

Northcliffe Cottage

Northcliffe Drive, Penarth, Vale of Glamorgan, CF64 1DQ



This unique, individually detached property exudes historical charm while offering modern, open plan living. Originally built around 1870 and designated as a County Treasure it has been thoughtfully adapted and extended by the award-winning architects Chris Loyn + Co, known for their innovative and thoughtful approach to blending contemporary design with historical elements. The ground floor features a spacious, open-plan layout that seamlessly connects the living, dining, and kitchen areas, perfect for modern family life or entertaining guests. Upstairs, you'll find three well-appointed bedrooms, two bathrooms and access to the large first-floor balcony, offering views along Paget Terrace and partial vistas over Cardiff.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£695,000

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE
Tel: 029 20 702622 | info@davidbaker.co.uk | www.davidbaker.co.uk

There is off road parking, well landscaped gardens to the front, side and rear. Located within easy reach of Penarth town centre and the Esplanade, the house provides an ideal blend of accessibility and tranquillity. It has been partly upgraded in recent months and is sold with no onward chain. It presents an excellent opportunity for new owners to move in and make it their own. EPC: D.

Accommodation

Ground Floor

Hall 12' 8" x 5' 9" (3.87m x 1.74m)

A high vaulted ceilinged entrance hall with gallery landing and open to the living room and kitchen / diner. Limestone flooring. Power points. Door to the utility room. Aluminium double glazed window and front door with additional window above. Steps up to the living room.

Living Room 15' 1" max x 23' 0" (4.6m max x 7.02m)

This spacious living room has dual aspect with aluminium double glazed windows to front and and a door to the side. Slate tiled floor eith under floor heating. Stairs to the first floor with glass balustrade to the hall. Recessed lights. Power points and TV point. Open to the kitchen/ diner.

Kitchen / Dining 12' 6" max x 34' 9" approx (3.81m max x 10.6m approx)

A kitchen / diner across the full width of the rear of the property with aluminium double glazed windows to the side and rear as well as a matching set of sliding doors onto the rear garden. Slate tiled floor throughout , continued from the living room and with under floor heating. Fitted kitchen comprising wall units and base units with granite work surfaces. Rangemaster range cooker with five gas burners, double oven and grill and extractor hood over. Integrated fridge freezer and microwave. Central island with integrated dishwasher and single bowl countersunk composite sink. The living area has plenty of space for a table and changes along with lounge furniture. Recessed lights. Fitted wall lights.

Utility Room 12' 2" total x 7' 10" (3.7m total x 2.39m)

Utility room with WC. WC comprises the toilet and sink along with an aluminium double glazed window. The utility area has fitted base units with laminate work surfaces, stainless steel sink, floor mounted gas boiler and plumbing for a washing machine. Extractor fan. Tiled floor throughout. Power points.

First Floor

Landing

Wooden open tread stair case from the living room and with a door on the half landing to bedroom 3. The half landing also has a central heating radiator and a view out to the front over the gallery balustrade. The upper landing has a fitted carpet, central heating radiator, fitted wall lights and doors to the first two bedrooms and bathroom.

Bedroom 1 10' 2" x 15' 6" (3.09m x 4.72m)

Double bedroom with en-suite bathroom and aluminium double glazed sliding doors onto the balcony. Fitted carpet. Power points. Recessed lighting. Two central heating radiators. Built-in cupboard. Additional aluminium double glazed windows to the rear with far reaching views.

En-Suite 5' 9" x 8' 0" (1.74m x 2.45m)

Tiled floor and part tiled walls. Suite comprising a corner shower cubicle with mixer shower, WC and wash hand basin with storage. Aluminium double glazed window to the rear. Heated towel rail. Recessed lights.

Bedroom 2 20' 3" max x 13' 6" into recess (6.18m max x 4.12m into recess)

Double bedroom with aluminium double glazed window to the side and an impressive high vaulted ceiling and decorative period style fireplace. Central heating. Power points. Recessed lights and feature pendant lighting.

Bedroom 3 12' 6" x 7' 10" (3.8m x 2.38m)

Single bedroom, ideal as a home office and with dual aspect having two aluminium double glazed windows to the side and one to the front. Fitted carpet. Central heating radiator. Power points. Recessed lighting. There is a Mezzanine area which is accessed via a loft ladder, which has power and great views towards Cardiff.

Bathroom 6' 7" x 9' 3" into recess (2m x 2.82m into recess)

Tiled floor and part tiled walls. Suite comprising a panelled bath with hand shower fitment, WC and wash hand basin with storage below. Additional fitted storage. Heated towel rail. Velux window. Recessed lights and extractor fan.

Outside

Front

Off road parking to the front laid to block paving, for two cars. Gated access into the front courtyard that extends across the front of the property and to the side. Gated access to the rear garden. Outside lights. The paved front garden has mature planting across the front wall and opens into a well-sized, paved side garden.

Rear Garden

A lawned rear garden with two-tiered paved patio. Mature privacy hedging. Large timber summer house with electric lights and power points. Outside lights and tap.

Additional Information

Tenure

We have been informed by the vendor that the property is held on a freehold basis.

Council Tax Band

The Council Tax band for this property is G, which equates to a charge of £3,338.40 for the year 2024/25.

Approximate Gross Internal Area

1646 sq ft / 153 sq m.

Utilities

The property is connected to mains gas, electricity, water and sewerage.

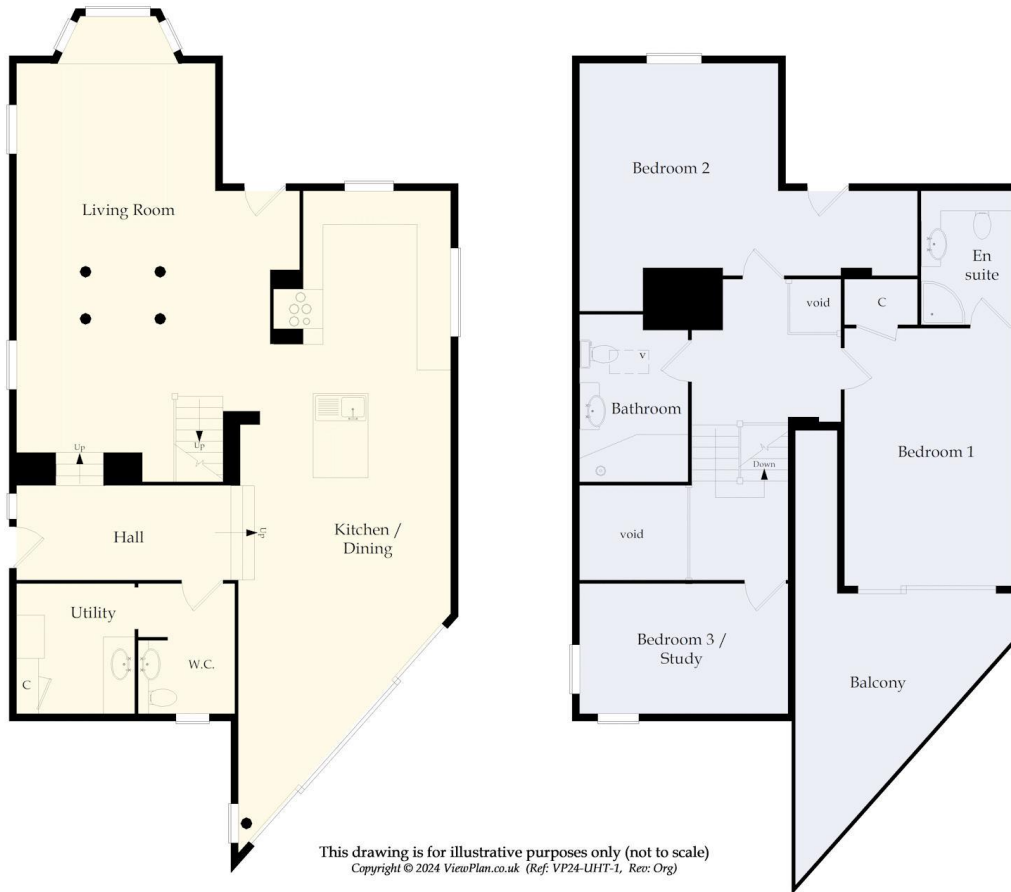
County Treasure

The property is designated as a County Treasure. Built as the lodge for Cliff Villa, latter built 1840's and later became North Cliff in the late C19. Cliff Villa Lodge was also later renamed to Northcliff Lodge. It was not shown on the Waring's map of 1808, but appears on maps of the 1870's, this plus the design suggests a building date approx 1870. One notable resident in 1880's was Shadrach Alfred Smith, later to start the Smith dynasty at Cogan Hall Farm.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan





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