





## Grayton Cottage Highlight Lane

Barry, Barry

A remarkable DETACHED dormer BUNGALOW set on the exclusive Highlight Lane. Set on over a ¼ acre plot this well maintained property is beautiful inside and out.

Accommodation briefly comprises L shaped hallway, three double bedrooms, large shower room, dining room, lounge, kitchen and conservatory plus a further double bedroom, bathroom, dressing room and office / hobby room to the first floor. There is LARGE DRIVEWAY which could easily accommodate 10 cars plus a detached garage. The impressive front, accessed via gates has a circular in out drive with beautiful central flower displays. The 150 foot rear garden is BREATHTAKING, well manicured and has seating / patio areas plus a level lawn and established, shaped trees.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- UNIQUE DETACHED DORMER BUNGALOW
- SET ON JUST OVER 1/4 OF AN ACRE
- FOUR DOUBLE BEDROOMS
- TWO BATHROOMS & THREE RECEPTION ROOMS
- DETACHED GARAGE PLUS IN & OUT DRIVE FOR 10+ CARS
- 150 FOOT REAR GARDEN
- EPC C69





### Entrance Hall

Accessed via uPVC opaque glazed door into spacious L shaped hall. Carpeted with stairs leading to the first floor. Radiator. Wood internal doors give access to three bedrooms and bathroom whilst wood doors with glazing give access to the dining room and living room.

### Bedroom Two

13' 10" x 11' 10" (4.22m x 3.61m)

A carpeted double bedroom full of natural light with large side and front aspect windows. Radiator.

### Bedroom Three

11' 11" x 9' 3" (3.63m x 2.82m)

Carpeted double bedroom with side aspect window and radiator. Fitted cupboard with double opening doors.

### Bedroom Four

11' 11" x 7' 7" (3.63m x 2.31m)

Carpeted double bedroom with large front aspect window offering a view across the front garden. Radiator. Currently being used as an office.

### Shower Room

8' 4" x 6' 11" (2.54m x 2.11m)

A large shower room with white suite comprising shower cubicle - electric shower inset, pedestal wash basin and matching WC with button flush. Fitted cupboards with work surfaces over and large mirror. Tiled walls and opaque window to side. Ladder heated towel rail and tiled floor.

### Lounge

23' 0" x 11' 4" (7.01m x 3.45m)

A larger than average, carpeted reception room. Radiators. Fireplace. Side and rear aspect windows plus return door to conservatory.

### Dining Room

11' 10" x 10' 7" (3.61m x 3.23m)

Wood block floor and large side aspect window, this dining space gives plenty of room for family table and chairs. Radiator. Double opening glazed doors to





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Wood block floor and large side aspect window, this dining space gives plenty of room for family table and chairs. Radiator. Double opening glazed doors to kitchen. Glazed door to living room.

**Kitchen Breakfast Room**

13' 7" x 12' 9" (4.14m x 3.89m)

A good size kitchen with plenty of space for table and chairs. A range of wooden eye level and base units (some glazed) with wood worktops over and ceramic sink unit inset. Space for oven, and further space for other appliances as required. Wall mounted boiler. Radiator. Large side aspect window and laminate effect vinyl floor. Partial glazed door to conservatory.

**Conservatory**

16' 2" x 10' 4" (4.93m x 3.15m)

A large conservatory offering a third reception room with views onto the beautiful rear garden. This conservatory has radiators, making this perfectly usable in the colder months too. Tiled floor and double opening doors to the garden. Double glazed uPVC door to living room.

**Office / Hobby Room**

Accessed from open tread, carpeted stairs. This handy room is open to a multiple of uses with a beautiful view of the front garden. Carpeted and radiators. Storage to eaves. Door to dressing room.

**Dressing Room**

16' 11" x 6' 2" (5.16m x 1.88m)

Carpeted dressing room with a wide range of fitted furniture including wardrobes, drawers and cosmetics table. Two Velux windows. Door to bathroom and open access to the bedroom.

**First Floor Bathroom**

16' 10" x 5' 6" (5.13m x 1.68m)

A huge bathroom with 5 piece suite comprising bath, shower cubicle with electric shower, pedestal wash basin, WC and bidet. Tiled walls and radiator. Two Velux windows. Please note there is restricted head height in some parts.

**Bedroom One**





### **First Floor Bathroom**

16' 10" x 5' 6" (5.13m x 1.68m)

A huge bathroom with 5 piece suite comprising bath, shower cubicle with electric shower, pedestal wash basin, WC and bidet. Tiled walls and radiator. Two Velux windows. Please note there is restricted head height in some parts.

### **Bedroom One**

14' 3" x 12' 0" (4.34m x 3.66m)

A fantastic carpeted double bedroom with double opening doors to Juliet style balcony offering beautiful garden views. Radiator.

### **Garage**

18' 3" x 12' 5" (5.56m x 3.78m)

Detached garage with up and over door plus pedestrian door to rear garden. Power and lighting. Ideal workshop.

### **Front Garden**

A much larger than average, deep front which comprises of interlocking brick paviour, drive in drive out style drive offering plenty of parking. There are established flower beds and shrubs with feature central raised flower bed. There is access to both sides of the property.

**Rear Garden** 150' 0" x 50' 0" (45.72m x 15.24m)

A truly spectacular rear garden, of tremendous size. A large expanse of well maintained lawn is bordered by established trees offering great privacy. There is a greenhouse, shed and various patio seating areas. To the side there are feature trellis and plenty of space for potted plants.

**Garage** Single Garage

**Driveway** A large driveway (in and out) offering parking for 10+ cars.













# Grayton Cottage Highlight Lane

Approximate Gross Internal Area  
2303 sq ft - 214 sq m



Not to Scale. Produced by The Plan Portal 2025  
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