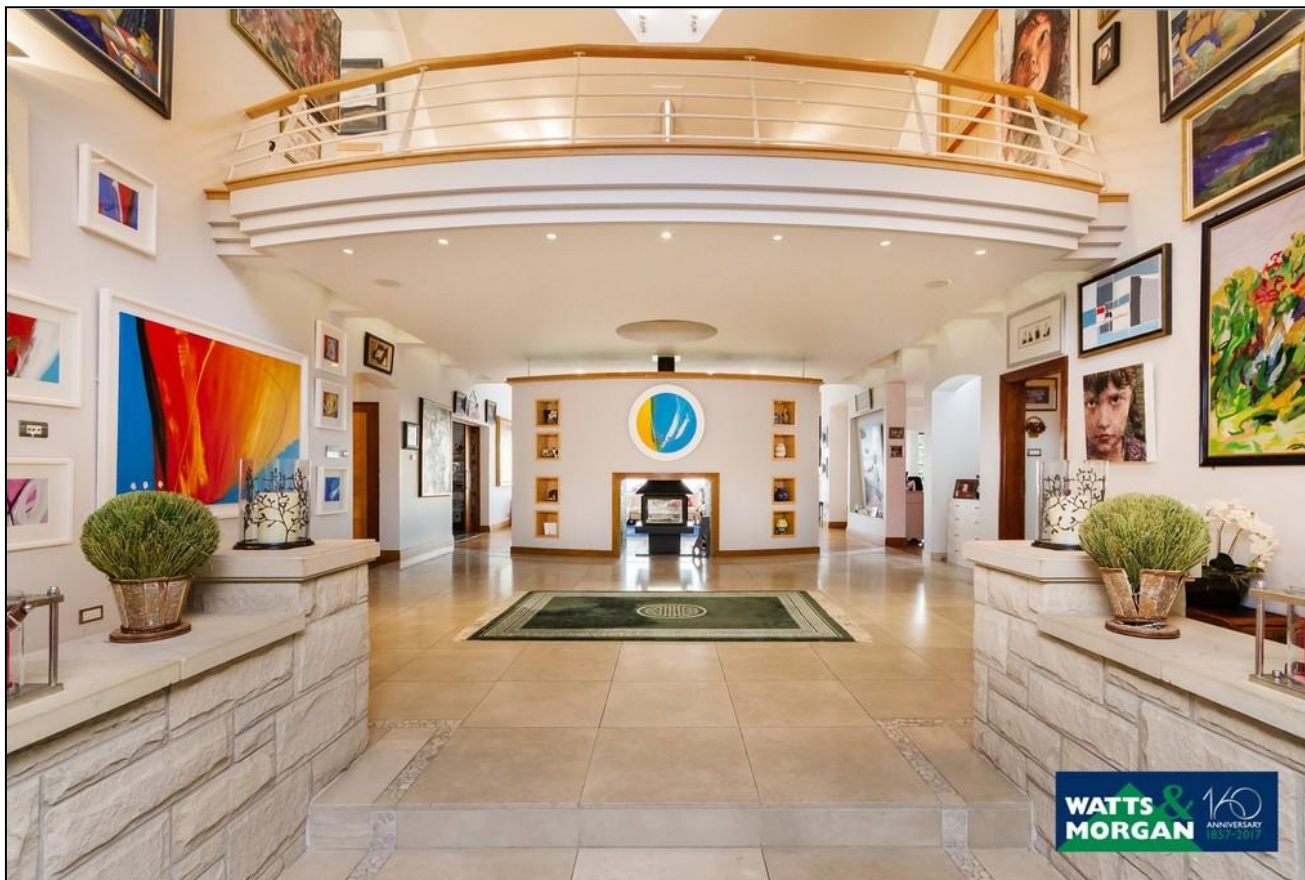
Two bedroom apartment • Kitchen-living-dining room • Bathroom

Springmeadow Bungalow

Open-plan kitchen-living-dining room • Two double bedrooms • Shower room • Cloakroom • Garden

12 Bay stable block • Extensive parking and garaging

Gardens and grounds, in total about 7.5 acres



Chartered Surveyors, Auctioneers and Estate Agents

55 High Street, Cowbridge, Vale Of Glamorgan,
CF71 7AE

Tel: 01446 773500

Email: sales@wattsandmorgan.co.uk

www.wattsandmorgan.co.uk

SITUATION

Lisvane is a highly respected community about 5 miles north of Cardiff City centre. It retains its own identity and a village feel, with a village shop, Primary School, three pubs and a Parish Church. It has long been regarded as one of Cardiff's foremost residential areas.

ABOUT THE PROPERTY

In an exceptional, commanding location, 'Springmeadow' occupies an enviable position with panoramic views over Cardiff, onto the Bristol Channel and the North Somerset coastline. With 3 storey accommodation of about 9500 square feet, it has, to the heart of this family home, a most impressive central atrium with floating gallery over and fine, 180-degree views from over the surrounding area towards Cardiff and the Bristol Channel. Radiating from this are the principal rooms to the property: to one side a dining room; a modern Swedish kitchen with adjacent breakfast room and conservatory which, like the dining room opens to a sun deck enjoy a westerly aspect. To the other side of the atrium are two further living rooms - a library and a family sitting room - and a master bedroom suite positioned to enjoy the views and with its own fully-fitted dressing room and en suite bathroom.

To the first floor is a galleried landing, dramatically lit from above. All four further bedrooms, three of which are en suite and all enjoy the open views over the locale.

At lower ground floor level is a heated 9m x 5m swimming pool and associated shower room and sauna, an office and gym area. Accessible from here are ancillary rooms, including a laundry room, wine cellar and a boiler room concealing the workings for the heating system for the house and the pool.

Lower ground floor apartment

Accessible from either the pool area or from an external door to the eastern side of the property, this two-bedroom apartment has an open-plan living-dining-kitchen space; two double bedrooms and a bathroom with bath and shower.

GARDENS AND GROUNDS

In an elevated position to the very northern edge of Cardiff, Springmeadow occupies a commanding location from which there are quite superb far reaching views over southern Glamorgan - from the Severn Bridge to the east and to St Hilary, near Cowbridge to the west. In total, the gardens and grounds measure about 7.5 in total and include generous parking provision, garaging; formal gardens and adjoining paddocks.

Triple garage

A detached garage block (approx. 11m x 10m) accessed via three, electric roller shutter doors.

TENURE AND SERVICES

Freehold. Mains electric connected to the property. Own private bore hole water supply. Heating provided through a combination of wood-pellet boiler; ground source heat pump; and solar power.

DIRECTIONS

From Lisvane / Thornhill train station, follow Cherry Orchard Road in an easterly direction. At its junction with Llwynypia Road, bear left into Graig Road. Travel over the motorway bridge and past the Ty Mawr Inn and continue along the length of Graig Road, bearing right as the sign post indicates a no through road. Springmeadow is located off this, to your right after about 300 yards and is accessed via a sloping driveway through a broad, gated entrance.

PROCEEDS OF CRIME ACT 2002

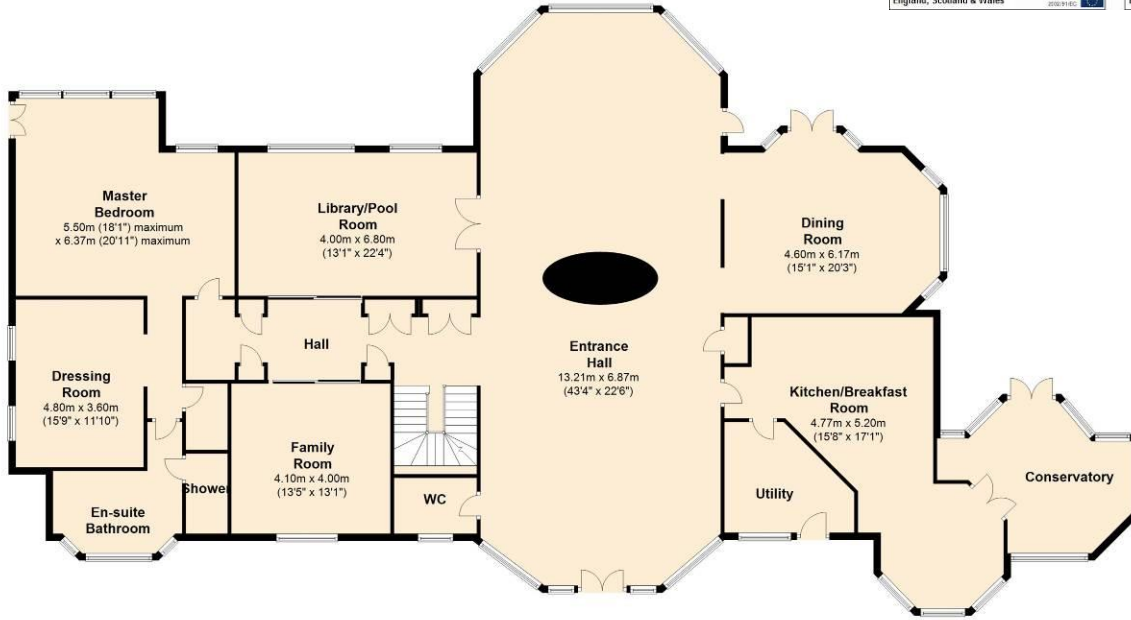
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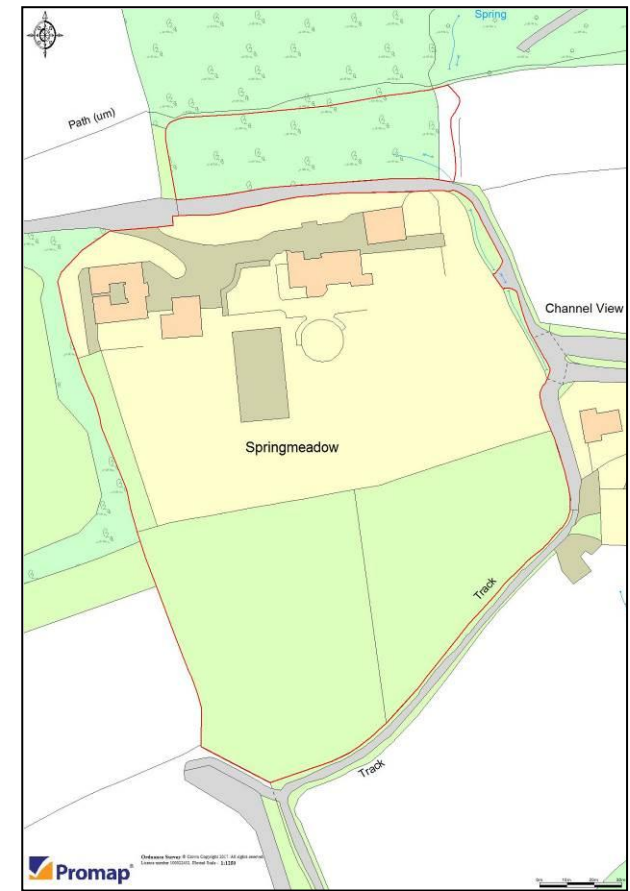
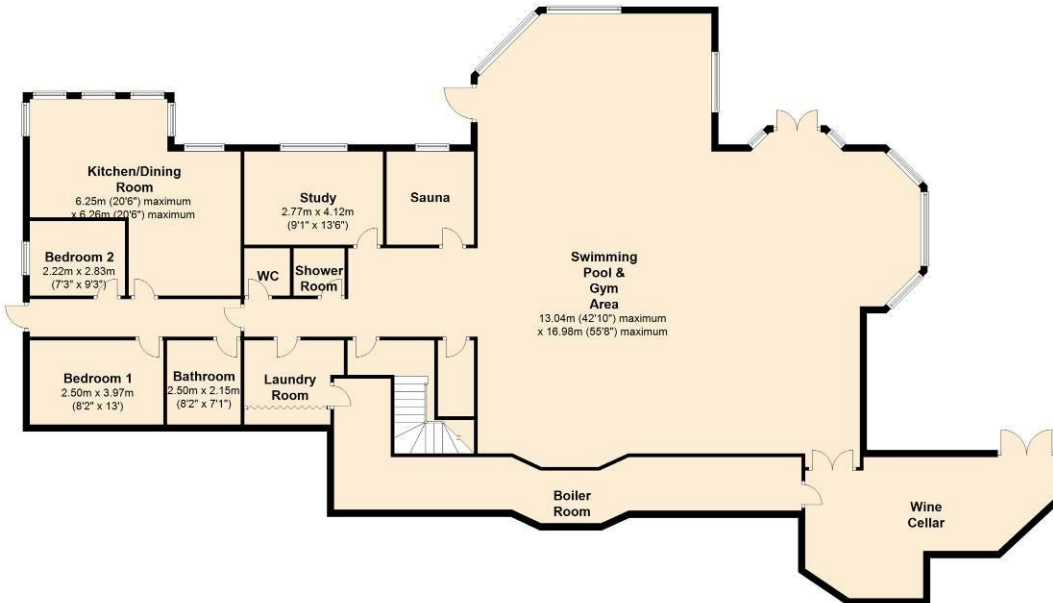
Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form part of any contract.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(92-100) A		(32-38) A	
(81-91) B		(39-47) B	
(69-80) C		(48-55) C	
(55-68) D	57	(56-62) D	
(39-54) E		(63-67) E	
(21-38) F		(72-77) F	74
(1-20) G		(81-100) G	76
Not energy efficient - higher running costs			
EPC Rating: 57		EPC Rating: 74	
England, Scotland & Wales		England, Scotland & Wales	

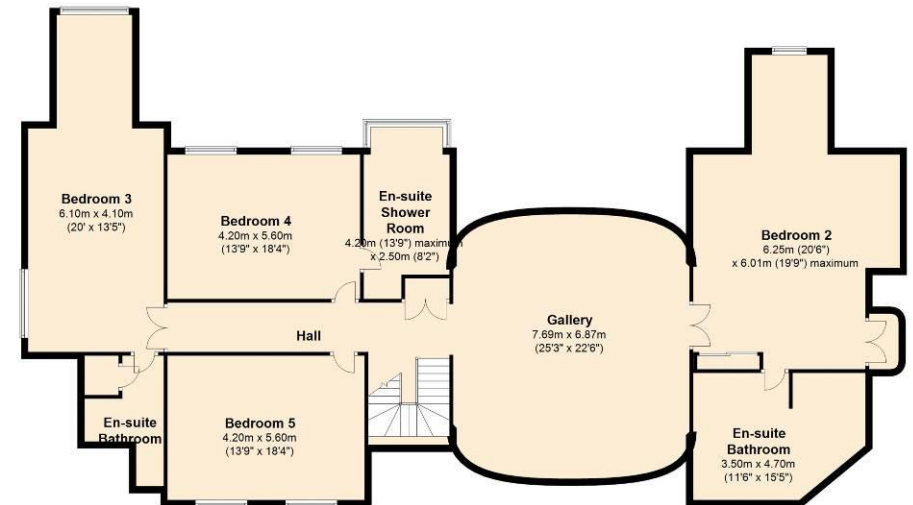
Ground Floor
Approx. 350.8 sq. metres (3776.3 sq. feet)



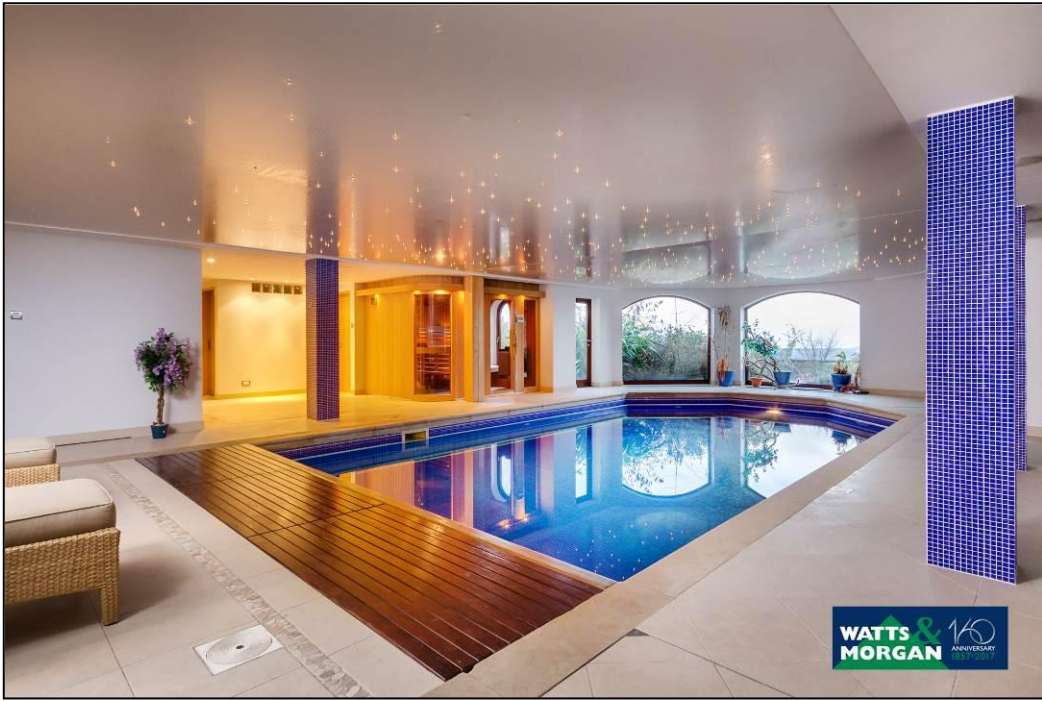
Lowest Ground Floor
Approx. 310.9 sq. metres (3346.3 sq. feet)



Second Floor
Approx. 220.7 sq. metres (2376.1 sq. feet)

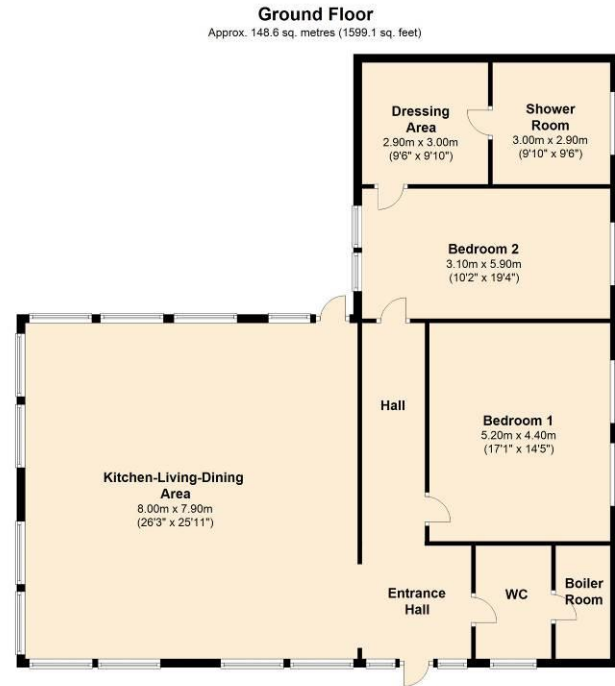






SPRINGMEADOW BUNGALOW

A two-bedroom, Swedish modular-built bungalow of about 1600 sq ft again with its own garden space and far reaching views.



Total area: approx. 148.6 sq. metres (1599.1 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.



STABLES

Traditionally designed and solidly constructed 12 bay stable block (including tack room, kitchenette etc) surrounding a central, open courtyard area.



