



Channel View Farm
Graig Road | Lisvane | Cardiff | CF14 0UF

FINE & COUNTRY



Step inside

Channel View Farm

Guide price £1,500,000

Welcome to Channel View Farm, an unparalleled five-bedroom equestrian sanctuary nestled in the prestigious enclave of Lisvane, Cardiff. Seamlessly blending rural tranquillity with urban convenience, this exceptional residence offers a lifestyle of unparalleled family living and sophistication.

Set amidst the serene countryside, Channel View Farm boasts panoramic views that stretch across the surrounding landscape, visible from every corner of the property. Step outside to explore the sprawling gardens and five acres of land, offering endless possibilities for outdoor recreation and relaxation. Adjacent to the estate, discover a well-appointed stable block, perfect for equestrian enthusiasts seeking access to renowned riding trails in the area.

Beyond the gated entrance, discover a world of cosy elegance and timeless charm. The grand galleried entrance hall sets the tone for the meticulously appointed living spaces, including a spacious kitchen/diner/family room and a tranquil orangery with bi-fold doors leading to the veranda. This area truly is the heart of the home, opening to the gardens and views blending indoor/outdoor living - the perfect home for hosting summer parties.

Ascend the sweeping staircase to find five resplendent double bedrooms, each offering a sanctuary of comfort and style. The master suite is a true oasis, complete with a luxurious free-standing bath perfectly positioned in front of a large feature window, inviting you to unwind while soaking in the breathtaking views.

Channel View Farm is offered for sale with no onward chain, presenting a rare opportunity to acquire a residence of such distinction without delay.

Discover the allure of Lisvane, one of Cardiff's most desirable areas to live. Enjoy easy access to a range of amenities, including bus services, a train station, and prestigious schools. With Cardiff and Newport stations providing convenient access to Paddington in approximately 1.5 hours, commuting has never been easier. Lisvane is also within easy reach of renowned private schools such as Howells, St. John's, and Cathedral School, ensuring an exceptional educational experience for your family.

DIRECTIONS

What3words: ///divisions.door.thinks





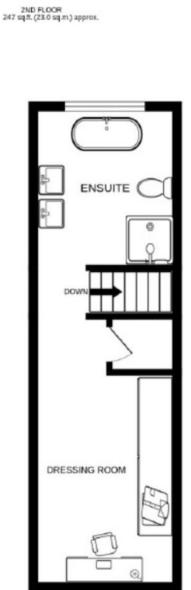
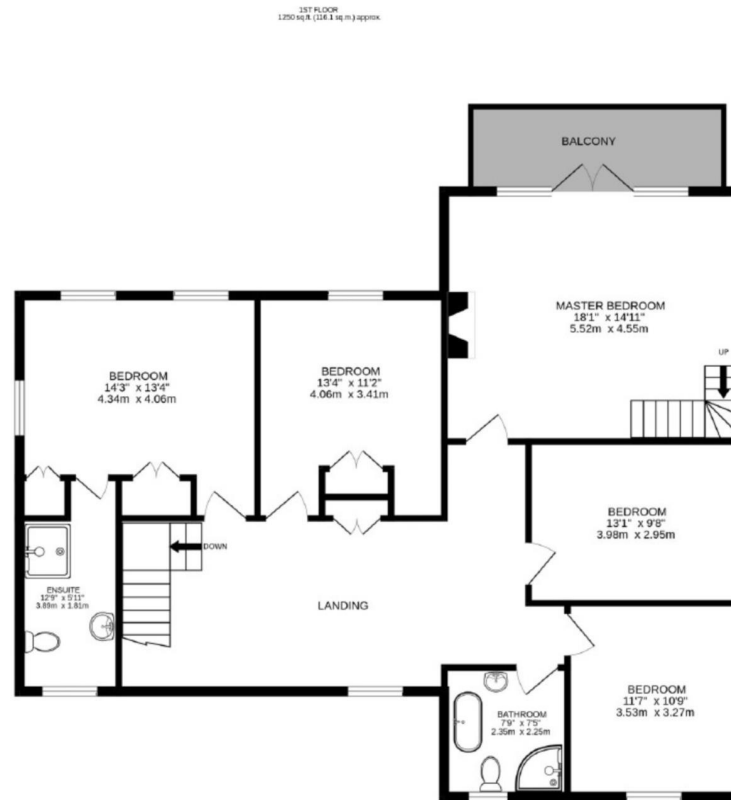
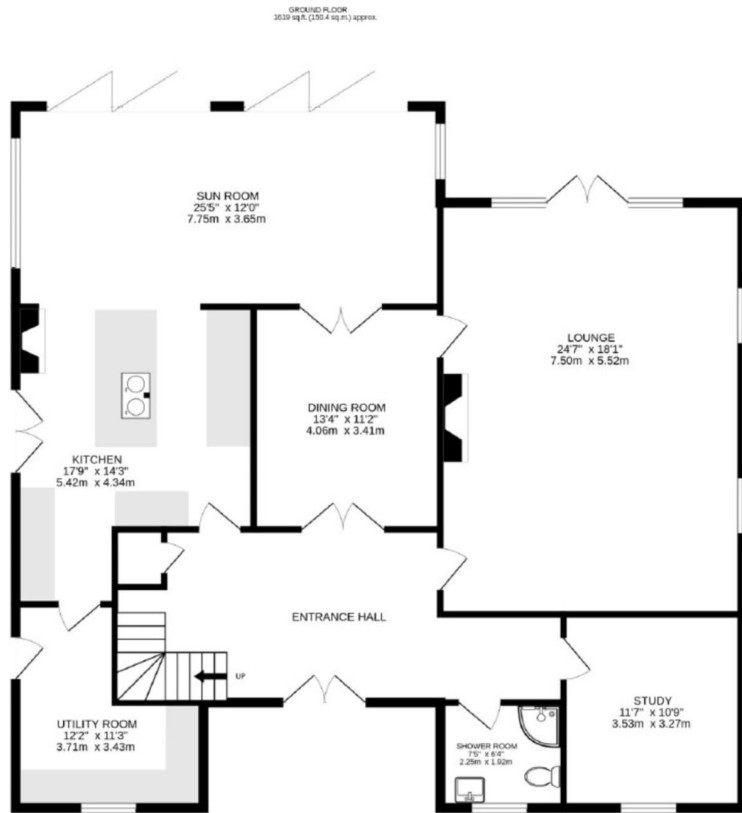




Step outside

Channel View Farm





TOTAL FLOOR AREA : 3116 sq.ft. (289.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Postcode: CF14 0UF | Tenure: Freehold | Tax Band: I | Authority: Cardiff | Heating: Oil | Drainage: Private



*Internet speed according to the BT Availability Service using the postcode and landline
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(93-100) A		
(81-92) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC

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