



© South Wales Property Photograph

The Granary

Peterston-Super-Ely, Cardiff, CF5 6LH

£5,300 Per Month

HARRIS & BIRT



An excellent opportunity to rent this bespoke, modern and spacious circa 4,000 sq/ft barn conversion benefitting from open plan living space, cinema room, gym, sauna, sunken hot tub and good sized formal gardens. Offered furnished and with state of the art appliances throughout, underfloor heating (including the stone stairs) , CCTV and security alarm. Situated in a prominent, yet peaceful spot within Peterston Super Ely and with attractive timber balcony enjoying far ranging views across open countryside beyond. EPC - C. Council Tax Band - H. Rent £5,300 pcm - INCLUSIVE OF COUNCIL TAX AND GARDENING. Deposit £6,300. Available immediately

Peterston-Super-Ely is deservedly regarded as one of the most desirable villages in the Vale of Glamorgan with good local facilities within walking distance including a Primary School of excellent reputation, village shop/post office, two pubs, parish church, village hall, playing field and multi use games area 'MUGA' etc. In some senses Peterston Super Ely is an old fashioned proper village with a heart to it. The village lies midway between the Capital city of Cardiff and the attractive market town of Cowbridge. Easy access to the M4 and A48 bring other centres within easy commuting distance and there is a mainline railway station in Cardiff and Cardiff Wales airport is within easy driving distance.



Accommodation

Ground Floor

Entrance Porch

Entered via solid wooden front door with side glazed panel. Tiled floor. Ceiling spotlights. Cupboard housing controls for underfloor heating and storage space.

Kitchen/Breakfast Room

Large open plan fully fitted kitchen diner with base units and a large central island. Tiled floor. Ceiling spotlights. Well equipped with appliances including Baumatic 4 ring gas hob with BBQ and grill facility and double oven, Elica extractor hood over, Belfast sink and drainer with mixer tap plus inset small ceramic sink with mixer tap to the island, large American style freestanding fridge freezer with ice maker. Ample space for large dining table. Three pendant ceiling lights above dining table. Comfortable sitting area with french doors leading to side garden.

Living Room

Steps to first floor with log burner. Another good sized reception area with tiled floor and large stone fireplace with wooden mantel taking centre stage as a focal point in the room. A light and sunny room with double French doors leading onto the rear garden with stunning open views across the countryside beyond. Door to wine cellar with stone walls and flagstone floor. Fitted with two vintage wine fridges and ample shelving.

Inner Hall

Stone steps leading to

Utility Room

Utility area fitted with a range of matching base units in white and stainless steel work top - to include integral NEFF washing machine and White Knight tumble dryer. Inset Belfast sink with wooden draining board. This area is open to

Family Room

A very generous family room with potential for a variety of uses - home office, games room, dining room etc. Wooden floor. Wooden stable style door and double French doors leading to outside.

Bathroom

Beautifully appointed bathroom with fittings of the highest quality. Fully tiled walls and floor including a fully tiled walk in shower. Freestanding bath, wash hand basin recessed in a vanity unit with wall mounted mirror above, low level flush W.C. Wall mounted heated towel rail.

Lower Ground Floor

Situated on the opposite end of the property. Access to the lower floor gym, sauna, bathroom and two bedrooms

Bedroom Three

A double bedroom with wooden floor. Door and window with views to side elevation

Bedroom Four

A double bedroom with wooden floor. Door and window with views to side elevation. Wooden steps leading to first floor mezzanine area - ideal for us a home study.

Bathroom Two

Beautifully appointed bathroom with fittings of the highest quality. Fully tiled walls and floor including a fully tiled walk in shower. Freestanding bath, wash nad basin on a vanity unit, low level flush W.C. Wall mounted heated towel rail. Wall mounted mirror door cabinet.

Gym/Sauna

A fully equipped gym with sauna

Master Bedroom

Accessed on the ground floor off the kitchen area. Double bedroom with wooden floor and walk in wardrobe with ample storage space and shelving plus rail. Access to -

En suite

Stunning en suite bathroom with glass walls. Another beautifully appointed bathroom with fittings of the highest quality. A fully tiled walk in shower. Freestanding bath, wash hand basin recessed in a vanity unit with wall mounted mirror above, low level flush W.C. Heated chrome towel rail.

First Floor

Mezzanine

Mezzanine area accessed via wooden feature spiral staircase with glass balustrade with access to the cinema room on one side and a good size reception room to the other side.

Cinema Room

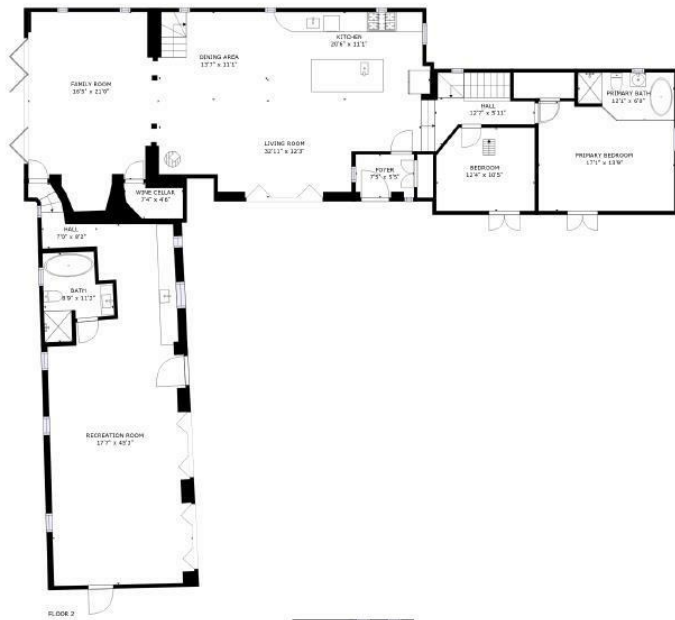
An impressive home cinema room fitted out with screen, projector and speakers

First Floor Sitting Room

Another good size reception room with wooden floor and double French doors opening onto a decked balcony area with open views of the gardens and the countryside beyond.







GROSS INTERNAL AREA
FLOOR 1: 835 sq. ft, FLOOR 2: 2529 sq. ft
FLOOR 3: 962 sq. ft, EXCLUDED AREAS:
REDUCED HEADROOM BELOW 1.5M: 105 sq. ft
TOTAL: 4326 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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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 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

