





Westridge Porthkerry, CF62 3BY

Council Tax band: Dually rated – I for the main property; B for the annexe

Tenure: Freehold; EPC Rating: C69

- UNIQUE DETACHED FAMILY HOME BUILT IN 1977
- SET IN APPROXIMATELY 4.5 ACRES
- 5 BEDROOMS & A SEPARATE ANNEXE WING
- 3 RECEPTIONS PLUS A HUGE SUN ROOM AREA
- SAUNA, HOT TUB, STEAM ROOM & INDOOR POOL
- TWO DOUBLE GARAGES AND PLENTIFUL PARKING
- GLORIOUS COUNTRYSIDE AND CHANNEL VIEWS
- STABLES & TACK ROOM; INDUSTRIAL SHED/STORAGE
- OIL CH, CESSPIT, MAINS ELECTRIC/WATER; EPC C69





Reception Hallway

Accessed via a covered entrance and then via double Oak doors with glazed panelled infills and with a solid Oak flooring. An Oak dogleg carpeted staircase leading to the first floor of the main part of the house. Glazed Oak doors lead to the sitting room with further Oak doors leading to the study/office, lifestyle section of the house (via lower staircase), cloakroom/WC, kitchen and utility room.

Cloakroom/WC

9' 5" x 6' 2" (2.88m x 1.88m)

A spacious functional room with WC and wash basin. Obscure glazed front window and radiator. Tiled flooring.

Kitchen Dining Living Room

25' 10" x 24' 5" (7.87m x 7.43m)

An L-shape newly fitted kitchen open to the living/dining space. Air conditioning. Appliances include a double oven with grill and microwave, multi gas hob burner (bottled gas) and ceiling affixed contemporary extractor hood over within a central island. Free standing US style fridge/freezer to remain. There are marble worktops comprising twin Belfast style sinks, various display cabinets and a 4-person breakfast bar with fabulous views over Porthkerry and to the Bristol Channel. Terracotta tiled flooring throughout. Double doors to the utility room, return door to the main entrance hall, door to the sitting room and uPVC doors to the gardens. Ample space for table and chairs as required. Dual aspect wood burning stove between living/dining room area and the sitting room. Radiator.

Utility Room

13' 6" x 10' 8" (4.11m x 3.24m)

Tiled flooring, range of oak units, secondary sink unit, front window, laminated worktops and Belfast style sink. Return door to the hall and space for appliances. Radiator and smooth coved ceiling.





Sitting Room

29' 8" x 15' 7" (9.04m x 4.76m)

Solid Oak flooring, double doors to the main hallway, uPVC French style doors to the sun room plus tilt doors to the rear. Air conditioning unit, smooth coved ceiling with 13 recessed spotlights.

Sun Room

33' 9" x 19' 7" (10.28m x 5.98m)

Dimensions exclude the initial space off the sitting room which measures 4.07m x 3.78m. A perhaps Portal Frame style construction with wide range of windows plus uPVC doors to the front and rear. Three radiators and clear glass roof. Wonderful open views over the grounds and Porthkerry Country Park plus towards the Channel.

Dining Room

19' 8" x 16' 11" (6.00m x 5.15m)

With laminated flooring, this very large room has rear windows enjoying glorious uninterrupted views. Radiator. Separate walk in storage cupboard off measuring 5.39m x 0.92m off

Boiler Room

10' 4" x 4' 6" (3.15m x 1.38m)

With a floor mounted oil fired boiler serving the left wing of the property. Radiator and tiled flooring. Great storage space and clothes drying space too

Study / Office

11' 3" x 10' 2" (3.43m x 3.11m)

With a solid Oak flooring, side window and radiator, this versatile room has a radiator and dimensions exclude a small and shelved recess. Smooth coved ceiling.





FIRST FLOOR OF MAIN HOUSE

Landing

Chapel style obscure glazed window to the front, laminate flooring, Oak doors to the 5 double bedrooms and two bathrooms, plus airing cupboard which has a radiator. Loft hatch with pull down ladder.

Principle Bedroom / Bedroom One

18' 7" x 14' 6" (5.66m x 4.43m)

A large double bedroom with laminate flooring, radiator, uPVC French style doors offering stunning views and Oak doors to the en-suite and walk in wardrobe

Principle Bedroom En Suite

11' 5" x 9' 11" (3.47m x 3.01m)

A large room with a white suite comprising WC, basin, bath and separate shower cubicle. Tiled splashbacks and flooring, radiator and obscure glazed front window.

Principle Bedroom – Dressing Room

9' 11" x 6' 9" (3.02m x 2.05m)

With a laminated flooring, radiator, front window and general storage/wardrobe all to remain.

Bedroom Two

15' 1" x 12' 6" (4.60m x 3.82m)

With a laminated flooring, radiator and French style doors to a Juliette style balcony offering wonderful rolling views. Oak door to a handy storage cupboard.

Bedroom Three

13' 9" x 10' 9" (4.18m x 3.28m)

With a laminated flooring, radiator and French style doors to a Juliette style balcony offering wonderful rolling views.

Bedroom Four

13' 8" x 13' 3" (4.17m x 4.03m)

With a laminated flooring, radiator and French style doors to a Juliette style balcony offering wonderful rolling views.





Bedroom Five

14' 7" x 12' 10" (4.44m x 3.91m)

With a laminated flooring, radiator and window offering wonderful rolling views. Oak door to a handy storage cupboard.

Bathroom One

10' 7" x 6' 5" (3.22m x 1.95m)

With a white suite comprising WC, panelled bath, sink with vanity cupboard under plus double shower cubicle. Ceramic tiled flooring and obscure glazed front window. Radiator.

Bathroom Two

10' 7" x 6' 5" (3.23m x 1.95m)

With a white suite comprising WC, panelled bath, sink with vanity cupboard under plus double shower cubicle. Ceramic tiled flooring and obscure glazed front window. Radiator.

Self Contained Annexe – Front Access

Accessed adjacent to the first and main double garage via a stable style Oak door, a staircase leads up to the main annexe space whilst further Oak doors lead to the dining room, boiler room and kitchen (main house).

Self Contained Annexe – Lounge/Diner/Kitchen

23' 6" x 16' 8" (7.16m x 5.08m)

A huge open plan living space which is in essence over double garage one. It is carpeted and has various windows to front and rear. The kitchen section has modern units, worktops, a sink, free standing electric cooker and there are tiled splashbacks.

Self Contained Annexe – Shower Room / WC

8' 6" x 5' 6" (2.60m x 1.67m)

With a white suite comprising WC, shower cubicle, pedestal wash basin, tiled splashback areas and obscure glazed rear window.





Self Contained Annexe – Bedroom

13' 1" x 12' 6" (4.00m x 3.80m)

A carpeted double bedroom with rear window enjoying glorious views. Wardrobes to remain. Radiator.

LIFESTYLE SUITE

Gym with Steam Room and Sauna

26' 2" x 14' 6" (7.97m x 4.43m)

With a laminated flooring, this room comes fully equipped with gym equipment to remain, a newly installed steam room with shower and separate sauna with lighting and music. Smooth coved ceiling. Concealed steps lead down to the hot tub area and indoor pool.

Indoor/Outdoor Room with Hot Tub

32' 7" x 13' 1" (9.93m x 3.98m)

With a recently re-tiled flooring, this delightful room has an egg chair and hot tub to remain. Windows and doors lead out to a level garden area which all enjoy open rolling views. Two radiators and smooth ceiling with 6 eco lights. French style doors to the indoor pool room.

Indoor Pool Room

34' 8" x 18' 11" (10.57m x 5.76m)

A beautiful heated indoor pool with retractable roller cover, ceiling with LED lighting, French style doors to the rear garden again with sumptuous views. Final French style doors lead to double garage number two.





GARDEN

Wonderful well kept gardens bisected by a sweeping drive through the plot. The gardens comprise an initial paddock with stables and a tack room, and adjacent to this an access road leads to a neighbouring property. Continuing through the gardens there are sloping lawns with a wide variety of established trees, bushes and plants. More adjacent to the property itself, there is a mix of additional parking with stone chippings, a false lawn section and further well maintained level lawn to enjoy the wonderful views.

Driveway

Significant parking is provided in front of the property on the two separate driveway areas.

Double Garage Two

24' 5" x 15' 8" (7.43m x 4.77m)

Accessed via two roller doors, this double garage has power and lighting and a recessed area with all of the pool controls and filtration system. Oil tank (for the oil central heating) and second boiler firing this side of the property.

Double Garage One

23' 6" x 20' 5" (7.17m x 6.23m)

Accessed via two electric up and over doors, this garage has power and lighting and a pedestrian door to the far side of the gardens.

Industrial Style Farming Shed

45' 11" x 28' 3" (14.00m x 8.60m)

A galvanised steel structure with power and lighting. Ideal for housing sit on mowers etc. Adjacent water tap and large log store.

Stables and Tack Room

Two stables and an adjacent tack room.











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Approximate Gross Internal Area
9020 sq ft - 838 sq m
(Including Industrial Style Farming Shed)



Not to Scale. Produced by The Plan Portal 2025
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