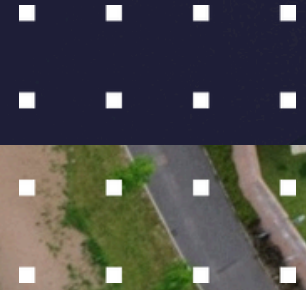


St Julian's Manor

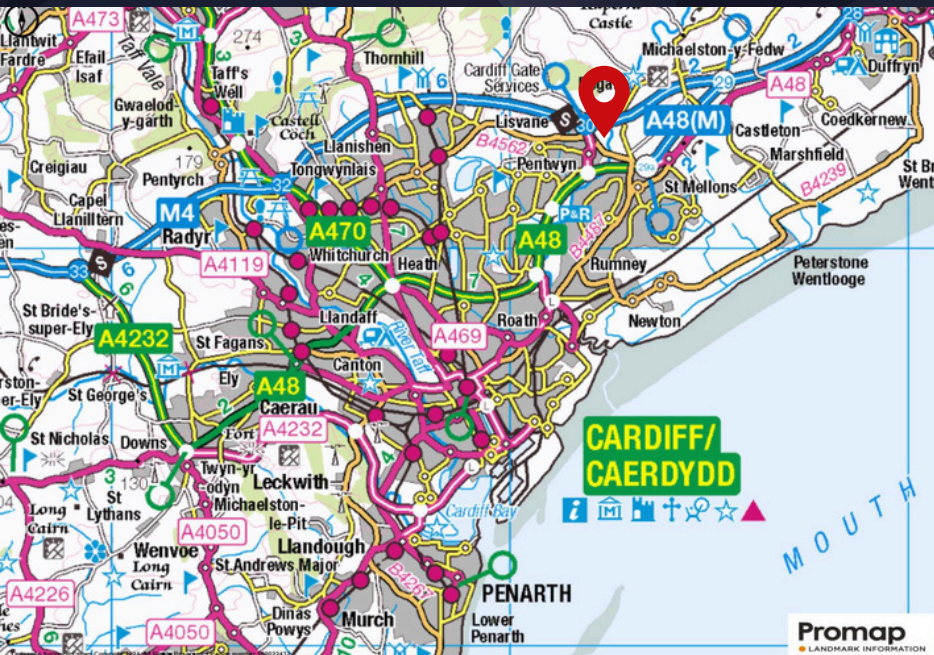
OLD ST MELLONS, CARDIFF, CF3 6YJ



RED LINE BOUNDARY FOR ILLUSTRATIVE PURPOSES

KEY HIGHLIGHTS

- Substantial Grade II Listed farmhouse
- GIA - 3,929 sq ft (365 sq m)
- Re-development opportunity to create a family home (or multiple dwellings subject to planning) on a sizeable plot.
- Set within 0.84 acres
- In an established and accessible location, approximately 5.5 miles to Cardiff city centre and 1.2 miles to J30 of the M4 motorway
- Guide Price: **£400,000**



LOCATION

St Julian's Manor is situated to the north-east of Cardiff in the sought-after community of Old St Mellons.

The property enjoys a private setting positioned within the wider St Edeyrns development to the south and west. St Edeyrns is a well-established suburban community comprising approximately 1,200 homes delivered in phases by Persimmon, Charles Church and Bellway and offers a range of local amenities, including a primary school, district centre with convenience store, play areas and a community orchard. Further retail and leisure facilities are available at Cardiff Gate Retail Park, approximately 1 mile to the west, while the nearby Pentwyn Link Road provides convenient access to Junction 30 of the M4 Motorway.

Cardiff city centre is 6 miles to the south-west and Newport is 8 miles to the east.

THE PROPERTY

St Julian's Manor comprises an attractive Grade II listed farmhouse, believed to date from the 18th century and noted by CADW for retaining considerable character.

Formerly known as St Julian's Farm, it formed part of the wider Cefn Mably estate and was previously used as a family home. The property has since become vacant and is now in a poor state of repair.

Extending to approximately 3,900 sq ft (365 sq m), the property is set within generous grounds of circa. 0.84 acres (0.34 hectares).

While now requiring refurbishment, the size and setting of the property offers significant scope to create a substantial private dwelling, or multiple dwellings (subject to planning) and for a purchaser to restore and enhance a property of notable heritage and charm.

Access to the property is via Rhodfa Leonard.

PLANNING

St Julian's Manor is Grade II listed.

The property is allocated as part of the wider strategic allocation "KP2 (G): East of Pontprennau Link Road".

Planning permission was granted in 2023 (Ref: 21/01301/MNR) to redefine the curtilage of the property, as part of a wider application to erect 7 dwellings adjacent to the property.

TENURE

Freehold with vacant possession.







176

160

166

ESS

St Julian's Manor

The Gran

White Barn

The Stables

Balancing Pond

Rhidian

Dyfan

Cadfan

Padarn

Tudur

Iestyn

Teilo

10

7

9

158

76



Balancing Pond

St Julian's Manor Old St Mellons, Cardiff



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GUIDE PRICE

£400,000

EPC

TBC

COUNCIL TAX

Council Tax Band - I

VIEWINGS

Due to the condition of the property, internal viewings are not possible. External viewings of the property are by arrangement with the sole agent, Savills.

[Click Here to View Video](#)

CONTACT

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