



Spring Cottage, Pen-Y-Turnpike Road  
Dinas Powys, CF64 4HG

Watts  
& Morgan



# Spring Cottage Pen-Y-Turnpike Road

Dinas Powys, CF64 4HG

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**£1,750,000 Freehold**

6 Bedrooms | 3 Bathrooms | 5 Reception Rooms

A unique opportunity to purchase an 18th Century, six bedroom detached family home set in impressive gardens of 3.94 acres. Conveniently located to Cardiff City Centre and the M4 motorway. The substantial accommodation of over 4600 sq. ft. briefly comprises; porch, entrance hallway, sitting room, conservatory, dining room, kitchen/breakfast room, living room, study and downstairs cloakroom. First floor landing, five double bedrooms two of which with ensembles, a single bedroom, a family bathroom and a cloakroom. The property further benefits from extensive cellars including garage/workshop, shower room and WC. Externally, Spring Cottage offers a number of lawned areas, a small private lake, a pond, a raised deck area accessed from the kitchen/conservatory, a heated swimming pool and a large driveway providing off-road parking for several vehicles and leading to the detached double garage. EPC rating 'E'.

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## Directions

Penarth Town Centre – 2.9 miles

Cardiff City Centre – 3.5 miles

M4 Motorway – 9.5 miles

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## Summary of Accommodation

### Ground Floor

Entered via a stained glass single glazed wooden door into a porch benefiting from original tiled flooring, decorative tiled sills and single glazed stained glass windows to all elevations. A second partially glazed solid wooden door leads into a welcoming hallway enjoying partially tiled and partially woodblock parquet flooring and a uPVC double glazed full height feature window providing views into the conservatory.

The sitting room benefits from continuation of wood block parquet flooring, exposed ceiling beams, a central feature Norwegian 'Jotul' wood burning stove with a pine mantelpiece and a tiled hearth, two sets of double glazed wooden doors providing access to the conservatory and a carpeted staircase leading to the first floor.

The South facing conservatory enjoys tiled flooring, double glazed wooden windows and a set of French doors providing access to the raised deck.

The dining room benefits from continuation of wood block parquet flooring, a ceiling rose, dado rails, decorative corning and two aluminium double glazed windows to the rear elevation.

The kitchen has been fitted with a range of wall, base and tower units with laminate work surfaces. Integral appliances to remain include; a 'Belling' electric oven/grill, a 'Hotpoint' 6-ring gas hob with an extractor fan over and a 'Bosch' fridge/freezer. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from tiled flooring, partially tiled splashback, a bowl and a half stainless steel sink with a mixer tap over, exposed wooden beams, two aluminium double glazed windows to the rear elevation, a large partially glazed wooden door providing access to the raised deck and a second partially glazed wooden door providing access to a side porch with access to the rear garden.

The living room benefits from carpeted flooring, a central ceiling light point and two single glazed wooden windows with secondary glazing to the side/rear elevation.

The study is a versatile space enjoying carpeted flooring, recessed ceiling spotlights, an antique bookcase, a single glazed wooden window with secondary glazing to the side elevation and a uPVC double glazed window to the front elevation.

The rear lobby enjoys continuation of woodblock parquet flooring, a partially glazed wooden door providing access to the cellars and a single glazed wooden window to the rear elevation.

The cloakroom serving the downstairs accommodation has been fitted with a 2-piece white suite comprising; a floating wash-hand basin set within a vanity unit and a floating WC. The cloakroom further benefits from tiled flooring, partially tiled walls and a feature single glazed arched wooden window to the side elevation.



## First Floor

The first floor landing benefits from carpeted flooring, feature dado rails, a recessed storage cupboard and a loft hatch providing access to the loft space.

Bedroom one is a spacious double bedroom and enjoys carpeted flooring, a range of fitted wardrobes, picture rails, a walk-in wardrobe and three single glazed wooden windows with secondary glazing to the front/side elevation. The ensuite has been fitted with a white wash-hand basin set within a vanity unit and a large walk-in shower cubicle with a thermostatic shower over. The ensuite further benefits from vinyl flooring, recessed ceiling spotlights, tiled walls, a wall mounted chrome towel radiator and a uPVC double glazed window to the front elevation.

Bedroom two is a spacious double bedroom benefiting from carpeted flooring, a range of fitted wardrobes, a wash-hand basin set within a vanity unit, a corner shower cubicle with a thermostatic shower over, a wall mounted chrome towel radiator, a single glazed wooden window with secondary glazing to the side elevation and a uPVC double glazed window to the front elevation.

Bedroom three is another double bedroom benefiting from carpeted flooring, a range of fitted wardrobes, a uPVC double glazed window to the side elevation and a single glazed wooden window to the rear elevation.

Bedroom four/the dressing room (currently used as a sitting room) enjoys carpeted flooring, a recessed storage cupboard housing the hot water cylinder and a uPVC double glazed window to the rear elevation.

Bedroom five is a further double bedroom benefiting from carpeted flooring, a recessed storage cupboard, a loft hatch providing further access to loft space and two uPVC double glazed windows to the side and rear elevations providing elevated views over the garden.

Bedroom six is a single bedroom enjoying carpeted flooring and a single glazed wooden window with secondary glazing to the rear elevation.

The family bathroom has been fitted with a 3-piece white suite comprising; a floating wash-hand basin, a tiled panelled bath with a hand-held shower attachment and a walk-in shower cubicle with a thermostatic shower over. The bathroom further benefits from tiled flooring, tiled walls, recessed ceiling spotlights and a single glazed wooden window to the rear elevation.

The cloakroom has been fitted with a WC and further benefits from carpeted flooring, tiled walls and a single glazed wooden window to the rear elevation.





### Lower Ground Floor

A carpeted staircase from the rear lobby of the ground floor leads to the cellars providing ample space for storage. Located within the cellars is an area used to house a 'Jacuzzi', a workshop area with full electrical services and housing the floor mounted 'Ideal' boiler, an electric 'up and over' garage door provides access to the rear driveway. A utility area also accessed from outside of the property via a wooden door benefits from a 'Belfast' sink and a WC.

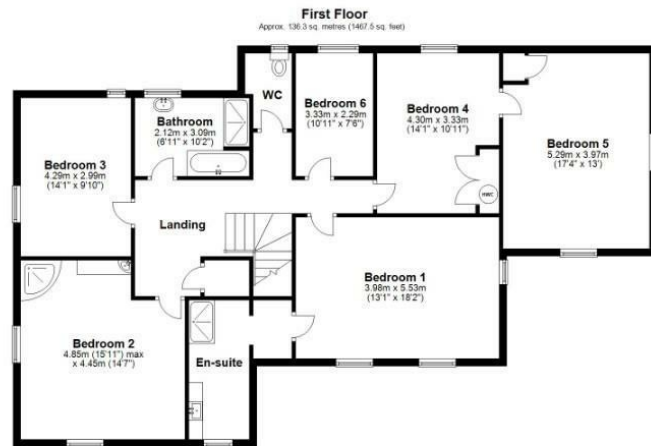
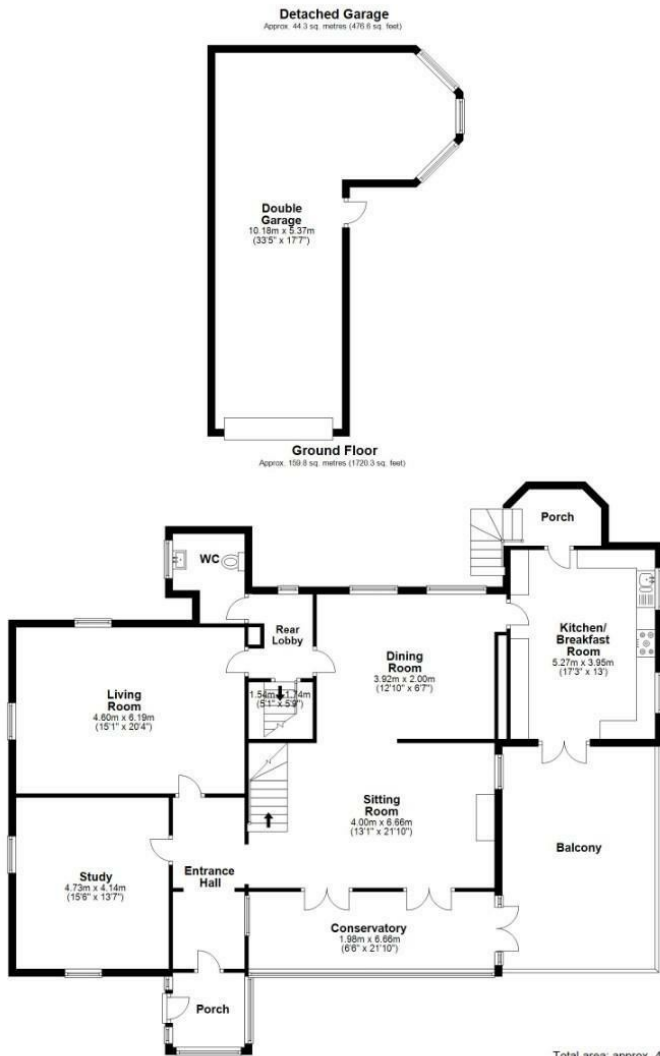
### Gardens & Grounds

Spring Cottage is approached off the road via wooden gates onto a sweeping block paved driveway providing off-road parking for several vehicles and access to the detached double garage. The substantial wrap around gardens of 3.94 acres include a number of lawned areas, a variety of mature shrubs, borders and fruit trees including Apple, Plum and Pear Trees., two greenhouses, a water fountain, a pergola with climbing roses, a cedarwood gazebo, a summer house, a tractor shed, a small lake and a Koi Carp pond with a filtration system. The 10m x 5m swimming pool is set within a polycarbonate enclosure allowing use all year round, however it can be opened in warmer weather. The pool is heated via a 'Calorex 31 Air Source' heat pump. The stone built detached double garage benefit from an electric up and over door, full electrical connections and a glazed extension overlooking the swimming pool.

### Additional Information

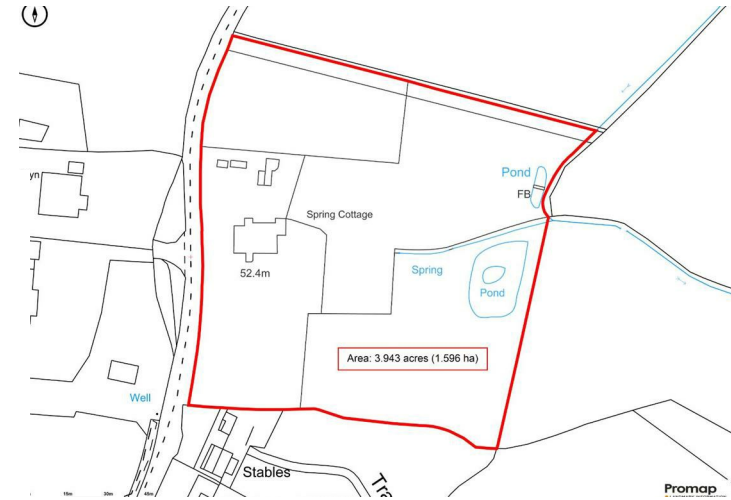
Freehold.  
All mains services connected.  
Council tax band 'I'.  
The property also benefits from Solar Panels



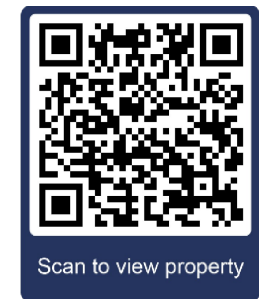


Total area: approx. 474.4 sq. metres (5106.9 sq. feet)

Plan produced by Waite & Morgan LLP  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>39</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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