



Pentwyn House
Heol Y Parc | Pentyrch | Cardiff | South Glamorgan | CF15 9NB

FINE & COUNTRY

PENTWYN HOUSE

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Called Pentwyn House, the five-bedroom property is thought to date back to the 1600s at its core and can impress with a wealth of period charm through the ages, from feature fireplaces to wall panelling, flagstone flooring and ceiling beams.

Although not listed the house has been handled with care and lavished with exquisite interiors that include hand-printed wallpaper, bespoke joinery, and designer pieces.

On the ground floor the five reception rooms each have unique features but all will entice you in with an inviting ambience.

The bay room boasts a sizeable bay window as the perfect place for a grand piano, the formal dining room effortlessly plays host to parties, the garden room has mesmerising views on three sides and the lounge oozes sophistication.

The kitchen diner is a breathtaking space and a cook's dream, with masses of space, storage and appliances hiding behind handmade carpentry, and a deep plum coloured Aga taking visual centre stage.

There's easily enough space for a large dining area as the room expands into an orangery and then out into the garden via bifold doors.

Add a spacious study with bespoke storage, an entrance hall easily large enough to be home to a period fireplace and seating area, a utility room, and two cloakrooms, and the ground floor can clearly be called comprehensive, sociable and practical, as well as super stylish.

Upstairs there are six bathrooms and five bedrooms that includes a principal bedroom with an abundance of built-in storage, a dedicated ensuite bathroom and a dressing room that could easily be a sixth bedroom, if required.

Outside the idyllic, landscaped garden cocoons the home in a myriad of foliage, tiers of immaculate lawns, sun-drenched terraces and patios, and a captivating rural view that expands to the horizon.

There are bonus buildings out here too; a pair of barns with the largest already semi-converted to provide a self-contained flat and well-used games room, plus the opportunity to transform more space into more accommodation, if planning permission allows.

The house is nestled into the undulating landscape on the edge of

the village of Pentyrch, just a few miles north of Cardiff.

This popular village can offer a range of activities, including cricket, rugby, football, and bowls clubs and children's play area, as well as the pretty church of St Catwg's, the King's Arms pub, and a war memorial and village green nestled within the heart of the community.

Cardiff, boasting a substantial range of shopping and socialising opportunities, is just a short journey by car or bus, making the village a very popular commuter spot with workers based in the capital.

Further afield the coastline is within driving distance, and the M4 is just a few miles away offering easy access to south Wales, Bristol and beyond, or catch a train on the UK's mainline railway network in Cardiff.

But coming home to this unique house will always be returning to a unique gem that stands out amongst period properties that line the village's country lanes.

No wonder Tom Jones once knocked on the door and offered to buy the property for his wife - that is unusual but totally understandable.



STEP INSIDE

Step inside this welcoming period property to be enthralled by room after room of captivating character, sophisticated decor and a tasteful renovation that has effortlessly blended heritage features with a luxury and modern way of living.

Although not listed, the house is thought to date back to the 1600s and has a wealth of period highlights dating back through the centuries to admire. The entrance hall provides a grand but inviting first impression with the beautifully carved staircase complemented by the Minton floor tiles and original flagstones, period fireplace, and oak wall panelling.

Meandering to the right gets you into the four of the five reception rooms. The dining room is a beautifully decorated space to host intimate dinner parties by the open fireplace, rowdy family meals, and the perfect Christmas dinner, cocooned by sumptuous wallpaper with the ambience enhanced by designer Anthony Redmile light fittings.

Into the bay room opposite and this space is an absolute joy to visit, with cascades of light rolling in through the substantial bay window - the perfect place for a grand piano to entertain guests after dinner.

Travel down the inner hallway to explore a stunning drawing room where more luxury can be admired, from the soft velvet sofas that are forever inviting and urging you to relax and linger with friends in this social space, to the hand printed wallpaper.

From this most comfortable of spaces a door provides access to a glorious garden room at the far end of the house.

This light-drenched space can boast three sides of garden and countryside views from the comfortable seating area and is a popular place to gather for afternoon tea or relaxing evening drinks, with the sets of French doors flung open so refreshing breezes can join the group.

From the entrance hall, or via the dining room, you will find the kitchen diner and it is definitely worth the wait. It's an incredible space that combines a high-end, handcrafted bespoke kitchen with an informal dining area found within an added orangery and a wall of glass bifold doors that provide a seamless path out to the garden terrace.

The deep plum toned Aga provides a fabulous focal point that beautifully complements the solid oak kitchen carpentry - a winning combination that is visually breathtaking and crowned by granite worktops and handmade shelving.

Any cook will be truly content in this well-equipped kitchen, able to create culinary masterpieces while chatting with family or friends who eagerly wait at the dining table.

Even the smallest of rooms within this immaculate dream home are lavished with luxury including one of the two cloakrooms boasting Parisian antique light fittings.

There's a sizeable study with bespoke storage and a sizeable utility room to complete the comprehensive and impressive ground floor accommodation, before the period staircase takes you up to the five gorgeous bedrooms.





Seller Insight

“When we first moved here over 20 years ago, we had a local historian come to tell us about the intriguing history of the house,” say the current owners of Pentwyn House. “The original building consisted of what is now the Hall, dating back to the late 15th or early 16th century, with a later Victorian extension. We have further extended the house with the addition of an orangery, and put our own stamp on the property with stunning new interiors which complement the many original features retained: flagstone flooring, oak beams, Delft tile fireplaces, and metalwork from the time of the Spanish Armada, to name but a few.”

“Though the rooms are large, the house feels cosy and welcoming,” continues the owner. “Every room is completely different, with the perfect blend of contemporary and traditional. To create a sense of continuity, we added oak panelling throughout the ground floor. This enhances the easy flow from the porch, through the hall and into the kitchen, towards which everyone tends to gravitate. The kitchen really is the hub of the home, and is my favourite part of the house, with bespoke curved Chalon units and a unique colour palette and layout designed to our own specifications. Another special room is the playroom, which has hand-painted murals designed according to themes chosen by my children when they were younger.”

“As well as being an incredible family home, this is also a fantastic party house,” the owner says. “We have hosted countless functions and celebrations here, the most recent being my daughter’s wedding reception, with 100 people in the house and garden. Indeed, the multi-level garden serves as an extension of the indoor living accommodation, with an easy flow between the kitchen and sunny patio area for summer entertaining, plenty of grassy areas for children to run around, as well as a terraced fruit and vegetable patch so we can serve up our own fresh produce to family and friends. The annex and games room are fantastic too, providing both guest accommodation and plenty of fun for the whole family with its full-size snooker table, dartboard and table tennis table. The whole property is full of memories and lots of love, and we shall miss it dearly.”

“The location of the property has much to recommend it, too,” says the owner, “being part of a friendly village community surrounded by beautiful countryside, yet within just a few miles of the city centre. A small lane leads from our house to the village for everyday amenities such as a GP surgery, pharmacy, grocery store, hairdresser, and a primary school and nursery highly rated by Ofsted. Within 5 miles are well-regarded secondary schools, too.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





The principal bedroom suite is a sanctuary that offers a trio of substantial windows and a choice of absorbing views directly from the pillow, ready to embrace you at the start of every day.

The space is calm and uncluttered, enveloped by an extensive range of fitted wardrobes on three sides, plus a dedicated ensuite bathroom across the landing. Next door there's a dressing room that has an entrance to the landing so could easily become a sixth bedroom, if required.

Each of the five current bedrooms are spacious doubles, some boasting characterful exposed ceiling beams, some have dressing rooms, but all have their own dedicated bathroom or shower room and all with spectacular views over the surrounding landscape to softly send you to sleep at the end of a busy day.









STEP OUTSIDE

Step outside into the most idyllic of gardens, with layers of lawns and terraces that wrap around the house, cocooning it in a myriad of mature foliage and far-reaching, breathtaking rural views, enjoyed to the maximum from this home's elevated position.

A sun-drenched terrace hugs the house, easily enticing you out to relax on a lounge with a book and feel truly connected to the landscaped gardens that seamlessly roll into the rural vista that stretches out to the horizon.

There's ample space on this pretty patio for a number of sizeable alfresco dining areas to enjoy memorable moments sharing a meal with family and friends, accompanied by laughter and chat long into the evening.

There's plenty of space for guests to park too, after being totally captivated by travelling through one of the two gated entrances and being greeted by this welcoming abode.

Wander down the stone steps onto the immaculate front lawns to play games or even add a swimming pool, or meander to the side of the house to find a charming, sunken patio area and more extensive lawns and mature shrubbery.

The outside space is practical as well as pretty, with a bonus caged yard area for dogs, complete with outdoor shower tap providing warm water to wash the countryside off your four-legged friends, and there's likely to be a lot of it as this is a prime dog walking countryside location.











Nestled within these glorious grounds are two attractive detached stone barns that offer potential.

The larger of this delightful duo has been partly converted on the first floor to create a cute dwelling consisting of a kitchen lounge, bedroom and shower room that leads directly into a well-used games room that is home to a full-size billiards table and football table.

It's not surprising to discover that it is a very popular place for socialising and is currently well-used by the younger generation when they return to the family home for a visit.

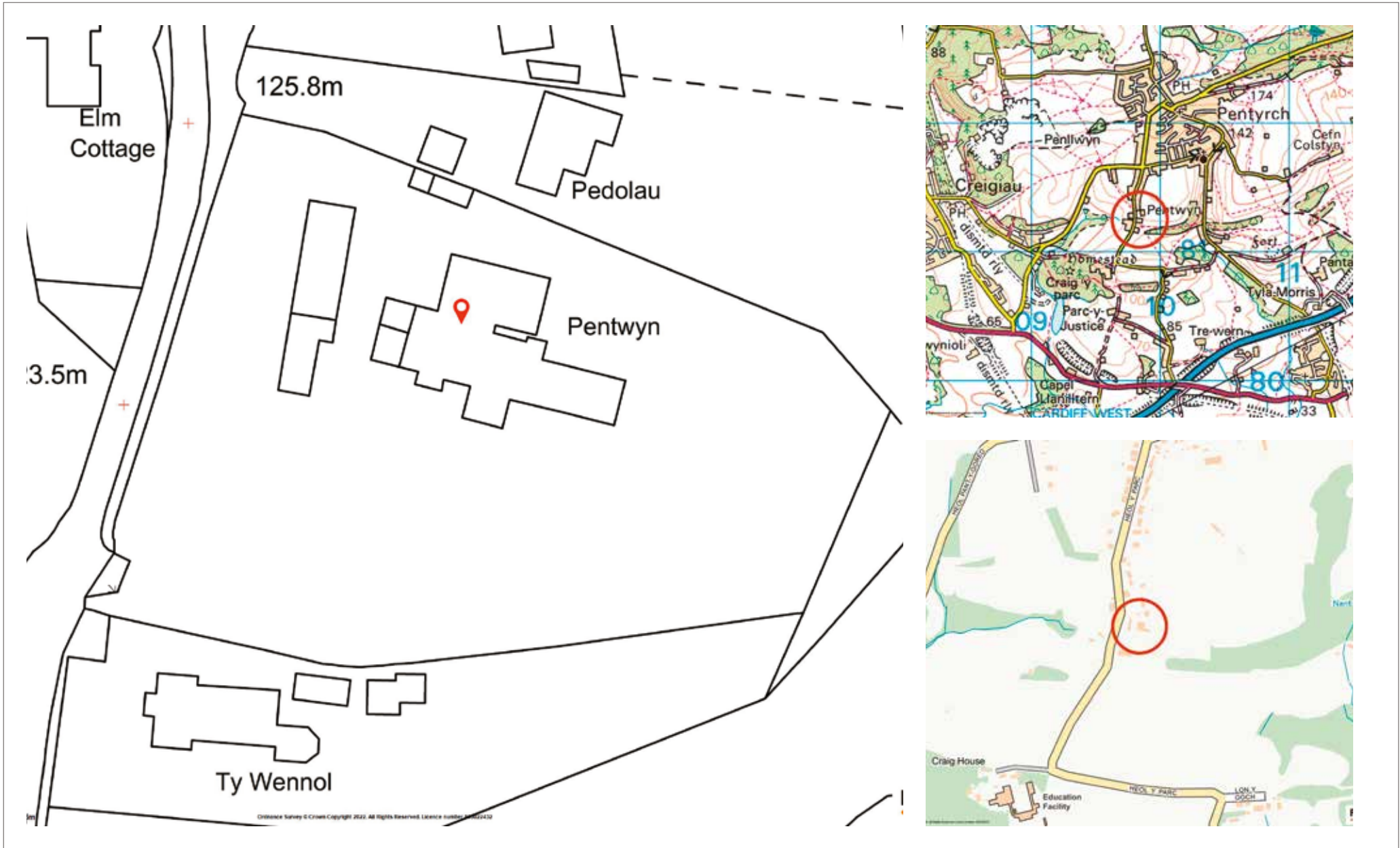
The ground floor is currently unconverted, home to four stables, three storerooms and a double garage.

Both barns offer the potential to be converted into further accommodation, subject to planning consent, and could even become a source of income if transformed into holiday lets, because who wouldn't want to come and stay at this tranquil property, surrounded by views to mesmerise and gorgeous countryside, yet so close to the capital.

Nearby there are also twenty acres of pastureland and eight acres of woodland available by separate negotiation.

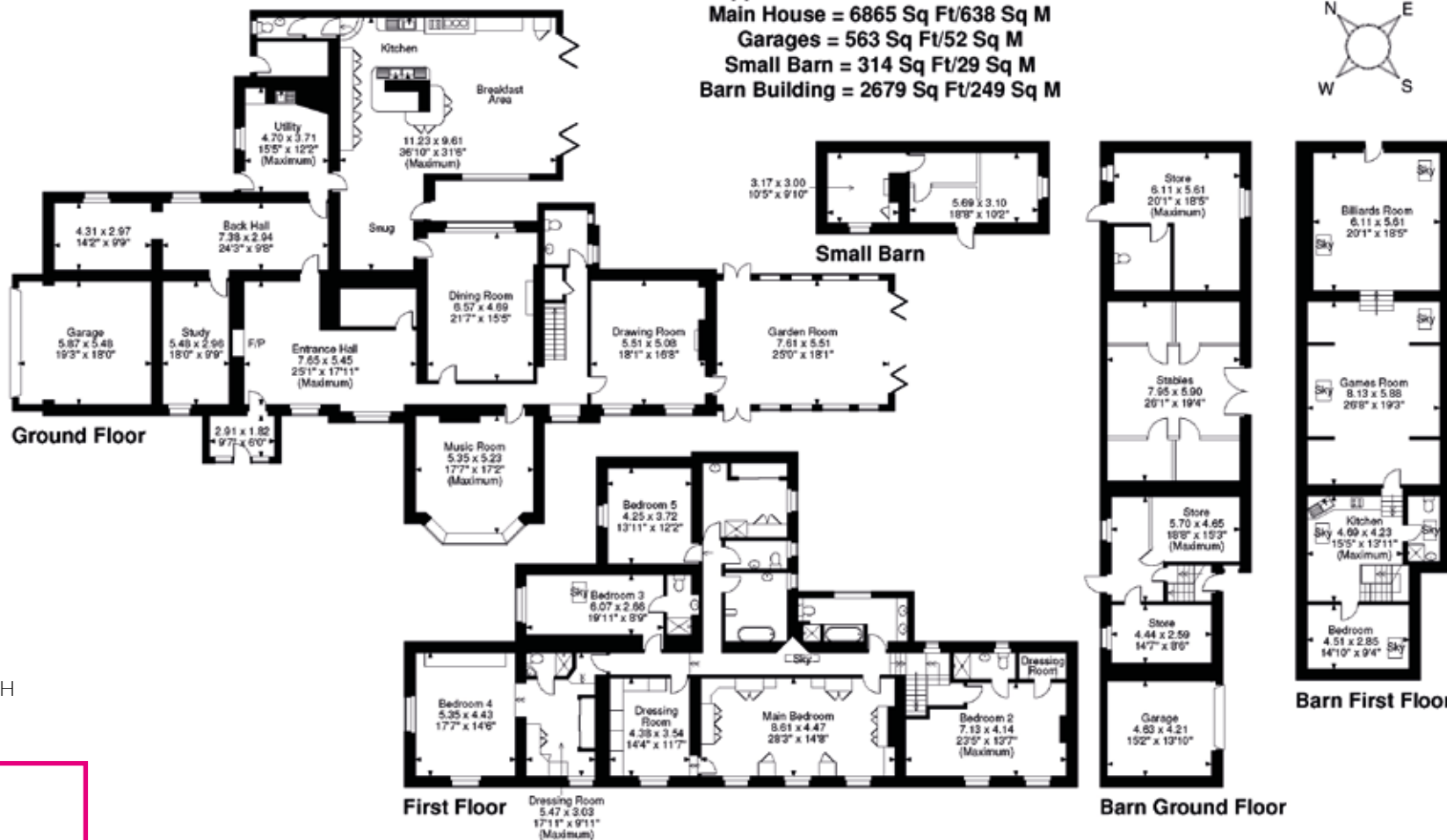
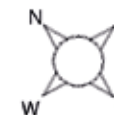






Pentwyn House Heol Y Parc, Pentyrch, Cardiff, South Glamorgan

Approximate Gross Internal Area
Main House = 6865 Sq Ft/638 Sq M
Garages = 563 Sq Ft/52 Sq M
Small Barn = 314 Sq Ft/29 Sq M
Barn Building = 2679 Sq Ft/249 Sq M



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Council Tax Band: H

Tenure: Freehold

EPC Pending



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Fine & Country
Tel: +44 (0) 2921 690690
cardiff@fineandcountry.com
Sophia House, 28 Cathedral Road, Cardiff CF11 9LJ

