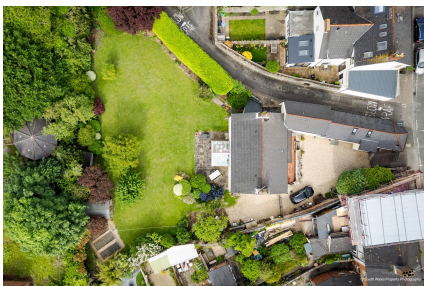


Bute House Grove Place

Penarth, Vale of Glamorgan, CF64 2ND



A unique and extremely special detached property located not far from the town centre on a very large plot with exceptional rear garden and annex. The property comprises three reception rooms, kitchen, shower room, utility room and the three room annex (including bathroom) on the ground floor along with five bedrooms, bathroom and WC above. There is extensive off road parking to the front and the rear garden has mature planting throughout and an impressively vast lawn. Viewing is strongly advised. EPC: E.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£1,200,000

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Accommodation

Ground Floor

Hall

Quarry tiled floor. Wooden glazed panel front door and windows to the front and side. Central heating radiator. Doors to the inner hall, kitchen and sitting room. Under stair cupboard and storage area.

Inner Hall

Quarry tiled flooring. Doors on either side to the living room and study as well as a door to the rear into the conservatory. Central heating radiator. Dado rails. Stairs to the first floor.

Living Room *14' 5" into recess x 25' 7" (4.39m into recess x 7.8m)*

An impressive main reception room, with dual aspect having wooden windows to the front and rear. Period fireplace with cast iron grate, wooden surround and slate hearth. Picture rails. Two central heating radiators. Fitted shelving.

Study *14' 4" into recess x 12' 11" (4.36m into recess x 3.93m)*

A very attractive room with stripped timber floor, a wooden window overlooking the garden and a deep brick fireplace with wood burning stove. Fitted shelving. Central heating radiator. Power points. Door into the inner hall and to the sitting room.

Sitting Room *14' 2" x 11' 0" (4.32m x 3.35m)*

This is a very versatile third reception room, off the entrance hall, joining the study and close to the kitchen. Quarry tiled floor. Central heating radiator. Power points. Large and attractive fitted dresser.

Kitchen *11' 1" max x 19' 0" (3.37m max x 5.78m)*

Quarry tiled floor. This is an elegant, classic kitchen comprising wall units and base units with handpainted in-frame shaker style doors and granite work surfaces. One and a half bowl stainless steel sink with drainer. Wooden windows to both sides. Recess with range cooker that comprises a five burner gas hob and electric oven. Integrated dishwasher. Space for a dining table and chairs. Central heating radiator. Power points. Door to the front into the utility room and to the rear into the side passage.

Conservatory *12' 2" x 9' 7" (3.71m x 2.93m)*

Quarry tiled floor. Wooden double glazed windows, roof and doors out into the garden. Deep window sills. Power points. This is a wonderful space for enjoying the afternoon and evening sun and views of the garden.

Side Passage *2' 8" x 18' 1" (0.82m x 5.5m)*

Accessed from the study and kitchen and with a door out into the garden. Quarry tiled floor. Central heating radiator. Fitted base units with laminate work surface and ceramic sink. Plumbing for washing machine. Door to the shower room. Power points.

Shower Room *6' 9" maximum x 5' 8" (2.06m maximum x 1.72m)*

Suite comprising a panelled bath with electric shower, WC and wash hand basin. Wooden double glazed window to the rear. Central heating radiator.

Utility Room *11' 5" x 7' 4" (3.47m x 2.24m)*

Quarry tiled floor. Fitted wooden kitchen base units with matching work surfaces. Single bowl Belfast sink. Two wooden double glazed windows to the side. Recessed lights. Power points. Door into the annex.

Annex Room 1

Flagstone flooring. Two wooden double glazed windows to the side. High vaulted ceiling with exposed beam and Velux window with blind. Doors into the shower room and annex room 2.

Annex Room 2 *14' 8" into bay x 11' 4" (4.46m into bay x 3.45m)*

Flagstone floor. High vaulted ceiling with exposed beams and Velux window with blind. Wooden glazed panel door to the side and another into the lounge. Central heating radiator. Power points. Doors from the utility room and into the annex lounge.

Annex Shower Room 11' 6" maximum x 9' 9" (3.51m maximum x 2.98m)

Tiled floors and walls part clad in timber and part tiled. Suite comprising a walk-in shower with mixer shower, WC and wash hand basin. Central heating radiator. Wooden double glazed window to the side. High vaulted ceiling. Built-in cupboard with gas combination boiler. Central heating radiator with towel rail.

First Floor

Landing

Fitted carpet to the stairs and landing. Wooden window to the front with stained glass. Dado rails. Phone point. Doors to all bedrooms, bathroom and WC.

Bedroom 1 14' 6" into recess x 13' 3" (4.42m into recess x 4.04m)

Double bedroom with wooden window to the rear overlooking the garden. Central heating radiator. Fitted carpet. Coved ceiling. Power points. Door to the en-suite.

En-Suite 10' 4" x 3' 10" (3.14m x 1.17m)

A 'Jack and Jill' shower room accessed from the front and rear bedrooms on this side of the property. Tiled floor and part tiled walls. Suite comprising a shower cubicle with mixer shower, WC and wash hand basin. Central heating radiator with towel rail. Recessed lights. Extractor fan.

Bedroom 2 15' 4" into recess x 7' 3" (4.68m into recess x 2.2m)

Single bedroom with potential for use as a study or dressing room that would serve the master. Wooden window to the front with stained glass. Central heating radiator. Coved ceiling. Power points.

Bedroom 3 7' 5" x 13' 4" (2.27m x 4.06m)

Single bedroom with wooden sash window overlooking the garden. Fitted carpet. Central heating radiator. Power points.

Bedroom 4 14' 5" into recess x 13' 3" (4.4m into recess x 4.04m)

Double bedroom with wooden window to the rear, overlooking the garden. Fitted carpet. Coved ceiling. Built-in wash stand with basin and storage below. Central heating radiator. Power points.

Bedroom 5 11' 2" maximum x 19' 3" (3.4m maximum x 5.86m)

The third double bedroom on the first floor. Fitted carpet. Built-in cupboard with gas combination boiler. Wooden windows to both sides. Picture rails. Central heating radiator. Power points.

Bathroom 7' 3" x 8' 3" (2.21m x 2.51m)

Tiled floor and part timber clad walls. Suite comprising a freestanding bath with hand shower fitment, shower cubicle with mixer shower and a wash hand basin. Central heating radiator with towel rail. Recessed lights. Extractor fan.

WC

Tiled floor. Wooden window to the front with stained glass window. WC and wash hand basin. Central heating radiator.

Outside

Front

A private and very well proportioned approach to the property through large wooden gates. Off road parking laid to stone chippings for a number of vehicles. Mature planting. Wide side access to the rear garden. Access into the main house and the annex.

Rear Garden

An exquisite and rarely found large, private garden with expansive lawned areas, natural stone patio, mature planting beds, timber sheds and areas laid to bark and stone chippings. Gated side access to the front. Outside tap.

Additional Information

Tenure

The property is held on a freehold basis (WA337713).

Council Tax Band

The Council Tax band for this property is F, which equates to a charge of £3,123.66 for the year 2023/24.

Approximate Gross Internal Area

2734 sq ft / 254 sq m.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Floor Plan











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