

10 Marine Parade

Penarth, Vale of Glamorgan, CF64 3BG



An exceptional Victorian detached property, with sizeable grounds and a detached three bedroom coach house, located on one of Wales' most iconic roads just a short walk from the Esplanade, town centre and Cliff Walk. The property offers extremely versatile and spacious accommodation with wonderful character and has four reception rooms, an elegant kitchen /diner, five bedrooms, four bathrooms and a very useful basement. There is extensive off road parking and the garden has a covered seating area, swimming pool with changing facilities, summer house with kitchen and dining terrace and a large garage. Viewing advised. EPC: E and C.

**David
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Your local Estate Agent & Chartered Surveyor

£3,500,000

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Accommodation

Ground Floor

Entrance Porch 7' 5" x 7' 10" (2.27m x 2.4m)

Original wooden front door and leaded wooden windows to two sides. Original wooden inner door with leaded lights. Tiled floor. Cornice. Light.

Entrance Hall 31' 10" x 7' 9" (9.7m x 2.36m)

Very attractive wooden flooring, ceiling cornice and detailing, archway and wall panels, deep skirting boards and doors to the three reception rooms. Doors to the three reception rooms and kitchen / diner. Two central heating radiators.

Living Room 16' 4" into recess x 24' 10" into bay (4.99m into recess x 7.57m into bay)

The main reception room, with original wooden bay window and door to the front and a window to the side, all with leaded lights and fitted wooden shutters. Original cornice, deep skirting boards, picture rails and fireplace with cast iron grate and wooden surround. Power points and TV point.

Music Room 14' 10" into recess x 23' 2" into bay (4.52m into recess x 7.07m into bay)

Laminate flooring. Feature fireplace with stone surround and gas fire. Original wooden bay window to the front and window to the side, both with attractive leaded lights and fitted wooden shutters. Cornice and deep skirting boards. Three central heating radiators. Power points and TV point.

Dining Room 22' 4" into recess x 14' 6" (6.8m into recess x 4.41m)

A spectacular formal dining room which in reality could be used in a number of different ways. Original wood panelled walls and a feature stone fireplace with fitted gas fire. Solid wood floor. Wooden double glazed sash windows to the side. Three central heating radiators. Power points. Doors to the entrance hall and kitchen.

Kitchen / Dining 16' 6" x 32' 6" (5.03m x 9.9m)

A large family kitchen with dining space that overlooks the garden. Extensive fitted kitchen with cream gloss doors and black granite work surfaces. Integrated AEG dishwasher, Hotpoint dishwasher, Miele coffee machine, gas hob and wine cooler. There is a 13amp Aga with four ovens and two hobs and a hot plate. Recess for an American style fridge freezer. Twin countersunk stainless steel sinks with drainer. Ample space towards the end of the kitchen for a large dining table and chairs. Four central heating radiators. Four woodjavascript:WebForm_DoPostBackWithOptions(new WebForm_PostBackOptions("ctl01\$ch1\$LinkButton2", "", true, "", "", false, true))en sash windows to the side (two original and two double glazed) along with a set of wooden double glazed doors and windows into the garden. Door to the utility room. Recessed lights. Extractor fan.

Utility Room 9' 8" x 7' 0" (2.94m x 2.13m)

Fitted wall units and base units with laminate work surfaces. Plumbing for washing machine and dryer. One and a half bowl stainless steel sink with drainer. Wooden double glazed sash window to the side. Part tiled walls. Central heating radiator. Power points. Karndean flooring.

WC 5' 9" x 3' 1" (1.74m x 0.94m)

Tiled walls. Wooden double glazed sash window to the side. WC and wash hand basin. Heated towel rail. Extractor fan. Karndean flooring.

Basement

A sizeable, fully tanked and insulated basement with two areas - one with hot water cylinder and gas boiler while the other is ideal for storage and is currently used as a wine cellar. The cellar has excellent head clearance (2m+).

First Floor

Landing

Fitted carpet to the stairs and landing. Central heating radiator. A very attractive, new wooden double glazed window to the side with leaded lights. Original cornice. Recessed lights. Frosted windows to the fourth en-suite. Built-in cupboard.

Bedroom 1 15' 3" x 15' 5" (4.65m x 4.69m)

Double bedroom with original wooden sash windows to the front and side with fitted shutters. Fitted carpet. Original picture rails and cornice. Central heating radiator. Power points and TV point. Doorway to the dressing room.

Dressing Room 12' 1" x 12' 6" (3.69m x 3.82m)

A spacious dressing room with extensive fitted storage. Original wooden sash window to the side with fitted shutters. Original cornice. Recessed lights. Central heating radiator.

En-Suite 1 11' 2" x 13' 9" (3.4m x 4.19m)

This large en-suite shower room has an impressive central bathtub, walk-in shower, twin wash hand basins and WC. Two original wooden sash windows to the side with fitted shutters. Heated towel rail and Central heating radiator. Cornice recessed lights. Extractor fan. Tiled floor and fully tiled walls.

Bedroom 2 15' 11" x 17' 4" into bay plus area to doorway (4.84m x 5.28m into bay plus area to doorway)

Another large double bedroom to the front of the house with en-suite bathroom. Feature original wooden sash bay window with fitted wooden shutters. Central heating radiator. Fitted carpet. Original cornice and picture rails. Power points and TV point. Door to the en-suite.

En-Suite 2 9' 6" x 6' 4" (2.89m x 1.94m)

Suite comprising a panelled bath with mixer shower and glass screen, WC and wash hand basin. Wooden sash window to the side with fitted wooden shutters. Heated towel rail. Recessed lights. Extractor fan. Shaver point.

Bedroom 3 13' 0" x 15' 2" into recess (3.96m x 4.63m into recess)

Double bedroom to the side with two original wooden sash windows. Fitted carpet. Two central heating radiators. Original cornice and picture rails. Power points. Steps down into the en-suite.

En-Suite 3 8' 5" x 11' 5" (2.57m x 3.47m)

Suite comprising a Jacuzzi style bath, walk-in shower cubicle with mixer shower, WC and wash hand basin. Recessed lights and extractor fan. Shaver point. Original wooden sash window to the side with fitted shutters. Heated towel rail.

Bedroom 4 9' 9" x 10' 10" (2.96m x 3.29m)

Double bedroom to the rear of the house, once again with en-suite bathroom. Fitted carpet. New wooden sash double glazed window to the side. Central heating radiator. Power points and TV point. Door to the en-suite.

En-Suite 4 8' 11" x 6' 7" (2.73m x 2.01m)

Suite comprising a panelled bath with mixer shower and glass screen, WC and wash hand basin. Recessed lights. Original wooden sash window to the rear and frosted windows to the landing. Shaver point. Central heating radiator. Extractor fan.

Second Floor

Study 10' 1" x 11' 11" (3.08m x 3.62m)

In what is effectively the top floor landing, this is an excellent study space with wooden double glazed windows to two side giving views over the garden. Fitted carpet. Central heating radiator. Power and data points. Recessed lighting. Plynyl floor and carpeted steps up to the upper landing which gives access to the games room, bedroom and WC.

Bedroom 5 9' 5" x 10' 4" into recess (2.88m x 3.14m into recess)

Fitted carpet. Wooden double glazed window to the side. Central heating radiator. Power points and TV point.

WC 2' 11" x 6' 4" (0.9m x 1.92m)

Vinyl floor. WC and wash hand basin. Recessed lights. Extractor fan.

Games Room 33' 10" max x 40' 7" max (10.31m max x 12.36m max)

A very spacious and versatile room with kitchenette on the top floor of the property and with Velux windows on two sides - some of which give excellent views across the Bristol Channel. Fitted carpet. Wooden double glazed bay window to the side, again with views towards the Channel to the front. Recessed lights. Six central heating radiators. Power points and TV point. Open to the kitchenette / bar the has a vinyl floor, fitted base units and matching wooden work surfaces, a single bowl stainless steel sink with drainer, double fridge and power points.

Coach House

Ground Floor

Hall 5' 9" x 4' 7" (1.76m x 1.4m)

Vinyl flooring. Wooden front door and doors to the living room and WC. Central heating radiator.

Living / Dining Room 27' 2" x 15' 3" (8.29m x 4.64m)

Tiled floor. Two wooden double glazed windows to the front. Stairs to the first floor with under stair cupboard. Power, phone and TV points. Two Central heating radiators.

Kitchen 11' 11" x 10' 5" (3.63m x 3.17m)

Tiled floor. Fitted kitchen comprising wall units and base units with laminate work surfaces and tiled upstands. Freestanding cooker with oven and four burner gas hob. Recess for fridge freezer. Integrated Hotpoint dishwasher and washing machine. Single bowl stainless steel sink with drainer. Two wooden double glazed windows. Power points. Central heating radiator.

WC 5' 8" x 4' 5" (1.73m x 1.35m)

Vinyl flooring. WC and wash hand basin. Wooden double glazed window. Central heating radiator. Power points. Wall mounted gas combination boiler. Extractor fan.

First Floor

Landing

Fitted carpet to the stairs and landing. Two Velux windows. Central heating radiator. Fitted wall lights. Power points. Doors to the three bedrooms and bathroom.

Bedroom 1 15' 7" x 10' 9" (4.74m x 3.28m)

Double bedroom with en-suite shower room. Fitted carpet. Wooden double glazed window to the side. Central heating radiator. Power points. Door to the en-suite.

En-Suite 3' 10" x 7' 9" (1.18m x 2.37m)

Vinyl floor and tiled walls. Shower cubicle with mixer shower, WC and wash hand basin. Shaver point. Extractor fan. Heated towel rail.

Bedroom 2 12' 1" x 15' 3" (3.68m x 4.64m)

Double bedroom with fitted carpet, Velux window and wooden double glazed window. Central heating radiator. Power points and TV point.

Bedroom 3 10' 6" x 15' 2" (3.19m x 4.62m)

The third double bedroom. Fitted carpet. Velux window and wooden double glazed window. Eaves cupboard. Power points and TV point. Central heating radiator.

Bathroom 7' 5" x 7' 7" (2.25m x 2.32m)

Vinyl floor. Suite comprising a panelled bath with mixer shower and glass screen, WC and wash hand basin. Heated towel rail. Velux window. Shaver point. Extractor fan.

Store

The Coach House has its own garage / store, located at the side of the building and offering very useful additional storage.

Outside

Front and Side

Entered via remote controlled electric gates, the property has the most impressive driveway that runs alongside the house on both sides and across the back. There is a large parking area to the front laid to stone chippings and all areas are fully surrounded by exceptionally attractive planting. There are original stone walls on both sides.

Rear Garden

An extremely well-landscaped rear garden with a number of different areas. Absolutely ideal for families and for entertaining in large numbers, this is a special garden that has been created over the years with a lot of care, attention and expense. There is a natural stone patio from the back of the house, a large lawn, raised swimming pool area, greenhouse, pergola, potting shed, a covered seating area, changing rooms and a large summer house with dining terrace. The garden has a raised planting bed used as a kitchen garden and is full of mature plants, shrubs and trees. There is an original stone wall to one side. This is a very attractive and private garden with a sunny westerly aspect.

Swimming Pool

A heated outdoor swimming pool (xm x xm) surrounded by a limestone patio with glass balustrade that allows the whole area to be secured from the rest of the garden. The pool has a cover, and there are two wooden changing huts. The plant room is located at the back of the summer house, and the covered seating area is adjacent to the pool and has light and heat. There are a number of outside lights around the pool.

Summer House

This is a large summer house with outside covered dining terrace that overlooks the garden back towards the main house. Internally, there is a separate WC and a fully fitted kitchen with integrated oven, gas hob, fridge, freezer, dishwasher and sink. The summer house has light, power and TV point. The dining terrace is fully covered and has lights, power points and heater.

Garage

A large garage with pitched slate roof and wooden double doors to the front. Two wooden windows to the side. Door at the rear into the greenhouse. The garage has fitted shelving to both sides, loft storage, lights and power points.

Additional Information

Tenure

The property is held on a freehold basis (WA108677).

Council Tax Band

The Council Tax band for the main house is I (£4,673.76 per year) and the coach house has a council tax band of G (£3,338.40 per year). This equates to £8012.16 in total for 2024/25.

Approximate Gross Internal Area

House: 4886 sq ft / 454 sq m.

Coach House: 1334 sq ft / 124 sq m.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

Main House EPC

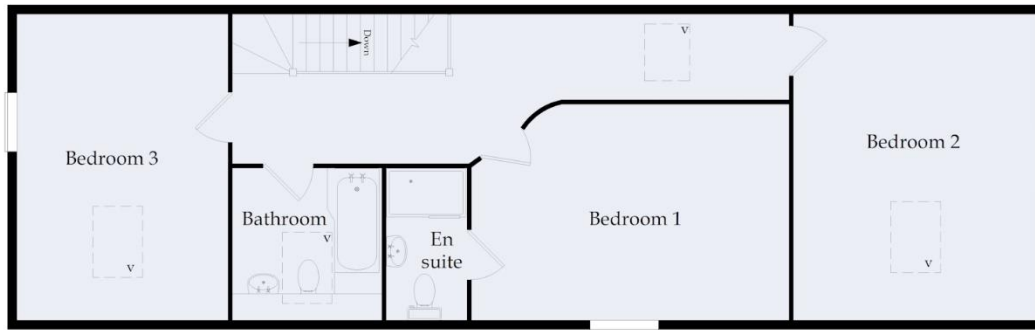
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Coach House EPC

Floor Plan



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First Floor



Ground Floor

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