

## The Old Rectory Greenwood Lane, St. Fagans

£1,550,000 Freehold

The Old Rectory is a prestigious, Grade II listed detached home spread over approximately 6,000 sq.ft. of well-presented accommodation, situated at the end of a private lane in the semi-rural village of St. Fagans, amongst an acre of exceptional gardens. Split over three spacious floors, plus cellar, this versatile home retains many original features and beautiful architecture with fantastic views from all aspects. Accessed from the generous entrance porch and hallway is a well-proportioned lounge with feature high ceiling and wood burning stove, formal dining room, drawing room, music room/study, utility room, cloakroom and WC. The kitchen is fitted with a excellent range of handmade cabinets and breakfast bar providing a fantastic entertaining space. Two staircases lead to the first floor which provides 5 bedrooms including principle bedroom with dressing room, and two bathrooms. To the second floor are three additional bedrooms currently used as games room/hobby room/study and large storage room. Outside are magnificent gardens surrounding the property which are well stocked with mature trees, hedges and shrubs, pond, a number of idyllic seating areas plus enclosed courtyard leading to outbuildings.

Detached double garage

### ENTRANCE VESTIBULE

Approached via tall double opening arched doorways leading to the spacious entrance vestibule with tall vaulted beamed ceiling, original tiled flooring.

### CLOAKROOM

Low level W.C, wash hand basin, obscure glass window.

### GRAND ENTRANCE HALLWAY

16' 6" x 13' 3" (5.02m x 4.03m)

Approached via the original wooden entrance door leading to the grand entrance hallway, tall ceilings, original tiled flooring, wide staircase to first floor, sash cord windows to side, inner hallway with storage cupboards and two radiators.

### ADDITIONAL LANDING AREA

13' 10" x 8' 4" (4.21m x 2.55m)

Doors to two bedrooms and dressing room. Fitted shelving. Radiator. Steps down to additional landing areas.

### MASTER BEDROOM

21' 7" x 15' 9" (6.59m x 4.79m)

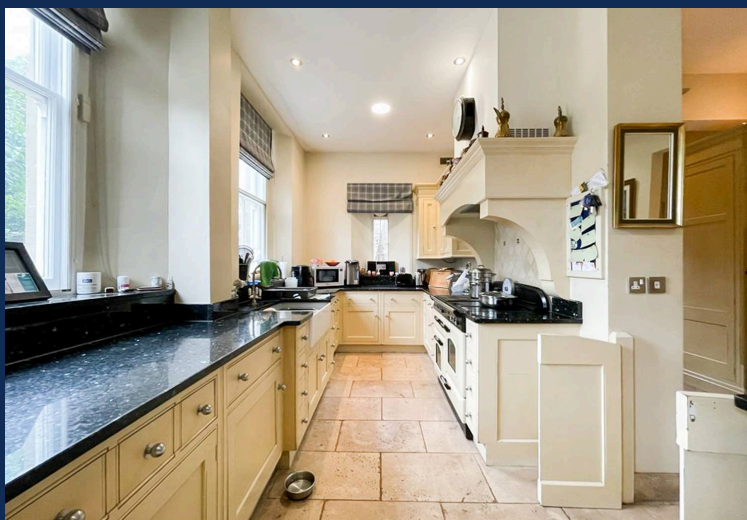
Two original sash windows to side and rear. Original fireplace. Fitted vanity unit with inset sink and cupboards below. Radiator. Door to dressing room.

### DRESSING ROOM

13' 9" x 11' 10" (4.19m x 3.61m)

Original sash window to rear overlooking the garden.







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