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Sutton Farm

Fort Road
Penarth
Vale of Glamorgan
CF64 5UL



Sutton Farm

Asking price **£2,750,000**

A substantial residence comprising a five bedroom house plus purpose built two bedroom self-contained annex totalling approximately 6500 ft.² In grounds of 2.5 acres in a peaceful rural setting, just 2.4 miles from Penarth town centre.

Substantial detached countryside residence

House with self-contained annex totalling 6500 ft.²

2.5 acre mature private garden plot

Peaceful rural setting, less than 2.5 miles to Penarth town centre and 6.5 miles to Cardiff city centre

Heated swimming pool

Perfect home for multi generation living

Main house with five reception rooms and five double bedrooms

Annex with Impressive kitchen/diner, Lounge and two double bedrooms

Ample parking and double garage



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Sutton Farm is a unique property offering beautifully presented and maintained accommodation, set in a 2.5 acre garden plot, situated in a peaceful rural setting, but with excellent commuting option to nearby Penarth and Cardiff.

Security gates open to a driveway, flanked by ranch fencing and manicured lawns leading up to the property. The main house offers generous sized living and bedroom accommodation which currently comprises of an ENTRANCE PORCH which leads into the reception hallway. Stairs rise to the first floor gallery landing with glass balustrades. The RECEPTION HALLWAY gives access to three reception rooms. The LOUNGE is triple aspect with views over the grounds and has a contemporary gas fire. The DINING ROOM and SITTING ROOM are both located at the rear of the house with views over the garden and pool area. The dining room has a wood burning stove. The KITCHEN/BREAKFAST ROOM, has an extensive range of fitted base, larder and island units with breakfast bar area. Within the kitchen is a range of integrated appliances. At the rear of the kitchen is a UTILITY ROOM/REAR HALLWAY which has further fitted units, plus space and plumbing for white goods. It has a lantern style skylight with remote controlled blind. Glazed double doors from the kitchen lead into the LIVING ROOM, which enjoys views over the front garden. It has a feature fireplace and tiled floors which continue into the GARDEN ROOM. This dual aspect room has French doors leading to the rear garden and also has a lantern style roof light.

The first floor Gallery LANDING has stairs to the second floor, giving access to the bedroom accommodation. There are four double bedrooms all of which have fitted wardrobe and bedroom furniture. BEDROOM ONE and BEDROOM TWO both benefit from EN-SUITE SHOWER ROOMS. The family BATHROOM has a white four piece

suite including panel bath and walk-in shower enclosure and has full tiling to floor and walls. On the second floor is a FIFTH DOUBLE BEDROOM with three skylights to rear, enjoying far reaching views over neighbouring fields. It has an EN-SUITE CLOAKROOM plus a walk-in shelved storage cupboard.

A door from the garden room links the house with a purpose-built self-contained annexe.

The ANNEXE, which benefits from under floor heating throughout the ground floor, offers accommodation including an impressive KITCHEN/DINING ROOM, with high vaulted ceiling and bi-fold doors to side. TWO DOUBLE BEDROOMS flank the large FAMILY BATHROOM, with a four-piece suite which includes a panel bath and wet room area with nonslip flooring.

A light oak and glass balustrade staircase rises to the first floor LOUNGE which has two dormer windows to side and is flooded with daylight from a large skylight.

The 2.5 acre plot is bordered by mature hedge row, block walling and overlap wood fencing. It is extensively lawned.

There is ample parking space ahead of the attached DOUBLE GARAGE/WORKSHOP, which has electric operated up and over doors from the driveway. The rear of the property, which lies in a south westerly direction, has a resin and decked entertainment patio, with steps leading to the heated SWIMMING POOL, with a retractable structure making this usable feature throughout the year. Throughout the garden is a range of mature trees and shrubs, plus greenhouse and garden store.





Directions

From junction 33 of the M4 (Cardiff West) travel south on the A4232. Take the third exit signposted Penarth. At the roundabout take the third exit onto the A4055. Proceed through three sets of traffic lights. At the fourth set turn left onto the B4267 Redlands Road. Continue on this road through Penarth and onto Lavernock Rd. After passing the entrance to Cosmeston lakes, turn left onto Fort Road. Sutton farm will be found on the right hand side after approximately 600m.

Tenure

Freehold

Services

Oil fired central heating for house. LPG gas central heating for annex. Private drainage. Mains water and electricity
 Council Tax Band I
 EPC Rating C

Viewing strictly by appointment through Herbert R Thomas

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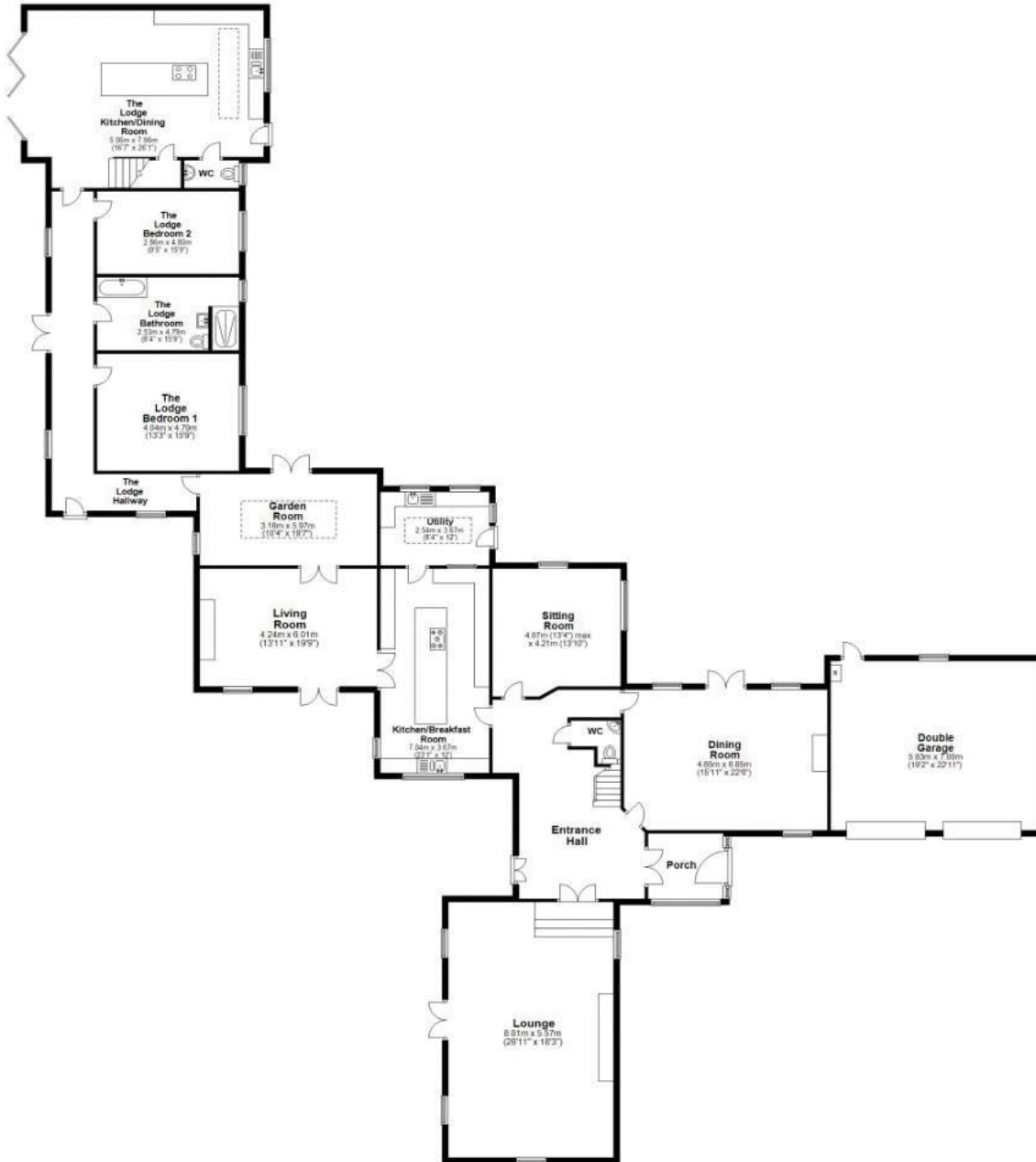
hrt Est. 1926 **RICS**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

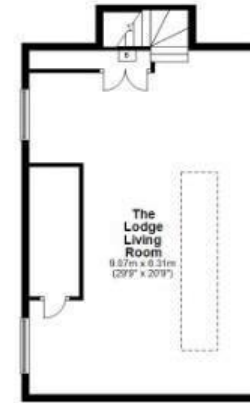
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



Ground Floor
Approx. 373.2 sq. metres (4032.6 sq. feet)



First Floor
Approx. 197.2 sq. metres (2122.2 sq. feet)



Second Floor
Approx. 28.7 sq. metres (309.2 sq. feet)



