



Sunnybank, Cross Common Road, Dinas Powys CF64 4TP
£950,000 Freehold

pa black



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Set around a central courtyard, this exceptional detached family home enjoys a semi rural location within large landscaped gardens with a full size hard tennis court and overlooking open fields and countryside. Individually designed, this property has recently undergone an extensive refurbishment throughout and provides very versatile accommodation arrangements over 6,000 square feet (approx.). The property has a very stylish interior and is beautifully presented throughout. Features include central heating, upvc double glazing and a security alarm system.

The ground floor accommodation briefly comprises an entrance hall with a bespoke staircase rising to the master suite which occupies the whole of the first floor, a generous lounge with a wood burner, a stunning 'L' shaped kitchen / dining room which extends to over 38ft and has been recently refitted with a comprehensive range of units and granite work surfaces as well a centre island and built-in AEG appliances. Further ground floor living accommodation comprises a gymnasium, shower room/wc, a utility room, a large family/games room with a vaulted ceiling and purpose built bar, plus another sitting room with bi-fold doors to a sun terrace.

There are also four ground floor double bedrooms, two of which have en-suite bathrooms. The first floor master suite has two dressing areas with walk-in wardrobes, a full en-suite bathroom with double shower, and a 23ft bedroom with a balcony.

Entrance Hallway

Entered via a panelled and double glazed front door with double glazed side panels. An oak staircase leads to the first floor master bedroom suite. Travertine tiled floor. Coving to the ceiling. Glazed oak doors to the lounge, kitchen/dining room and the hall to the ground floor bedrooms.

Lounge

17' 8" x 16' 5" (5.38m x 5.00m)

Entered from the entrance hallway via glazed twin oak doors. The generous lounge has both a double glazed window and a double glazed box bay window to the front aspect, with views towards open fields. Fireplace recess with an oak mantle over and housing a cast iron wood/coal burning stove. 'Oak' wood flooring. Telephone and TV aerial points. Coving to the ceiling.

Kitchen / Dining Room

37' 4" max. x 24' 3" extending to 34' 1" (11.38m max. x 7.39m extending to 10.39m)

Recently remodelled by the present owners, this is now a stunning open plan kitchen / family room / dining room in an 'L' shaped configuration which overlooks the central courtyard from double glazed windows and the double glazed French doors. The dining area, which has a window to the courtyard, has wood flooring, a radiator and coving to the ceiling.

The newly fitted kitchen has a very comprehensive range of wall and base units incorporating glass fronted wall units with inset lighting, under unit down-lighting, and light granite style work surfaces with an inset 'one and a half bowl' sink with grooved drainer to the side. The kitchen enjoys a range of built-in AEG appliances comprising two stainless steel ovens, a microwave, two larger fridges, two freezers and a dishwasher. In the centre of the kitchen area is a large island which incorporates a breakfast bar area, additional storage and pan drawers, a wood 'butchers block' and a four ring AEG Induction hob with an inset cooker hood to the ceiling plinth above. Tall feature radiator. Door to a side patio area and a door to the inner hall.





Inner Hall

This 'L' shaped inner hall leads to the recreational rooms, a shower room and the utility room. 'Wood' flooring. Coving to the ceiling.

Gymnasium

20' 8" x 11' 6" (6.30m x 3.51m)

Currently used as a gymnasium but could be utilised as a cinema room or in a number of different ways. 'Wood' flooring. Door to a large storage area.

Shower Room/wc

Recently refitted with a contemporary white suite which comprises a close coupled wc, a pedestal wash hand basin, and a double width shower enclosure with a glass front and fitted with a thermostatic 'rainfall' shower. Ceramic tiled splash areas. Inset lighting and vent to the ceiling.

Utility Room

The utility room is fitted with a range of wall and base units to one wall and incorporates a work surface with plumbing beneath for a washing machine and space for a tumble dryer. Built-in storage cupboard and built-in cupboard housing the pressurised hot water system and tank. Upvc stable gate door to the side.



Family / Games Room

24' 1" max. x 23' 4" max. (7.34m max. x 7.11m max.)

A fantastic open plan entertaining / games room with a large purpose built bar area fitted with a drinks counter and rear work surface/storage area. The room enjoys ample light from the large double glazed skylight windows and the high level double window which faces the inner courtyard. Slate effect tiled feature walls. 'Wood' flooring. Radiator. Double glazed door to the courtyard. Doorway to:-

Sitting Room

24' 2" max. x 17' (7.37m max. x 5.18m)

Another stunning reception room of excellent proportions, with double glazed bi-fold doors opening to the gardens and terrace which faces towards the tennis court. Dressed stone effect fire surround and hearth housing a fire. Wood laminate flooring. TV aerial point.

Inner Hallway

This inner hallway gives access to the ground floor bedrooms and is accessed via a glazed oak door from the main entrance hallway. Built-in storage cupboard and airing cupboard. Further door at the far end gives access to the bedroom five suite.



Bedroom Two

23' 6" x 10' 10" (7.16m x 3.30m)

A particularly spacious double bedroom with two double glazed windows to the inner courtyard. 'Wood' flooring. Radiator. Coving to the ceiling. Door to:-

En-Suite Bathroom

10' 10" x 7' 10" (3.30m x 2.39m)

A newly fitted bathroom with a white suite comprising a freestanding bath with centre mounted taps, a pedestal wash hand basin, close coupled wc, and a corner shower enclosure fitted with an electric Triton shower. Feature tiled wall and splash areas. Radiator. Inset lighting and vent to the ceiling. Double glazed window to the courtyard.

Bedroom Three

13' 11" x 11' (4.24m x 3.35m)

A double bedroom with a double glazed window to the front aspect overlooking the sun deck. Radiator. Wood flooring. Coving to the ceiling. Door to:-



En-Suite Bathroom

Another newly fitted bathroom with a white suite comprising a freestanding roll top bath with legs and centre mounted taps with a shower head, a pedestal wash hand basin, and a close coupled wc. Feature tiled wall and floor. Two radiators. Inset lighting and vent to the ceiling. Double glazed window to the front. Door to the hall.

Bedroom Four

12' 9" x 11' (3.89m x 3.35m)

Double glazed box bay window to the front and a further double glazed window overlooking the gardens to the side. Wood flooring. TV point. Fitted open wardrobe with hanging rails and shelving.

Bedroom Five

Irregular Shaped Room 19' 2" max. x 12' 7" max. (5.84m max. x 3.84m)

An unusually shaped double bedroom with double glazed windows and French doors to the courtyard and open to the additional day room seating area. Doorway to a large walk-in wardrobe / dressing room.



Galleried Sitting Room

This room mirrors the bedroom five in it's shape and has double glazed windows and French doors to the side terraces and gardens. Overlooking both the bedroom five and this room is a mezzanine gallery which offers a host of additional uses or storage.

First Floor Master Suite

This covers the entire first floor and provides a large suite with approximately 1000 square feet of usable space.

Landing

Two double glazed Velux skylight windows give the landing area an abundance of light. Doorways to the dressing rooms. Wood flooring. Inset lighting to the ceiling.

Dressing Room One

11' 10" x 7' 9" (3.61m x 2.36m)

Adjacent to the bedroom, this area has space for a large dressing table and opens into a walk-in wardrobe with fitted hanging rails.



Dressing Room Two

8' 5" x 7' 9" (2.57m x 2.36m)

Adjacent to the bathroom, this area also opens into a walk-in wardrobe with fitted hanging rails.

Master Bedroom

23' 4" x 15' 11" (7.11m x 4.85m)

A magnificent master bedroom with double glazed Velux skylight windows and a double glazed box bay window to the front with far reaching views towards the coast. French doors at the far end open onto a large decked balcony which overlooks the main garden and the tennis court as well as enjoying superb views across the open countryside and fields. Two radiators. Wood flooring. Inset lighting to the ceiling.

Master Bathroom

15' 11" x 11' 8" (4.85m x 3.56m)

A very spacious bathroom with a white suite comprising a freestanding roll top bath with legs and centre mounted taps, a glass fronted double width shower enclosure with a thermostatic rainfall shower, twin wash hand basins with vanity cupboards beneath, and a close coupled wc. Radiator. Inset lighting to the ceiling. Ceramic tiled splash areas.



Gardens

The property is set within very generous landscaped gardens with fields to three sides. Approached from the lane via gates which lead immediately to the front of the house where there is a gravelled parking area which can accommodate many vehicles. From here steps lead up to a full width decked sun terrace with balustrades and which extends around to the side of the property, overlooking the main gardens. A lawn to the side of the driveway also extends around to the side of the property where there are more seating areas for al-fresco dining.

The gardens enjoy a wide variety of plants, shrubs and mature trees. To the far right of the house there is a full size hard tennis court with high fencing around. The gardens have external lighting and water taps.







14 Cardiff Road, DINAS POWYS, Vale of Glamorgan, CF64 4JS

EPC Rating: E

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