



Sutton Farm  
Fort Road | Lavernock | Penarth | CF64 5UL

FINE & COUNTRY

# STEP INSIDE

## Sutton Farm

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### Key Highlights

- **Flexible Living Spaces:** Ideal for multi-generational living, the property features two distinct yet connected living areas, each with its own kitchen and utilities.
- **Luxury Amenities:** Renovated to a high specification, including air conditioning, integrated blind systems, and a state-of-the-art heated pool house convertible for year-round use.
- **Prime Location:** Located off Fort Road, with private gated access, close to Penarth seafront via the coastal walkway and within easy reach of Cardiff city centre.
- **Exceptional Grounds:** 2.5 acres of landscaped gardens, patios, and ample parking with a double garage, plus additional parking for the annexe area.
- **History & Scenic Views:** Backing onto greenbelt farmland with stunning bedroom views, this home has even been a filming location for Doctor Who.

### Sutton Farm, Fort Road, Sully

A stunning residence offering exceptional versatility, Sutton Farm is a beautifully renovated property set within 2.5 acres of landscaped grounds. Just 6 miles from Cardiff city centre and 2 miles from Penarth, this home combines luxury living with practicality. With a wealth of modern features, including a cutting-edge Yugoslavian-designed pool house, the property is perfect for a large family, multi-generational living, or those seeking a self-contained annexe, holiday let, or workspace. Situated in a private, gated position with sweeping driveway access, this home backs onto greenbelt farmland, offering breathtaking views and a tranquil environment.

### Step Inside

Sutton Farm welcomes you with a grand entrance hallway, setting the tone for the elegant yet practical layout throughout. The main living areas are beautifully proportioned, offering spaces for formal and informal occasions. Double doors lead to a spacious sitting room, while the formal dining room is perfect for hosting family gatherings or dinner parties. A cozy snug provides a quieter retreat, and a dedicated home office ensures productivity in the comfort of your own home.

The heart of the house is undoubtedly the family kitchen, fitted with high-end integrated appliances and opening through double doors to a relaxing living room. For entertaining or unwinding, the games room is a standout feature, with its large skylight flooding the space with natural light.

A separate wing of the property is thoughtfully designed for flexibility, making it ideal for multi-generational living, a self-contained annexe, or even a luxury holiday let. This wing boasts two large double bedrooms, a spacious shower room with walk-in, anti-slip tiling, and a fully fitted kitchen with integrated appliances and stunning vaulted ceilings. Bi-fold doors open onto the gardens, while the first-floor living area adds further independence. Upstairs in the main part of the house, the first floor offers four to five bedrooms. The principal suite enjoys its own en suite, while a second en suite complements the second bedroom. A bonus second-floor space is perfect for a guest suite, home office, or even an additional en suite if desired, providing endless versatility to suit your needs.















# STEP OUTSIDE

## Sutton Farm

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### Step Outside

Surrounded by 2.5 acres of landscaped gardens, Sutton Farm offers a seamless blend of indoor and outdoor living. The gardens are impeccably maintained, with lush lawns and manicured flower beds providing the perfect backdrop for outdoor entertaining or moments of relaxation. Expansive patio areas invite al fresco dining or morning coffees while soaking in the serene surroundings.

A standout feature is the Yugoslavian-designed pool house, a true masterpiece of modern luxury. This innovative structure transforms from an indoor heated pool for winter to an open-air pool for summer, creating year-round enjoyment for both leisure and fitness enthusiasts.

Practicality is also a priority, with ample parking to the front of the property, a double garage, and additional parking adjacent to the annexe entrance. Private, security-controlled gated access enhances the feeling of exclusivity, and the sweeping driveway adds a touch of grandeur to every arrival.

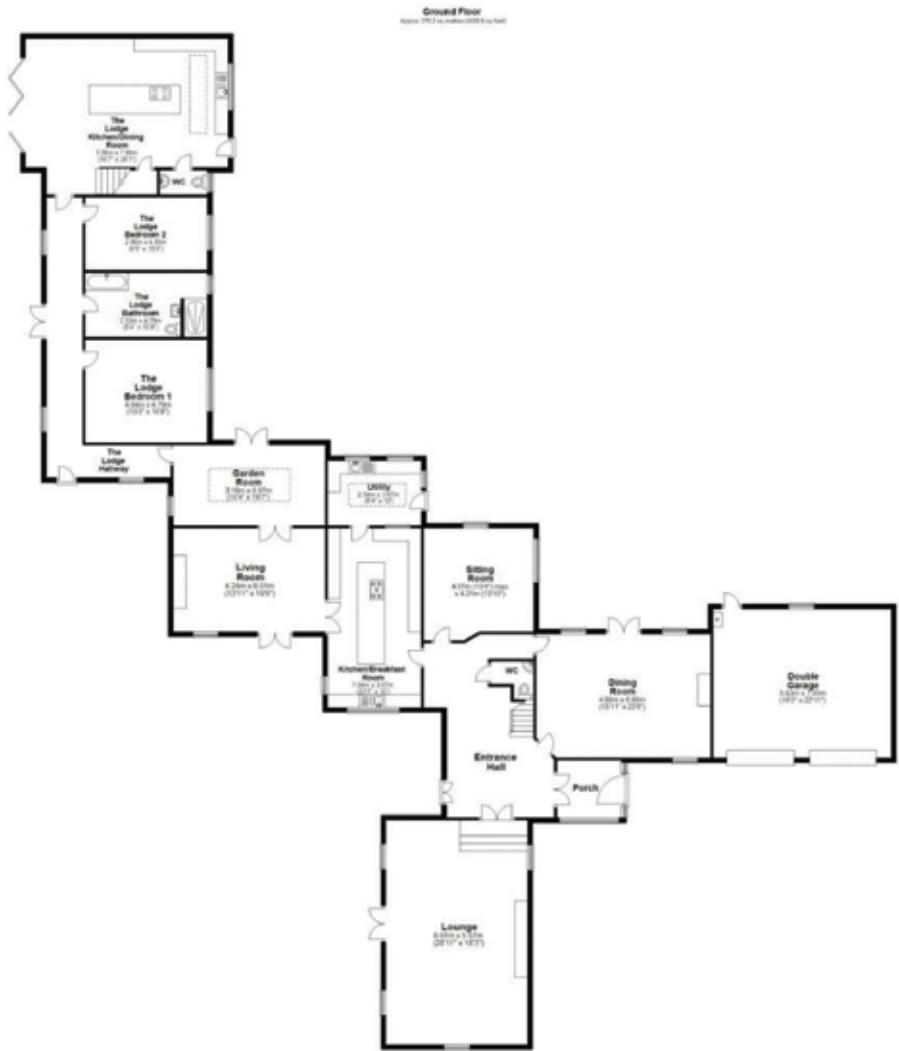
### Location

Nestled off Fort Road in the desirable village of Sully, Sutton Farm enjoys an enviable position just 6 miles from Cardiff city centre and 2 miles from Penarth. This sought-after location provides a peaceful retreat while remaining exceptionally well-connected. Penarth's seafront is just a stroll away via the nearby coastal walkway, offering stunning views and invigorating sea air.

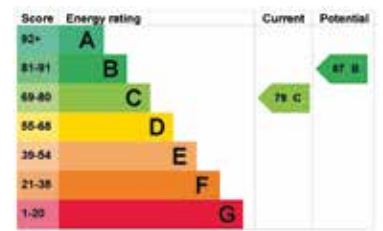
Families will appreciate the excellent choice of local schools, while commuters benefit from easy access to Cardiff and the wider area via excellent road and public transport links. Penarth itself is a vibrant hub, with a wealth of boutique shops, cafes, and restaurants to explore, while Cardiff offers world-class cultural, sporting, and entertainment venues.

For nature lovers, the surrounding countryside and coastal paths provide endless opportunities for outdoor recreation, from leisurely walks to adventurous hikes. Backing onto greenbelt farmland, Sutton Farm also enjoys uninterrupted views of rolling fields, adding to its idyllic charm. With its unique combination of luxury, practicality, and location, Sutton Farm truly offers an unparalleled lifestyle opportunity.





Total area approx. 607.7 sq metres (6575.1 sq feet)



Tenure: Freehold  
Council Tax Band: I



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