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CARDIFF

VALE

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BRISTOL



*Church Road*

OLD ST. MELLONS



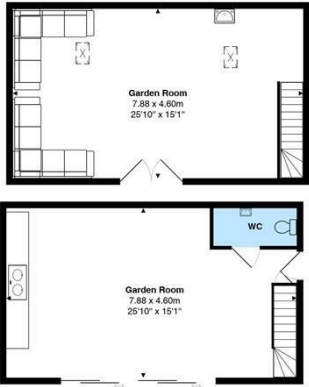
*An exceptional detached barn conversion with separate annex. Recently converted in the last four years to a exceptionally high standard throughout, A dream home, just move in and enjoy.*

Comments by Mrs Amanda Trinder

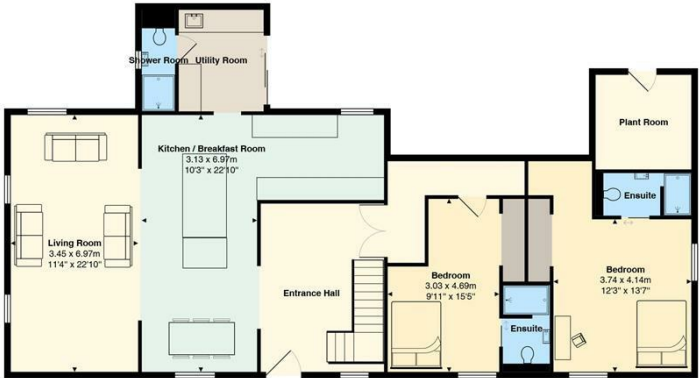


**Property Specialist**  
**Mrs Amanda Trinder**  
Senior valuer

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**Ye Ole Barn**  
Total Area: 299.7 m<sup>2</sup> ... 3226 ft<sup>2</sup> (excluding balcony, mezzanine)  
All measurements are approximate and for display purposes only



*There is simply nothing not to love about this house with beautiful views from every angle. The property makes a perfect family home, ideal for entertaining inside and out with open plan kitchen / lounge leading to the garden / Annex. Simply enjoy the peace with stunning view of St Edeyrn's church situated opposite.*

Comments by the Homeowner





# Church Road

*Old St. Mellons, Cardiff, CF3 6YA*

£1,600,000



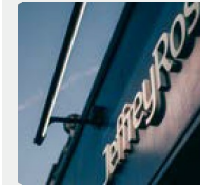
5 Bedroom(s)



6 Bathroom(s)



3226.00 sq ft



Contact our  
***Penylan Branch***

02920 499680

Nestled in a tranquil corner of Old St. Mellons, Cardiff, this exceptional detached barn conversion offers a unique blend of modern living and rustic charm. With five spacious bedrooms and six well-appointed bathrooms, this property is perfect for families seeking both comfort and style.

As you enter, you are greeted by an inviting open-plan entrance hall and open plan living area that seamlessly combines the kitchen, dining, and lounge spaces, creating an ideal environment for entertaining guests or enjoying family time. The design maximises natural light, enhancing the warm and welcoming atmosphere throughout the home.

In addition to the main living space, the property features a generous utility room, and ground floor contemporary shower room. all of which provide ample room for relaxation or formal gatherings. The separate annex adds further versatility, making it perfect for guests, a home office, or even a private studio.

The location on Church Road offers a peaceful retreat while still being conveniently close to local amenities and transport links, ensuring that you can enjoy the best of both worlds. This property is truly a hidden gem, combining modern comforts with the charm of a barn conversion, all set in a picturesque setting.

If you are looking for a spacious family home that stands out from the rest, this remarkable property in Old St. Mellons is not to be missed.

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|                                                   |                                                        |
|---------------------------------------------------|--------------------------------------------------------|
| Entrance Hall                                     | Master Suite with Bathroom 10'5 x 28'5 (3.18m x 8.66m) |
| Lounge 11'4 x 22'10 (3.45m x 6.96m)               | First Floor Bedroom 9'11 x 13'7 (3.02m x 4.14m)        |
| Kitchen 10'3 x 22'10 (3.12m x 6.96m)              | En- Suite                                              |
| Utility room                                      | First Floor Bedroom 13'5 x 17'0 (4.09m x 5.18m)        |
| Ground Floor Shower Room                          | En-Suite                                               |
| Ground Floor Bedroom 9'11 x 15'5 (3.02m x 4.70m)  | Annex Ground Floor 25'10 x 15'1 (7.87m x 4.60m)        |
| En-Suite                                          | Annex First Floor 25'10 x 15'1 (7.87m x 4.60m)         |
| Ground Floor Bedroom 12'13 x 13'7 (3.66m x 4.14m) | Garden                                                 |
| En- Suite                                         | Garage                                                 |
| Plant Room                                        | Parking                                                |
| Landing                                           | Additional Information                                 |









| 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 |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

