



The Lodge
Home Farm | Cefn Mably | Cardiff | CF3 6LP

STEP INSIDE

The Lodge

Nestled in the peaceful surroundings of Home Lodge Farm, Began Road, Cardiff, this four-bedroom barn conversion presents a rare opportunity to own a unique family home in the heart of the countryside, yet with easy access to Cardiff and Newport. Set at the end of a private lane, the property is part of a small, select collection of homes, offering the perfect balance of privacy and community. Having been lovingly cared for by the current owners for over 30 years, this property is a testament to thoughtful design and family memories. Now, it offers the perfect canvas for a new family to make their own lasting memories and add their personal touch to create a home as special as the one that has been cherished here.

Step Inside

As you enter through the gates to Home Lodge Farm, a spacious driveway welcomes you, offering ample parking for up to 8 vehicles. The charming stone barn conversion stands proudly, marked by a wooden plaque with the property's name. A double garage provides both storage and the potential for further development.

Upon entering, the hallway provides access to the heart of the home. On one side, the recently renovated kitchen flows into a cosy, open-plan dining and living area, where skylights allow natural light to flood the space. This inviting area offers a wonderful setting for family gatherings, with a mezzanine cwtch area above, once used as a reading corner and library, that could easily become a peaceful retreat. The large sitting room, with vaulted ceilings and a striking brick fireplace, is accessed through French doors leading out to the rear garden, offering a seamless connection between indoor and outdoor living.

The four bedrooms, all generously sized, provide flexibility for family life. One bedroom is currently used as a TV room, but could be easily adapted to suit a variety of needs. A family bathroom completes the accommodation, with tasteful finishes that enhance the home's welcoming feel.











STEP OUTSIDE

The Lodge

Step Outside

The gardens surrounding the property are beautifully maintained and offer a lovely space for outdoor enjoyment. While not expansive or overly large, the well-proportioned gardens are ideal for a family seeking a manageable space to enjoy. The tiered garden features a paved terrace at the rear, leading onto a well-kept lawn area, perfect for children to play or to simply unwind. Stone steps lead down to further seating areas, ideal for al fresco dining, along with small areas for planting and growing. The gardens are designed to provide multiple areas to relax and enjoy, without being overwhelming, offering just the right amount of space for family enjoyment.

The double garage has been partly converted to offer a room with a W.C., ideal for a home office, gym, or guest room. The remaining section of the garage serves as a storage space, but with its double-storey design, it holds excellent potential for further conversion into an annexe, holiday cottage, or additional living space, allowing for flexible use depending on your needs.

Location

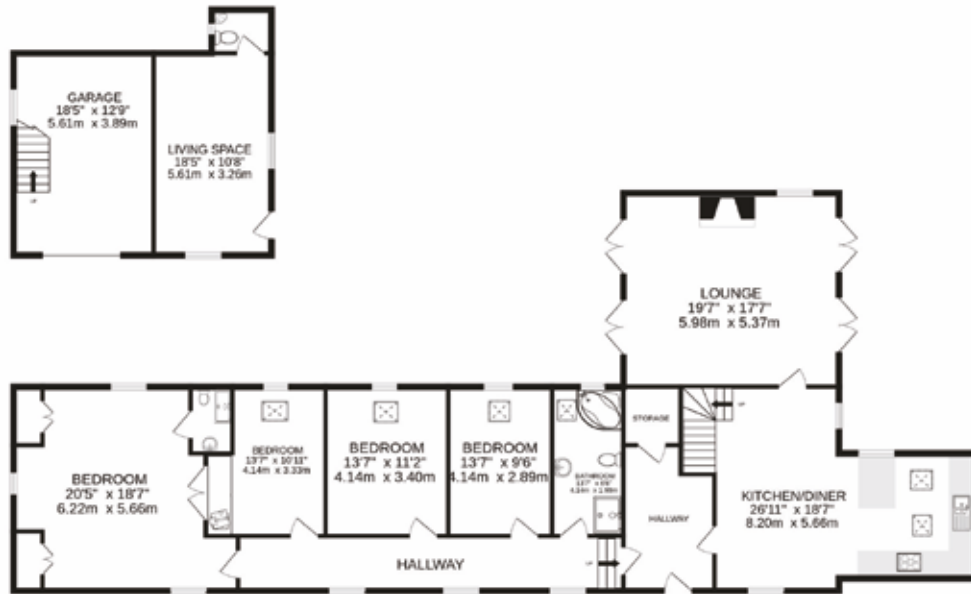
Home Lodge Farm is perfectly located for those seeking a quiet, rural lifestyle without compromising on convenience. The property benefits from excellent transport links, with both Cardiff and Newport train stations providing regular services to London Paddington in approximately 1.5 hours, making it ideal for commuters or those who wish to travel further afield.

The area is highly regarded for its family-friendly atmosphere and excellent educational options. St John's Private School is within easy reach, and Howells School and Cathedral School are both just a short drive away, offering outstanding schooling for children of all ages. The surrounding countryside provides plenty of opportunities for walking, cycling, and enjoying the great outdoors, while Cardiff city centre offers a wealth of shops, restaurants, and cultural attractions just a short drive away. The coastline and scenic beaches are also within easy reach.

This is a wonderful opportunity for a family to purchase a home with a rich history and the potential to create their own family memories, just as the current owners have for over 30 years. With its charming character, excellent location, and potential for further development, Home Lodge Farm offers a truly special place to call home.



GROUND FLOOR
2322 sq.ft. (215.8 sq.m.) approx.



1ST FLOOR
586 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA : 2908 sq.ft. (270.2 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		

Tenure: Freehold
Council Tax Band: F



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