

# Mill Lane

CASTLETON, CARDIFF, CF3 2UT

**GUIDE PRICE £800,000**

**Hern &  
Crabtree**



# Mill Lane

Set back from the road behind a wide, gated entrance and generous stone-finished driveway, this distinctive four-bedroom detached home offers privacy, charm, and beautifully landscaped rear gardens. Built in 1999 to a bespoke Potton Heritage design, the property blends timeless architectural features with modern comfort, all set within a peaceful cul-de-sac of individually designed homes in the popular semi-rural village of Castleton.

This character-rich home is full of warm detail — from exposed timber beams and pine moulded architraves to traditional farmhouse-style internal doors with period fittings. Elegant hardwood double-glazed windows frame the interiors, while two striking Dovre cast iron log burners provide focal points in each of the principal reception rooms.

At the heart of the home is a stylish, recently fitted Magnet kitchen, forming part of a generous open-plan kitchen and breakfast room that extends over 25 feet. Designed with both form and function in mind, the space includes integrated appliances, ample room for a dining table, French doors opening onto the garden, a quality slate tiled floor, and a striking Mandarin split-faced stone feature wall.

Inside, the home opens with a welcoming entrance hall, leading to a downstairs cloakroom and a versatile study or snug. Comfort is assured year-round thanks to a balanced gas-fired underfloor heating system powered by a Vaillant boiler. The location is ideal for commuters, with swift access to the A48, Cardiff City Centre, Newport and the M4 corridor.

- Gated four-bedroom detached home in sought-after Castleton
- Two spacious reception rooms with wood-burning stoves
- Principal suite with en suite bath and shower room
- Detached double garage with coach house above
- Excellent transport links to Cardiff, Newport & M4
- Character features throughout including exposed beams & brickwork
- Stylish quartz kitchen/diner with utility and garden access
- Two additional bathrooms including family four-piece suite
- Landscaped rear garden with patios, pergola & lawn



# 2797.00 sq ft

## Front

Secure electric gates open to a generous driveway with off-street parking for multiple vehicles. Landscaped with mature shrubs, lawn, patio, flower borders and a water feature. Side pathway leads to the rear garden.

## Storm Porch

A welcoming storm porch with brickwork detail, outside light and tiled pathway leading to the front door.

## Entrance Hall

Entered via a wooden glazed door with double glazed obscure side windows, the hallway is bright and inviting. A feature balcony landing draws in additional light from a front-facing window. Characterful touches include wood flooring, exposed brickwork, decorative wallpaper, and exposed ceiling beams. There's also an understairs storage cupboard.

## Cloakroom

Double glazed obscure window to side, tongue and groove panelling, WC, wash hand basin, and wood flooring.

## Lounge

Spacious and full of charm with a double glazed wood window to the front, exposed ceiling beams, an inglenook fireplace with a Dovere cast iron stove set within an exposed brick chimney breast and tiled hearth. Wood laminate flooring continues throughout. French wooden glazed doors lead to the sitting room.

## Sitting Room

Bright and versatile with double glazed windows and French doors opening to the rear garden. Features a second cast iron wood burning stove and wood laminate flooring.

## Kitchen/Diner

Well-fitted with wall and base units, quartz worktops, and decorative tiled splashbacks. Includes a Rangemaster cooker with extractor hood, integrated AEG full-length dishwasher, one and a half bowl stainless steel sink with swan neck mixer tap, pull-out larder cupboard, built-in pantry cupboard, and space for an American-style fridge freezer. Double glazed windows and French doors overlook the rear garden. Finished with tiled flooring and a feature stone tiled wall.

## Utility Room

Accessed via the kitchen/diner, with matching wall and base units and quartz worktops. Features a single bowl sink, plumbing for a washing machine, space for tumble dryer, matching tiled flooring and an obscure glazed wooden door to the side.

## Office

Situated to the front with a double glazed window and wood laminate flooring, ideal for working from home.

## Landing

Exposed wooden staircase with handrail and central carpet runner. Features a gallery-style balcony overlooking the hallway below, a loft hatch, built-in storage, and an airing cupboard housing the hot water tank.

## Bedroom One

Double glazed wood window to the front, built-in storage and wardrobes.

## En Suite

Double glazed window to rear, large corner bath, heritage-style wash basin,

WC, quadrant shower with plumbed system, heated towel rail, part-tiled walls, and tiled floor.

## Bedroom Two

Double glazed window to rear, built-in storage cupboard.

## En Suite

WC, wash hand basin, heated towel rail, tiled walls and floor, shaver mirror.

## Bedroom Three

Double glazed window to front and built-in wardrobe.

## Bedroom Four

Double glazed window to front.

## Bathroom

Double glazed wood window to rear. Four-piece suite comprising quadrant shower with plumbed system and mixer, separate bath with mixer tap and spray, WC, wash hand basin, heated towel rail, tongue and groove panelling, tiled flooring, extractor fan and shaver mirror.

## Garden

Extensively landscaped with multiple patio seating areas, including a covered timber pergola and modern glass balustrades. Lawns, stone chipping pathways, timber storage shed, mature planting, and a secluded backdrop of trees and shrubs. Side access via double wooden gates and additional paved patio. Outside lighting and water tap included. Includes hot tub.

## Double Garage & Coach House

Twin up-and-over doors with stair access to a first-floor room ideal as a studio, office, or gym. Includes power and light, double glazed windows, and potential (subject to consent) for conversion to an annexe. Separate entrance available from the front garden.

## Additional Information

Freehold. Council Tax Band H (Newport). EPC rating TBC.

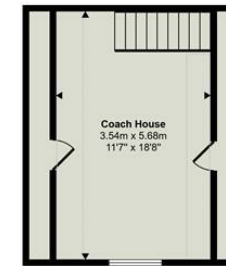
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Approx Gross Internal Area  
259 sq m / 2792 sq ft



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	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
77	81
England & Wales	
EU Directive 2002/91/EC	

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

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