

**MICHAELSTON COTTAGE,
PERSONDY LANE
ST. FAGANS
CARDIFF CF5 6DW**

GUIDE PRICE OF
£1,500,000



DETACHED HOUSE



5



5



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****EXCEPTIONAL FIVE BEDROOM DETACHED FAMILY HOME**** IN GROUNDS OF APPROX JUST OVER 3 ACRES** DETACHED GARAGE AND STABLES** Formally the Game Keepers Cottage to St Fagans Castle Estate, the property has been extended and modernised while still retaining original features. Located on the fringes of the village, while within easy access of amenities and transport links, the property offers seclusion, privacy and stunning rural views and is ideally suited for buyers with equestrian interests or lovers of outdoor space. Entrance hallway, two cloakrooms, sizeable lounge, study/playroom/sitting room, large open plan kitchen, living and dining room opening to an expansive patio offering panoramic views of the surrounding countryside. To the first floor are five double bedrooms. The primary suite with walk in wardrobe and two 'his and hers' en-suites, one with a generous walk in shower the other with a feature freestanding bath positioned to capture the far-stretching views. The second and third bedrooms also benefit from ensuite shower rooms and there is a separate family bathroom. Oil powered heating, double glazing. Large rear garden with paved patio and lawn. Double garage and large paved driveway with ample parking. Stable block with 8 stables, store, barn and conversion potential (subject to planning). EPC Rating:C

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 and Culverhouse Cross with all its amenities. The property is within a short distance to the 'Plymouth Arms' local public house and the 'Old Post House' restaurant. As well as the historic St Fagans National Museum of History.

ENTRANCE HALLWAY

Approached via a composite entrance door with obscured windows to either side leading to the spacious entrance hallway. Quality tiled flooring. Feature framed Wine Store. Glass frames staircase to the first floor. Radiator.

CLOAKROOM

Large cloakroom with white suite comprising low level wc, vanity wash basin with storage below. Tiled splash back. Extractor fan. Quality tiled flooring. Chrome heated towel rail.

LOUNGE

27' 3" x 13' 8" (8.32m x 4.19m)

An excellent sized primary reception with four windows to front. Stone fireplace with inset cast iron wood burner. Double opening doors to the kitchen and family room. Door to study/playroom/sitting room. Two radiators.

TENURE: FREEHOLD

COUNCIL TAX BAND: I

FLOOR AREA APPROX: 3,207 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

STUDY/PLAYROOM/SITTING ROOM

15' 11" x 11' 1" (4.86m x 3.38m)

With windows to front and rear, a good sized study, playroom or additional sitting room. Radiator.

KITCHEN/LIVING & DINING ROOM

42' 1" x 19' 5" (max)(12.83m x 5.94m)

A delightful 'Bespoke' modern fitted kitchen, well appointed along three sides in light grey panelled fronts with chrome bar handles beneath quartz worktop surfaces. Inset 1.5 bowl stainless steel sink with worktop side drainer and 'Quooker' hot water tap. Inset four ring induction hob with additional three ring gas hob with large cooker hood above. Integrated oven and grill. Integrated micro/oven combi. Integrated warming drawer. Central breakfast bar island with quartz worktop and additional sink, tap and 'Insinkurator' food waste disposal. Integrated American style fridge freezer. Integrated wine cooler. Door to utility room. Lounge area taking advantage of access to the exceptional rear garden and extensive views. A sizeable dining room with space for a large dining table that extended can seat 16 with ease. Double sliding doors opening to the exceptionally large patio area. Two windows to side and one feature window overlooking the rear views. Quality tiled flooring throughout. Underfloor heating. Fitted double dresser with glass fronted display.

UTILITY ROOM

16' 8" x 6' 3" (5.09m x 1.93m)

Units and quartz worktops to two sides matching kitchen. Inset sink. Plumbing for washing machine. Space for tumble dryer. Additional double door storage. Quality tiled flooring. Door and window to side. Radiator. Concealed floor mounted 'Worcester' boiler.

CLOAKROOM TWO

White suite comprising low level wc and wash hand basin. Window to side. Extractor fan. Tiled splash back. Chrome heated towel rail. Quality tiled flooring.



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FIRST FLOOR LANDING

A large, quarter turning landing area with solid oak doors leading to all rooms. Radiator. Spotlights. Loft hatch for access to roof space.

PRIMARY SUITE

18' 8" x 12' 9" (5.70m x 3.91m)

A spacious, beautifully presented primary bedroom suite with 'His & Hers' Ensuites. Built in Oak wardrobes to two sides. Radiator. Large window and French door opening onto a balcony with glass balustrade. Exquisite views of the garden, land, St Fagans Castle grounds and further countryside. Additional window to side. Doors to walk in wardrobe and en-suite shower room.

ENSUITE SHOWER ROOM

7' 1" x 6' 9" (2.17m x 2.07m)

Modern white suite; low level WC, wash hand basin with chrome mixer tap and vanity, double walk in shower with dual headed chrome shower and glass screen. Led wall mirror. Chrome heated towel rail. Extractor fan. Spotlights. Full wall tiling and tiled flooring. Window to side.

WALK IN WARDROBE

12' 11" x 6' 4" (3.95m x 1.94m)

A large walk in wardrobe with ample hanging and shelving space to both sides. uPVC window to rear. Door to second en-suite

ENSUITE BATHROOM

12' 10" x 7' 8" (3.93m x 2.35m)

Window to rear with superb views; Modern white suite with low level WC, Twin wash hand basins with chrome mixer taps and vanities. Free standing bath with freestanding, chrome mixer tap and hand held shower. Chrome heated towel rail. Extractor fan. Spotlights. Tiled splashbacks and flooring.

BEDROOM TWO

19' 3"(max) x 13' 10" (5.88m x 4.23m)

5.88(max) x 4.23

An impressive guest bedroom with high vaulted ceiling, a good sized double bedroom with double French doors and Juliet balcony to rear. High ceiling with Velux window. Radiator. Door to en-suite.

ENSUITE

8' 4" x 5' 5" (2.56m x 1.67m)

Modern white suite; low level WC, wash hand basin with chrome mixer tap and vanity, shower with dual headed chrome shower and glass sliding screen. Chrome heated towel rail. Extractor fan. Spotlights. LED mirror. Tiled splashbacks and flooring. Window to side.

BEDROOM THREE

15' 8" x 11' 1" (4.80m x 3.40m)

A third, spacious double bedroom. Radiator. Loft hatch. Oak door to en-suite.

ENSUITE

7' 8" x 2' 10" (2.34m x 0.87m)

Modern white suite; low level WC, wall hung wash hand basin with chrome mixer tap and vanity, shower with chrome shower and folding glass screen. Chrome heated towel rail. LED mirror. Extractor fan. Spotlights. Window to rear.

BEDROOM FOUR

11' 9" x 11' 8" (3.59m x 3.58m)

A fourth double bedroom. Radiator. Two windows to front.

BEDROOM FIVE

10' 10" x 10' 10" (3.32m x 3.31m)

A fifth double bedroom with built in wardrobe. Radiator. Window to front. Additional window to side.

FAMILY BATHROOM

8' 0" x 6' 3" (2.44m x 1.91m)

A modern, immaculate family bathroom. White suite; low level WC, wash hand basin with chrome mixer tap and vanity, bath with tiled panel, chrome shower and glass screen. Chrome heated towel rail. Extractor fan. Spotlights. Tiled splashbacks and flooring.

STORE ROOM/AIRING CUPBOARD

11' 10" x 4' 3" (3.61m x 1.30m)

A large store room/walk in airing cupboard housing the hot water cylinder. Radiator. Power sockets. Free standing shelves/racking. Monitor for indoor/outdoor security cameras.

OUTSIDE

REAR GARDEN

A large paved patio leading onto the exceptionally large area of lawn with further paddock and access to stables. Offering in total an area of approximately 3 acres.

STABLE BLOCK

A large eight stable block with power, lighting and water. Staircase leading to large first floor storage. Additional generous ground floor barn/storage with double Barn Doors.

GARAGE

20' 3" x 18' 9" (6.18m x 5.72m)

With twin electric shutter doors. Power and lighting. Door to side. Solar panel control unit.

ADDITIONAL INFORMATION

The vendors currently rents a further 32 acres of land adjacent to the property which could easily be passed to a new owner. Current cost approx. £3,000 per annum.

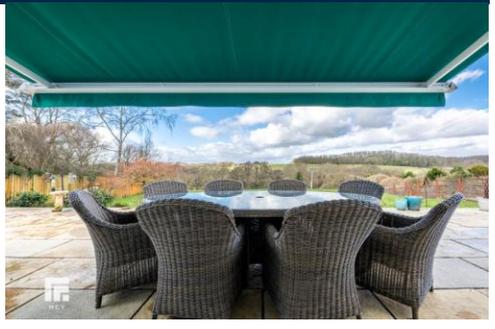
Also 6 acres of woodland could be available for purchase.



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GROUND FLOOR
1655 sq.ft. (153.7 sq.m.) approx.

1ST FLOOR
1552 sq.ft. (144.2 sq.m.) approx.



TOTAL FLOOR AREA: 3207 sq.ft. (297.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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