





## Elmhurst

Porthkerry, Barry

Magnificent 3/4 bed detached home with historical charm & potential. Versatile accommodation with farmhouse kitchen, 3/4 receptions, utility room & period features. Large low maintenance gardens with sunken garden, double garage, and ample parking. Adjacent to fields and excellent privacy. No chain.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- GORGEOUS DETACHED FAMILY HOME
- 3/4 BEDROOMS; 3/4 RECEPTIONS; FARMHOUSE KITCHEN
- FURTHER UTILITY; BATHROOM/WC; CLOAKS/WC
- LARGE LOW MAINTENANCE GARDENS
- TWO DRIVEWAYS AND A DETACHED DOUBLE GARAGE
- HISTORICAL BUILDING WITH PERIOD FEATURES
- EPC RATING OF E49; OIL CENTRAL HEATING.
- VERSATILE ACCOMMODATION & NO CHAIN





### **Entrance Porch**

Accessed via a uPVC glass panelled door, the porch is of a period style and typifies the style of the property. Tongue and groove ceiling, coat storage, panelled walls and a further door leads to the central sitting room. Front stained 'Old School' window.

### **Sitting Room**

17' 4" x 16' 1" (5.28m x 4.90m)

A tremendous size carpeted reception room which has various doors leading off to the bathroom, study/cwtch, main living/dining room and the kitchen. A carpeted staircase leads to the first floor. Two radiators and smooth ceiling with 12 recessed spotlights. Part panelled walls to dado level.

### **Study/Cwtch**

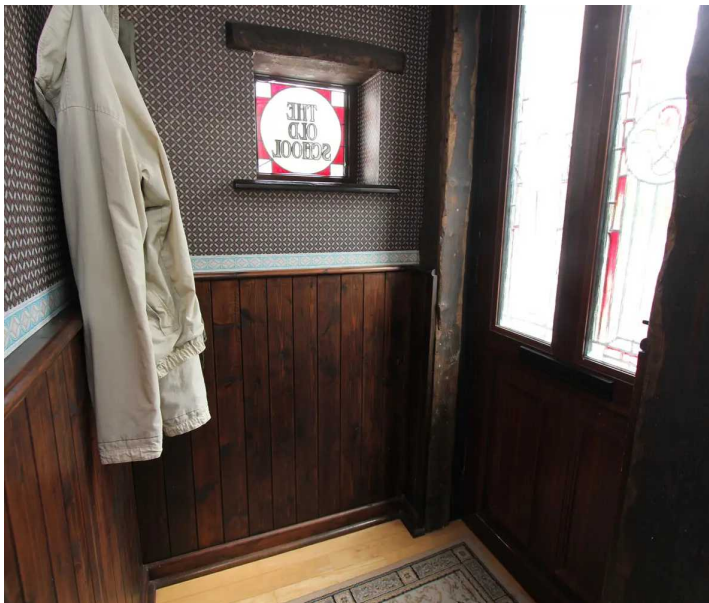
14' 1" x 11' 0" (4.29m x 3.35m)

Carpeted and with two sets of uPVC front/side windows. Radiator and period beamed ceiling. Corner open fireplace with cast iron grate mounted on a flagstone hearth.

### **Lounge/Dining Room**

28' 6" x 12' 4" (8.69m x 3.76m)

Running the full depth of the property is this spacious room that is originally carpeted and intended as a living room with front and side windows. Beamed but smooth ceiling with 8 recessed spotlights. Part panelled walls and period stone floor to ceiling chimney breast with two display recesses. The latter part is ceramic tiled and ideal as a dining space. There are sliding uPVC doors to the gardens. Further rear uPVC window and double doors to the kitchen. Radiator.





### **Kitchen**

17' 10" x 11' 9" (5.44m x 3.58m)

A really well appointed kitchen which has matching Shaker style eye level and base units with ornate style furniture and complementing worktops with stainless steel sink unit inset. Integrated recently replaced 4 ring induction hob with stainless steel splashback and cooker hood over. Adjacent waist level double oven and grill. Ceramic tiled flooring with additional space for other appliances. Radiator with shelf over and door to the utility room. Rear uPVC window and door to the gardens.

### **Utility Room**

11' 8" x 5' 2" (3.56m x 1.57m)

With a ceramic tiled flooring with oil fired boiler mounted on it. Space for other appliances and plumbing for washing machine. Rear uPVC window, shelving and strip light.

### **Bathroom WC Shower**

15' 3" x 5' 2" (4.65m x 1.57m)

In excellent condition and comprising a white suite with WC, basin and bath with thermostatic and electric shower over. Obscure front uPVC window, radiator, extractor and ceramic tiled flooring. Part panelled walls to dado rail plus tongue and groove style ceiling.

### **Landing**

Carpeted and with matching panelled doors leading to the three double bedrooms, WC and smaller study style room.

### **Bedroom One**

15' 3" x 10' 0" (4.65m x 3.05m)

A carpeted double bedroom with side uPVC window offering a super rural view, radiator and excellent storage cupboards to either end of the room. Beamed ceiling and dimensions taken to waist level.





### **Bedroom Two**

16' 1" x 9' 5" (4.90m x 2.87m)

A carpeted double bedroom with radiator and side uPVC window. Two ceiling beams and loft hatch.

### **Bedroom Three**

14' 1" x 10' 11" (4.29m x 3.33m)

A third carpeted double bedroom with front uPVC window enjoying a pleasant and private aspect. Radiator and beamed A-Frame style ceiling.

### **Study**

8' 9" x 7' 3" (2.67m x 2.21m)

A carpeted L-shape room with Velux rear window enjoying a rural aspect and to also enjoy incoming and outgoing aircraft for the plane spotters! Beamed ceiling.

### **Cloakroom WC**

8' 1" x 2' 5" (2.46m x 0.74m)

With a ceramic tiled flooring and white WC and compact hand basin with tiled splashback. Double doors to a handy airing cupboard which houses the hot water ceiling and great storage. Beamed ceiling, spotlight, extractor and radiator.





## **GARDEN**

A magnificent size garden which is laid to several dozen tonnes of stone chippings and provides a generally and surprisingly low maintenance theme. A former swimming pool has now been filled in and provides for a delightful sunken garden out of any wind and ideal for relaxing, barbecues, potted plants and so forth. Further patio slabbed areas. The gardens adjoin fields and enjoy excellent privacy generally.

## **DOUBLE GARAGE**

2 Parking Spaces

A wooden double garage - come - workshop measuring 20' 11" x 19' 10". Power and lighting is provided. Pitched roof and accessed via wooden double doors.

## **DRIVEWAY**

3 Parking Spaces

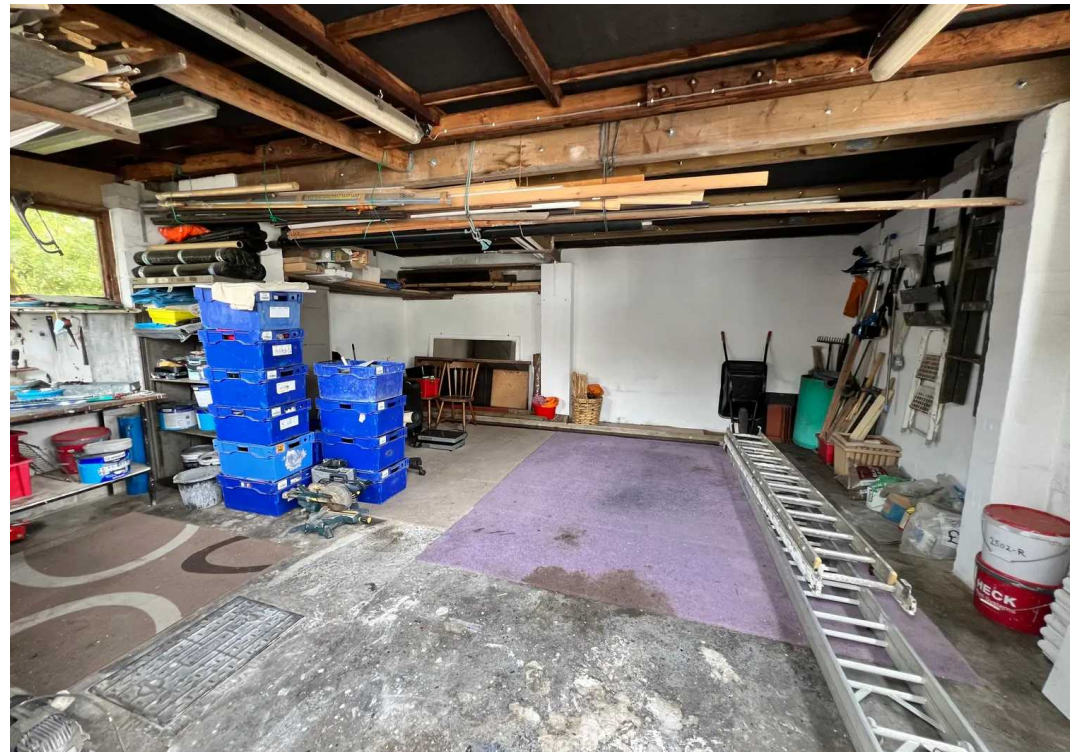
Accessed from the left side via a swing gate and providing space for 3-4 vehicles. This also leads to the garage.

## **SECURE GATED**

6 Parking Spaces

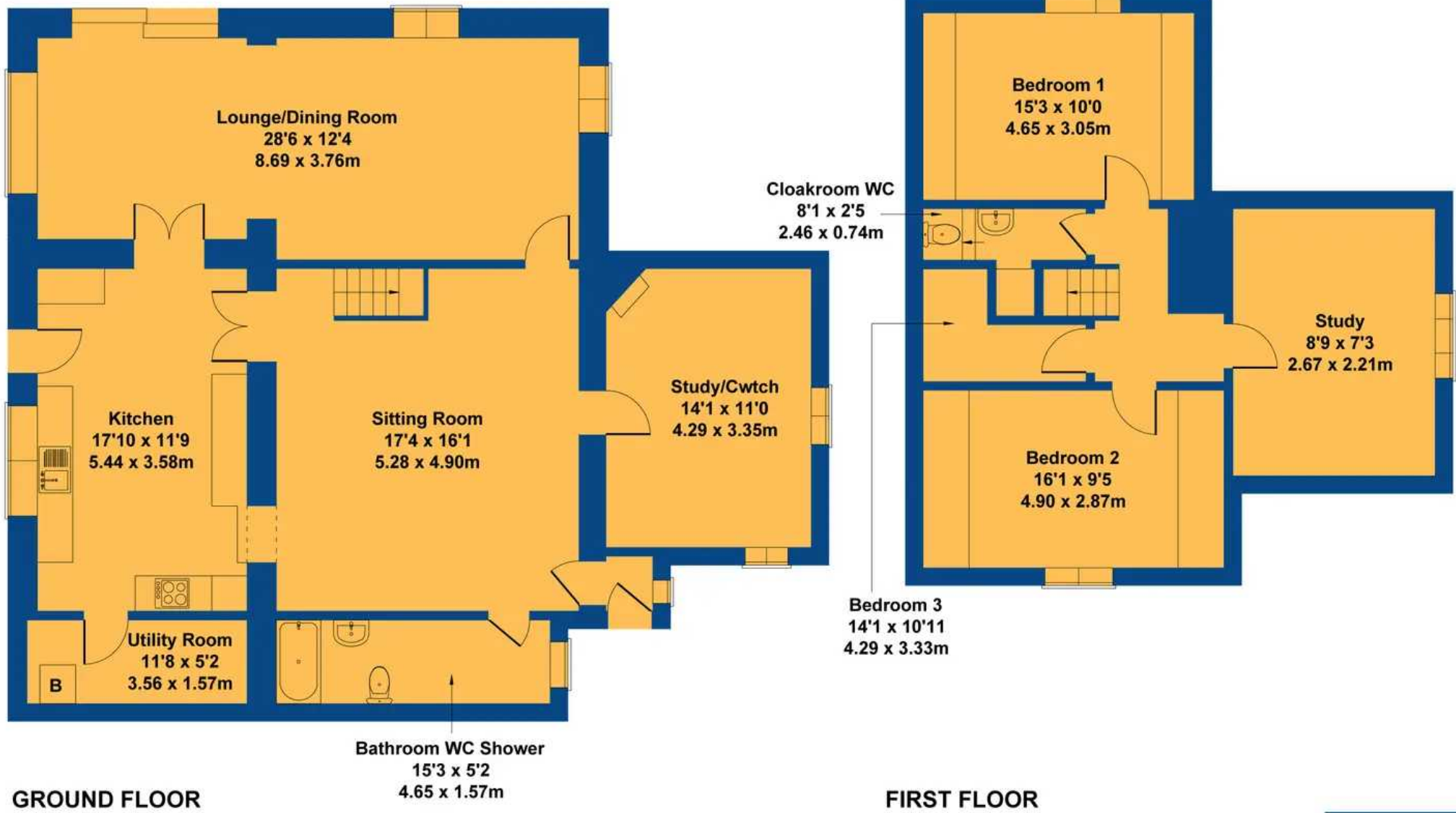
A second drive, this time to the right, and accessed via swing gate. There is parking for plenty of vehicles and this area is open to the rear gardens.





# Elmhurst, Porthkerry

Approximate Gross Internal Area  
2002 sq ft - 186 sq m



Not to Scale. Produced by The Plan Portal 2024  
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