A DETACHED HOME OF CHARM AND CHARACTER IN A PRETTY, PEACEFUL RURAL SETTING

CWM LEYSHON COTTAGE
RUDRY, CAERPHILLY, CF83 3EB
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Delightful detached house in a pretty, rural village • 4 reception rooms • 4 bedrooms (1 en suite) • Detached garage • Generous landscaped grounds • In all about 2.8 acres (stms) • EPC rating = F

Situation
Cwm Leyshon Cottage is situated along a leafy rural lane, just off Rudry Road, a hugely sought after, quiet country road connecting the pretty villages of Lisvane and Rudry and about 5 miles from the Capital City. Rudry village centre has a village hall, primary school, church and the well regarded Maenllwyd pub restaurant. The nearby village of Lisvane offers a parade of shops, a church and public house. Lisvane also benefits from a park and ride railway station offering commuter trains to the City centre on a regular basis.

Description
Cwm Leyshon Cottage is a beautifully appointed country house of character and charm which offers good sized family accommodation in a quiet setting on the edge of a sought after village. Much time and care has been taken to preserve original details and create a comfortable family home.

Accommodation Ground Floor
An entrance porch leads into the reception hall with character painted stone walls and an old bread oven providing a charming focal point. A door leads off to the right to the snooker room/office with double patio doors to the front garden. To the left of the hall is a large reception room with French doors to the rear garden and a stone fireplace with wood burning stove providing a warm focal point. A door leads through to the dining room with tiled floor. A cloakroom lies off the dining room. Beyond the dining room is the cosy sitting room with double aspect and a wood burning stove set in the corner.

The kitchen breakfast room is situated at the rear of the house and features fitted units and integrated appliances. This room enjoys lovely views across the rear garden and has a French door that opens out onto the side patio and garden. A useful utility room lies off the kitchen.
First Floor
A stone spiral staircase rises up to the first floor accommodation. At the far end of the landing is the master bedroom suite with double aspect and an en suite bathroom with separate shower. A door leads off the en suite bathroom to a bright sun room that is a peaceful retreat while enjoying views across the gardens. Three further bedrooms can be found on the first floor, one having a useful walk-in wardrobe. These bedrooms share the use of another bathroom with separate shower. The first floor is completed by a useful storage room/ study.

Externally
The property benefits from two entrance drives. One is a shared drive that leads down to the front of the property that has a large gravelled forecourt with ample parking. The second entrance leads down a sweeping driveway that bisects the grounds, curving through the gardens to a parking area at the rear of the property. The property is set in about 2.8 acres (stms – subject to measured survey) and is framed by impressive and beautifully maintained landscaped gardens with lawns, patio areas, gravelled walkways, mature trees, bushes, shrubs and flower borders. A stream runs along the southern boundary. A detached garage is situated at the head of the driveway that leads down to the front of the property.

General Remarks and Stipulations
Wayleaves, Easements and Rights of Way The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water, and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Conditions of Sale or not. Please check with the Highways Department at the local County Council for the exact location of public footpaths/ bridleways.

Plans, Areas and Schedules Any available plans are for identification and reference purposes only. The purchaser(s) shall be deemed to have satisfied himself as to the description of the property. Any error or misstatement shall not annul a sale or entitle any party to compensation in respect thereof.

Energy Performance A copy of the full Energy Performance Certificate is available upon request.

Viewing Strictly by appointment with Savills.
FLOORPLANS

Main House gross internal area = 3,214 sq ft / 298 sq m
Garage gross internal area = 239 sq ft / 22 sq m
Total gross internal area = 3,453 sq ft / 320 sq m

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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