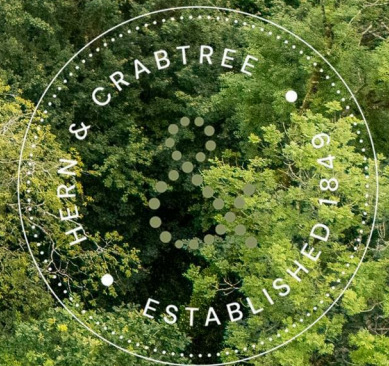


# Rhiwbina Hill

BLAENGWYNLAIS, CARDIFF, CF83 1NG

**GUIDE PRICE £975,000**

**Hern &  
Crabtree**



# Rhiwbina Hill

Occupying a wonderfully private position surrounded by mature gardens and woodland, this exceptional detached home has evolved from a historic circa mid 1800's stone cottage into a beautifully balanced six-bedroom family residence. Extended thoughtfully over the years, it now offers generous and highly versatile accommodation while remaining entirely in keeping with its semi-rural surroundings. Character features, welcoming reception rooms and carefully framed views across the gardens combine to create a home that feels both elegant and deeply connected to its landscape.

Designed with flexibility in mind, the accommodation lends itself to growing families, multi-generational living or those seeking dedicated space to work from home. A series of interconnecting reception rooms provides areas for entertaining and everyday family life, while the separate bedroom suite above the garage offers excellent guest accommodation or independent living. Throughout the home, natural light and garden views reinforce the sense of peace and privacy.

The gardens are undoubtedly one of the property's defining features. Beautifully established over many years, they unfold across a series of lawns, terraces, mature planting and woodland inspired pathways, creating an ever-changing backdrop throughout the seasons. A generous paddock adds further versatility, currently home to chickens but equally suited to extending the gardens or, subject to the necessary planning permissions, creating additional outbuildings or workspace.

Despite its idyllic setting, the property is only 1.9 miles from Rhiwbina Village, renowned for its independent shops, cafés, restaurants and everyday amenities. Excellent primary and secondary schools are within easy reach, while nearby walking routes, woodland and open countryside provide endless opportunities for outdoor recreation. Convenient access to the A470 and M4 allows straightforward travel into Cardiff city centre.

- Six Bedroom Detached Home
- Versatile Accommodation Across Multiple Living Areas
- Separate Guest Suite Above The Garage
- Outstanding Mature Landscaped Gardens
- Private Paddock With Further Potential
- Parking For Approximately Five Vehicles
- Peaceful Semi Rural Setting
- Excellent Access To Rhiwbina Village And The M4
- Integral Garage and EV Charging Point



# 2980.00 sq ft

## Entrance Hall

Entered via a storm porch through a glazed wooden door, the welcoming entrance hall immediately reflects the character of the home. A double glazed obscure window to the front provides natural light, while fitted storage cupboards offer excellent practicality. The hallway continues through to the open plan hall and office area and provides access to the cloakroom.

## Cloakroom

Fitted with a WC and wash hand basin, the cloakroom benefits from an obscure double glazed window to the front, luxury laminate flooring, tiled walls and a useful built in storage cupboard.

## Hall / Office

A versatile open space with a double glazed window to the side aspect, camaro wood plank vinyl flooring and a radiator. Currently arranged as a home office, this flexible area links the principal reception rooms with an archway to the dining room, bifold wooden doors to the family room and a connecting door to the sitting room.

## Sitting Room

Forming part of the original stone cottage, this beautifully characterful reception room enjoys a cosy and inviting atmosphere. A double glazed window overlooks the side aspect, while wood flooring, exposed beams and a cast iron wood burning stove set within the chimney breast on a slate hearth provide an attractive focal point. An open staircase rises to the first floor, with connecting doors leading through to both the dining room and the second entrance hall.

## Dining Room

Positioned centrally within the home, the dining room provides an excellent space for both everyday dining and entertaining. The room features a tiled floor, two radiators and connecting doors to the sitting room and lounge, while glazed wooden bifold doors open into the kitchen and breakfast room.

## Living Room

A wonderfully light reception room designed to make the most of its exceptional garden setting. Extensive double glazed windows to the rear, together with floor to ceiling glazing wrapping

around the corner of the room, frame uninterrupted views across the beautifully landscaped gardens. Panelled wooden ceilings and exposed wooden beams complement the impressive cast iron wood burning stove, which sits within a substantial stone chimney breast on a slate hearth. A further internal window allows borrowed light into the adjoining family room, enhancing the sense of openness throughout.

## Kitchen / Breakfast Room

Enjoying access from the dining room, lounge and second entrance hall, the kitchen and breakfast room is both practical and welcoming. Slate flooring runs throughout, while double glazed windows to the side and rear provide delightful views across the gardens. The kitchen is fitted with an extensive range of wall and base units complemented by a combination of iroko hardwood and polished granite work surfaces. Features include a one and a half bowl sink with mixer tap, integrated fridge freezer, plumbing for a dishwasher, space for a range style cooker with fitted Rangemaster extractor hood above and an attractive breakfast bar. There is also ample space for a breakfast table, creating an informal dining area for everyday use.

## Second Entrance

Providing an alternative entrance to the property, this practical hallway features a double glazed entrance door with matching side window, slate tiled flooring, a radiator and doors leading to the kitchen, sitting room and utility room.

## Utility Room

Well equipped for family living, the utility room benefits from both a double glazed skylight and front facing window, creating an abundance of natural light. Fitted with additional wall and base units, work surfaces, a sink and drainer, plumbing for a washing machine and space for a tumble dryer and further appliances. The vaulted ceiling enhances the feeling of space, while slate flooring, a radiator and extractor fan complete the room.

## Family Room

Accessed from the hall and office area, this adaptable room enjoys natural light from a skylight window and features camaro wood plank vinyl flooring and a radiator. Bifold doors open directly onto the gardens, creating an effortless connection

between inside and out. The room also provides internal access to the integral garage and the staircase leading to the guest bedroom above, making it an excellent family room, hobby space or additional sitting room.

## Inner Lobby

Connecting door from the Family Room, windows overlooking rear gardens, stairs rise to the Annex Bedroom Six with En Suite.

## Main House Landing

The first floor landing is filled with natural light from double glazed windows to the front and side aspects. A wooden balustrade adds character, while a radiator, loft access hatch and doors leading to the principal bedrooms and family bathroom complete the space.

## Primary Bedroom

A beautifully proportioned principal suite enjoying lovely views over the rear gardens through double glazed windows, with a double glazed door opening directly onto a private balcony. The L shaped layout provides a generous dressing area with ample space for wardrobes, complemented by wood laminate flooring, a radiator and direct access to the en suite.

## En Suite

Appointed with a panelled bath with shower over and glass screen, WC and wash hand basin. The room also benefits from part tiled walls, tiled flooring, a radiator, shaver point and an obscure double glazed window to the front.

## Balcony

Accessed directly from the principal bedroom, the balcony enjoys uninterrupted views across the beautifully landscaped gardens and surrounding greenery. A peaceful spot to enjoy the setting, with potential to enhance further with a glass balustrade or seating area if desired.

## Bedroom Two

A generous double bedroom positioned to the rear of the property with double glazed windows overlooking the gardens. Finished with wood laminate flooring, a radiator and the added benefit of a private en suite shower room.

## En Suite

Fitted with a shower enclosure, WC and wash hand basin, together with part tiled walls, an electric shower and an obscure double glazed window providing natural light.

## Bedroom Three

A comfortable bedroom with a double glazed window to the side aspect, wood laminate flooring and a radiator.

## Bedroom Four

A well proportioned bedroom offering a double glazed window to the side aspect, wood laminate flooring, radiator and space for wardrobes.

## Bedroom Five

A further double bedroom enjoying dual aspect double glazed windows to the side and rear, allowing excellent natural light throughout the day. Finished with wood laminate flooring and a radiator

## Family Bathroom

Beautifully appointed with a claw foot roll top bath featuring a shower mixer attachment, separate walk in shower with rainfall shower head and glazed screen, WC and wash hand basin. Complemented by tiled flooring, part tiled walls, a chrome heated towel rail, airing cupboard, shaver point and obscure double glazed windows to the front and side aspects.

## First Floor Annex

Situated above the integral garage and accessed via a private staircase from the family room, this spacious double bedroom offers an excellent degree of independence from the main accommodation. Dual aspect windows to the front, side and rear create a bright and airy feel, making it ideal for guests, older children, multi generational living or as an impressive home office.

## En Suite

Comprising a shower enclosure with electric shower, WC and wash hand basin, together with vinyl flooring, radiator, wall mounted electric heater and a window to the front aspect

## External

## Integral Garage

Fitted with an up and over door, power, lighting and a window providing natural light, the garage also includes a sink, workbench and useful storage space. In addition to secure parking, it offers excellent workshop or storage potential.

## Front Garden & Driveway

Approached via a generous block paved driveway providing off road parking for approximately five vehicles, the property enjoys an attractive frontage framed by mature hedging, established shrubs, trees and raised stone walling. Steps and pathways lead to

both entrance doors, while an EV charging point, outside lighting, cold water tap and access to the integral garage add further practicality. A gated side entrance leads directly to the paddock, with additional double gates offering further access if required.

### Rear Gardens & Paddock

The entire plot spreads over approximately 0.48 acres in total. The gardens are an exceptional feature of the property and have been lovingly cultivated over many years. Arranged across a series of beautifully landscaped levels, they combine expansive lawns with mature trees, established planting, stone retaining walls and winding pathways that encourage exploration throughout the grounds. A raised ornamental pond, secluded seating areas and generous patio provide ideal spaces for relaxing or entertaining while enjoying complete privacy and a delightful woodland outlook. At the lower level, stone chipped pathways weave through natural planting and connect a series of peaceful seating areas overlooking the surrounding forest. Beyond the gardens lies a substantial paddock (approx 0.18 acres), currently used for chickens and incorporating useful storage sheds, with gated access back to the driveway. Offering considerable flexibility, the paddock could continue in its current form, become an extension of the gardens or, subject to the necessary planning permissions, provide an excellent location for home offices, garden buildings or other ancillary

accommodation. With uninterrupted greenery to the front, side and rear, the grounds perfectly complement the property's unique semi rural setting.

### Services

- Electrics: Mains
- Water: Mains
- Heating: Oil (not mains)
- Drainage: Cess Pit (not mains)

### Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Some images may have been enhanced for marketing purposes. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss. We recommend you seek advice from your legal conveyancer to ensure accuracy.

Please note: Buyers are required to pay a non refundable AML administration fee of £24 inc VAT, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.







Approx Gross Internal Area  
277 sq m / 2980 sq ft



Ground Floor  
Approx 166 sq m / 1785 sq ft



First Floor  
Approx 111 sq m / 1195 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>		EU Directive 2002/91/EC		<b>England &amp; Wales</b>	
				EU Directive 2002/91/EC	