



Court Farm
St. Fagans | Cardiff | CF5 6DW

FINE & COUNTRY



Step inside

Court Farm

Guide price £1,200,000

An incredible and truly unique five/six-bedroom character family home situated in a private plot, with its own lane access and gated access with easy access to great schools, the city and transport links.

This beautiful property previously formed The Stables of Court Y Cadno Manor, it is filled with unique details throughout making it a truly special property. The property is nestled away, accessed via its own private lane that leads to gated access.

The property would make for wonderful family home, there is extensive living space, completely versatile lending itself to many different types of living arrangements. There is the added benefit of the self-contained annexe to the rear which can be independent of the main house or opened to the main living space.

Saint Fagan's is a highly sought-after location, with a wide range of local amenities, great local pubs and well-regarded local schooling.

Intro To Property:

If you are in search of more family space, Court Farm offers spacious, practical living, with the perfect mix of privacy/rural setting whilst also being extremely convenient for all local amenities and transport links.

With more of buyers than ever before looking to make lifestyle changes in a quest for more space and better quality of life we have found that high up on buyers wish lists are private outdoor spaces, places to walk and enjoy nature, kitchens with excellent entertaining spaces, home offices, fast broadband, good schools and the ability to able to easily commute to London and the larger cities Court Farm ticks all boxes.

You can be from front door to Paddington in just under two hours. The local primary schools are fantastic, and the property falls under catchment for well-regarded High Schools and is an easy commute to Howells and Cathedral Private schooling. The kitchen offers perfect entertaining space, with French door opening up to the large courtyard, enclosed and completely private. Although set in a rural position, the property is only 4 miles outside of Cardiff, and there are plenty of local amenities just down the road.

Seller Insight:

"The inner courtyard was a big attraction for us when we first viewed the property. It looked rather different back then but it was such an unusual feature and we knew that it had a lot of potential. It felt private and secluded and we knew it would be a great place to relax and entertain, say the owners."

"We've lived here for 11 years and have made a number of improvements to the property both inside and out. We were keen to get started on the changes, so we quickly got to work digging out the trees and gravel to create the lovely courtyard. We also blocked off the door to the playroom and created a self-contained annexe that could be used as an Air BnB to generate additional income."

"The property is perfect for entertaining. French doors lead from the kitchen and drawing room to the courtyard, so we can create a large space for parties. It's so easy to lay out the food on the kitchen island and head outside to eat in the sunshine."



"We've hosted Jubilee BBQs in the garden, as well as firework displays and Halloween parties. We have kept goats in the past and a little robin would come to share the food every morning with them which was just lovely."

"The kitchen is the heart of the home where we catch up with friends and family who sit and chat around the island or dining table whilst we prepare the food. I also really like the smaller living room as it's such a cosy space with beautiful beams and a log burner but I think my favourite room would be my bedroom. It's huge and we had plans to move a standalone bath in there at some point which would be a wonderful feature. French doors lead out from the bedroom to the covered balcony where I can sunbathe or sit and listen to the summer showers whilst staying dry."

"It feels very rural here and we enjoy the benefits that come with countryside living. We have some lovely places nearby where we can walk for miles, as well as a fabulous pub in the village where you're always assured of a friendly welcome and tasty food. We have a good choice of shops and other amenities locally, so it really is the best of both worlds here."

Accommodation summary:

Court Farm is a unique family house with private lane access, landscaped gardens that wrap around the property, double garage, carport and a charming courtyard. Four reception rooms, kitchen/ breakfast room, two cloakrooms, two utility rooms, five/six bedrooms and three bathrooms. self-contained annexe.







Step outside

Court Farm

Location:

The property is set in a private spot, offering complete tranquility and rural living, but the property is also just a few minutes from the desirable village amenities, great road links, schooling and bus routes.

Private Schooling options:

Howells School:

Howell's School, Llandaff, Cardiff - A GDST School [Howells Cardiff](#)

Westbourne School Penarth:

Top Private School Cardiff [UK Boarding School and IB Sixth Form Westbourne \(westbourneschool.com\)](#)

St. Johns College:

St John's College (stjohnscollege.co.uk)

Cathedral School Llandaff:

<https://www.bing.com/newtabredir?url=http%3A%2F%2Fwww.cathedra-l-school.co.uk%2F>

Cardiff Steiner School:

[Homepage - Cardiff Steiner School](#)

Kings Monkton School:

[Kings Monkton School - Home](#)

Cardiff Muslim Primary:

[Cardiff Muslim Primary School - Home \(cmpswales.org\)](#)

Cardiff Montessori School:

[Home Cardiff Montessori S \(cms.cardiff.sch.uk\)](#)

DIRECTIONS

Wat3words: [///rabble.translated.pages](http://rabble.translated.pages)



Court Farm, St. Fagans, Cardiff, South Glamorgan

Approximate Gross Internal Area

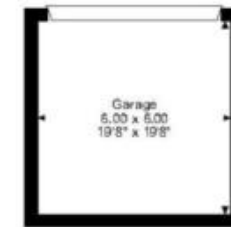
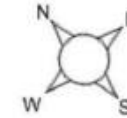
Main House = 3600 Sq Ft/334 Sq M

Garage = 388 Sq Ft/36 Sq M

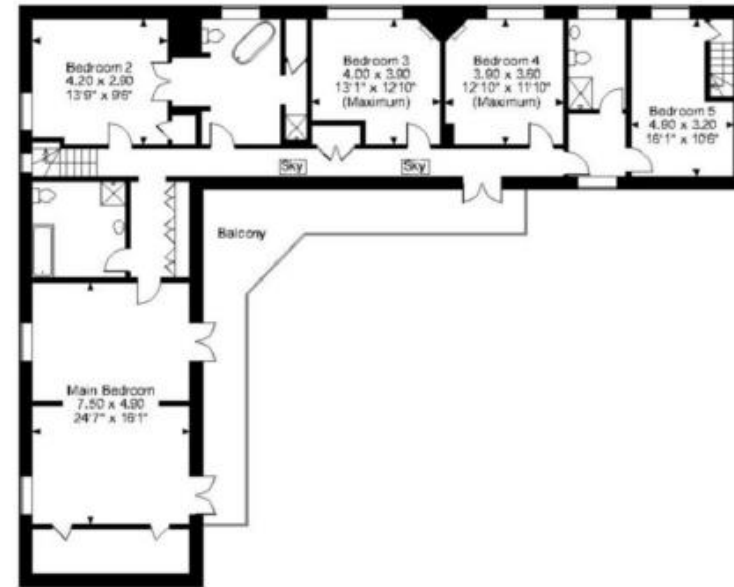
Store = 177 Sq Ft/16 Sq M

Annexe Flat = 305 Sq Ft/28 Sq M

Balcony external area = 296 Sq Ft/27 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Postcode: CF5 6DW | Tenure: Freehold | Tax Band: I | Authority: Cardiff | Heating: Gas | Drainage: Mains



*Internet speed according to the BT Availability Service using the postcode and landline
All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright© 2019 Fine & Country. Registered in England and Wales. Company Reg No. 09165140. Registered at 30 High Street, Chepstow, Monmouthshire NP16 5LJ

