



AN IMMACULATE HOME, SET IN 6.5 ACRES LOCATED ON THE OUTSKIRTS OF CARDIFF

Y GOCYD, HEOL Y PARC,
PENTYRCH, CARDIFF, CF15 9NB



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Five bedrooms ♦ Three with en suite facilities ♦ Three
receptions ♦ Detached guest house ♦ Detached office ♦
Landscaped gardens ♦ 2 barns & 4 stables ♦ 6.5 acres ♦
EPC rating = F

Description

Y Gocyd, which means "the cuckoo" in Welsh is believed to be circa 200 years old. It was once a farmhouse, owned by the Castell-y-Mynach estate and is located in Pentyrch, a popular suburb of Cardiff, up the Garth mountain.

The property and its ground have been extensively refurbished and renovated over time by the current owner providing almost unparalleled contemporary high specification living in a rural location, but so close to the city of Cardiff.

Approaching the property from the driveway you are aware of the beautiful elevated views across the mature and landscaped front gardens. Proceeding into the main reception hall which benefits from plenty of natural light, there is a staircase rising to the first floor landing. The reception hall also leads to the drawing and sitting rooms, with further doors giving access to the kitchen/breakfast room and cloakroom with WC.

The formal dining room is light and spacious and is ideal to entertain friends and family. The focal point of the room is a feature, back to back, real fireplace. The sitting room is well proportioned and has large picture windows overlooking the front garden.

The kitchen features an extensive range of hand made wall and base units with granite worktops over, which extend to match the central island. There are numerous integrated appliances included. The kitchen is open to a conservatory style area making this a great family room and is perfectly positioned to give access to the rear garden and patio area.

To the first floor is a well lit landing area with doors opening to the five well appointed bedrooms, three boasting en suite facilities. The master bedroom is fitted with an extensive range of bedroom furniture and a unique dressing area nestled into the corner of the 'turret' giving views to the front garden and fields beyond. The master bedroom has a spacious en suite bathroom with bath, separate shower, wash hand basin and WC.



The guest house is detached from the main property and offers spacious and luxurious accommodation. Accessed from the driveway, the accommodation is set over two floors and comprises a fully fitted kitchen/breakfast room with high specification fittings including granite work surfaces and a central island.

To the first floor is a large open plan lounge/dining room with vaulted ceiling and spectacular views, a double bedroom and luxury bathroom complete the accommodation.

Opposite the guest house is the office which has views over the adjoining fields providing an excellent place to work. There is an open plan office with kitchen and lounge area, luxury shower room and balcony with stunning countryside views.

The space continues outside with several large terraces spread throughout the landscaped gardens. The grounds are beautifully presented with expanses of immaculate lawn, attractive patio areas with stone walls and a plethora of well stocked borders with mature trees and shrubs all of which is accessed by a long, sweeping private driveway.

In addition to the private gardens, there are five stables and two large barns within the 6.5 acre plot.

Tenure:

Freehold

Local Authority:

Cardiff

Viewing:

Strictly by appointment with Savills



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Gross Internal Area (approx) = 294.0 sq m / 3165 sq ft

Detached Garage = 64.6 sq m / 695 sq ft

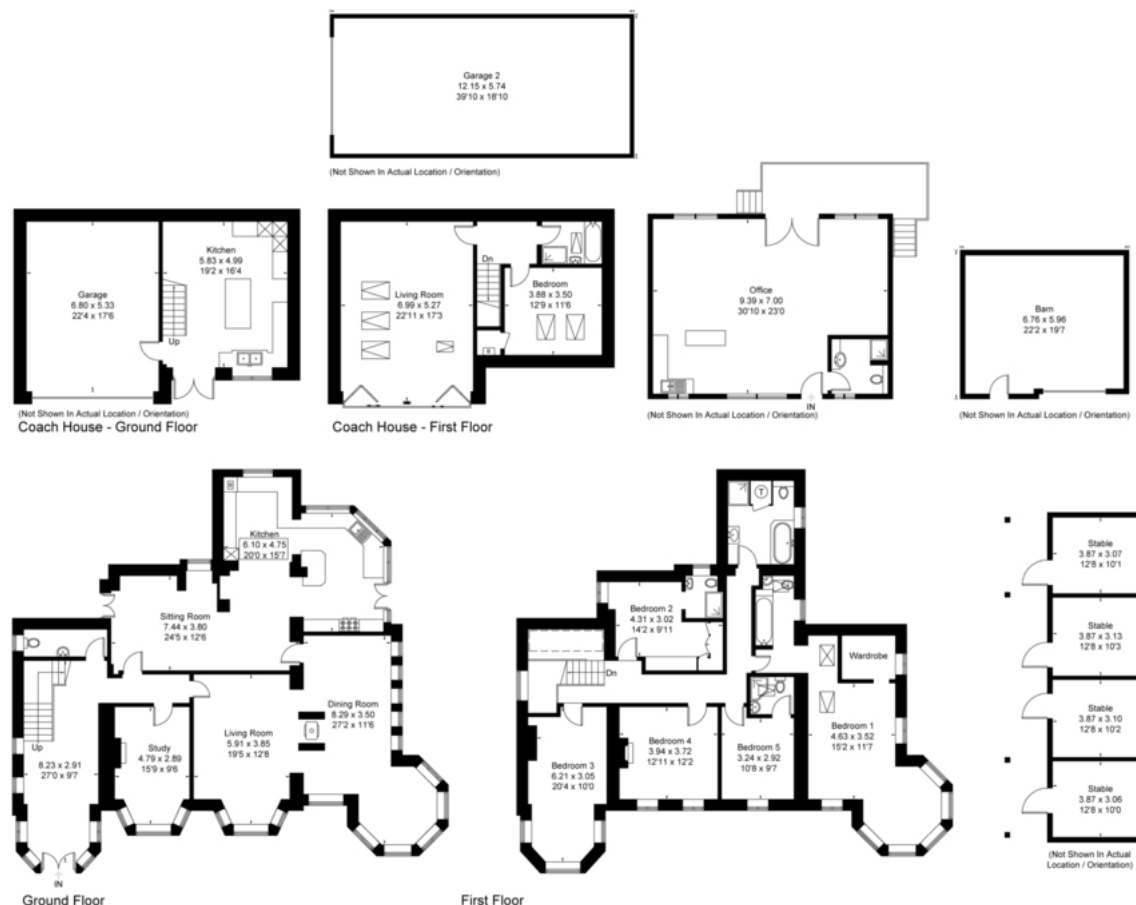
Coach House = 133.0 sq m / 1432 sq ft

Outbuildings = 149.6 sq m / 1610 sq ft

Total = 641.2 sq m / 6902 sq ft

For identification only. Not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E		
(21-38) F	23	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Savills Cardiff
cardiff@savills.com
02920 368930

savills.co.uk