



East Lodge, Druidstone Road, Old St. Mellons, Cardiff.

£1,450,000 Freehold





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East Lodge, Druidstone Road, Old St. Mellons, Cardiff, CF3 6XE.

A distinctive detached four bedroom former Lodge/stud farm Coach House, built in 1898, surrounded by lawned level gardens and approached from Druidstone Road by a gated entrance drive leading into a wide and level turning and parking area, with two large fields adjacent.

The property benefits 7 acres overall including a large barn, a garage, two stables and enclosed private gardens which enjoy wonderful country views in each direction.

This idyllic location is positioned within the middle of unspoilt countryside, surrounded by green fields and wood land, yet still within good access to Old St Mellons Village, Cefn Mabley, Michaelston Y Fedw and Castleton. Within driving distance is an exit onto the A 48, allowing fast travel to Eastern Avenue, Cardiff and the M4.

This unique character house has been improved in recent years by the current owners including a modern open plan kitchen and breakfast room (21'1 x 10'0), and two modern contemporary bathrooms, one being ensuite to a generous master bedroom (14'6 x 12"7).

The spacious living space also includes a 15 FT family room, a 20 FT lounge equipped with an Antique cast iron decorative log burner, a sizeable sun lounge conservatory inset with French doors which open onto the private gardens, a large formal dining room inset with a wide bay window, a utility room, a downstairs cloak room with a stylish modern suite and a small study/office.

The first floor accommodation comprises three further bedrooms and a stylish family bathroom.

The outlooks from the first floor are across surrounding countryside, and there could be room to extend the first floor further across the remaining floor area, subject to the necessary planning applications and building regulation requirements.

The extensive acreage the property enjoys provides further scope, ideal for an equestrian enthusiast.

The property includes oil fired heating with panel radiators and a new Worcester combi boiler installed in 2017, mains water and electricity and private Cess Pit drainage.

The new kitchen and bathrooms were added in 2017.

Old St Mellons is surrounded by picturesque country side, providing fine walks and impressive equestrian pursuits, whilst close at hand are some of the most popular Golf courses in the area, as well as St Johns College.

Within walking distance are two local country pubs, The Blue Bell and the Fox & Hounds, a Pharmacy, St Mellons Church in Church Lane, St Mellons Texico service station.

Entrance Porch

9' x 5' (2.74m x 1.52m)

Approached via a PVC double glazed front entrance door, double glazed side screen windows and further additional window with driveway aspect, tongue and groove ceiling, tiled flooring.





Family Room

15' 4" x 10' 11" (4.67m x 3.33m)

Approached via a part panelled entrance door with Regency handle leading to a versatile open plan family room which leads directly to both the dining room and the kitchen and also towards the lounge and the master bedroom. This room is finished with porcelain tiled floors and is equipped with a coved ceiling, a radiator, and a PVC double glazed picture window with a garden aspect.

Dining Room

12' x 12' plus a bay (3.66m x 3.66m plus a bay)

Approached via a square opening beneath a solid wood beam open plan dining area with wide splayed bay with window seat and secondary double glazed windows with outlooks across the private front entrance drive, porcelain tiled floor, large radiator, and white panel door leading to.....

Study

8' 6" x 5' 5" (2.59m x 1.65m)

Continuous porcelain tiled floor, three windows with garden and driveway aspect, radiator.



Kitchen / Breakfast Room

21' 1" x 10' (6.43m x 3.05m)

Approached from the dining room via a large square opening beneath a solid wood beam. Fitted with an extensive range of white panel fronted floor and eye level units along three sides including an island unit with solid granite work surfaces and granite breakfast bar, continuous granite work surfaces are within the three sides of the kitchen, also in granite finished with a ceramic tiled splashback.

There is a large Belfast white sink unit with chrome mixer taps with china handles, and a large electric Rangemaster range cooker with stainless steel extractor hood and split stone tiled surround. Space for the housing of an American style fridge freezer, integrated plate rack and spice shelves, integrated Bosch dishwasher, integrated wine rack, beamed ceiling, extractor fan, PVC double glazed window with a garden aspect, continuous porcelain tiled flooring throughout, double radiator, further secondary glazed window with a front garden aspect, large traditional door leading in to the utility room.



Utility Room

Downstairs Cloakroom

Independently approached from the family room. Stylish modern white suite and comprising of a contemporary shaped wash hand basin with chrome mixer taps and a built out vanity unit, W.C. with concealed cistern, continuous porcelain tiled flooring, ceramic tiled walls, window to porch.

Inner Hallway

Open plan from the family room, equipped with an open tread Parana pine part carpeted single flight staircase leading to a first floor landing, continuous porcelain tiled flooring, large double radiator, access doors to both the lounge and the master bedroom.

Lounge

20' x 14' 6" (6.10m x 4.42m)

A charming room with a cast iron antique log burning stove surmounted on to a stone paved hearth with solid wood mantel and surround, porcelain tiled flooring, pretty bow window with PVC double glazed units with garden aspect, coved ceiling with ceiling rose, two radiators, French doors with side screen windows opening to.....



Sun Lounge Conservatory

11' 2" into a bay narrowing to 6' 2" x 11' 10" (3.40m into a bay narrowing to 1.88m x 3.61m)

Wood flooring, PVC double glazed sun lounge conservatory equipped with windows along three sides surmounted above a cavity brick plinth outer wall, all beneath a polycarbonate roof. The PVC windows benefit from pretty bevelled glass upper lights, and are inset with PVC French doors that open on to the sizeable rear gardens. Electric power and light.

Bedroom One

14' 6" x 12' 7" (4.42m x 3.84m)

Independently approached from the inner hall, continuous porcelain tiled flooring, coved ceiling, double radiator, pretty PVC double glazed bow window with garden aspect.

Ensuite Shower Room

Modern white contemporary stylish suite with split stone faced tiled walls, porcelain tiled floor, double size walk-in contemporary shower with clear glass shower screen, chrome shower unit with waterfall fitment and hand fitment, square shaped wash hand basin with chrome mixer taps, pop-up waste and a built out vanity unit, W.C. with concealed cistern, coved ceiling, PVC double glazed patterned glass tilt and turn window, shaver point, stylish chrome towel rail/radiator.



First Floor Landing

Window to rear.

Bedroom Two

14' 6" x 9' 11" (4.42m x 3.02m)

Radiator, window to side.

Bedroom Three

14' 6" x 9' 11" (4.42m x 3.02m)

Window to side, radiator.

Bedroom Four

11' 4" max x 9' 9" max (3.45m max x 2.97m max)

Bathroom

Stylish modern white contemporary suite installed in 2017, with tiled walls, a roll top free standing bath, a wash hand basin and a slim line wc. Window to rear.



Outside

Entrance Drive

Approached by wide double gates and leading into a large turning area with parking for several cars.

Surrounding Gardens

Private level gardens chiefly laid to lawn and closed by hedgerow to afford privacy and security.

Barn

45' 5" approx. x 17' approx. (13.84m approx. x 5.18m approx.)

Garage

20' approx. x 16' approx. (6.10m approx. x 4.88m approx.)

Stables

25' approx. x 16' approx. (7.62m approx. x 4.88m approx.)

Adjacent Land

We understand that the property includes an overall acreage of approximately 7 acres.







Office Address: 798 Newport Road, Rumney, Cardiff, CF3 4FH

EPC Rating: D

Property Ref: RUM302491 - 0001



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