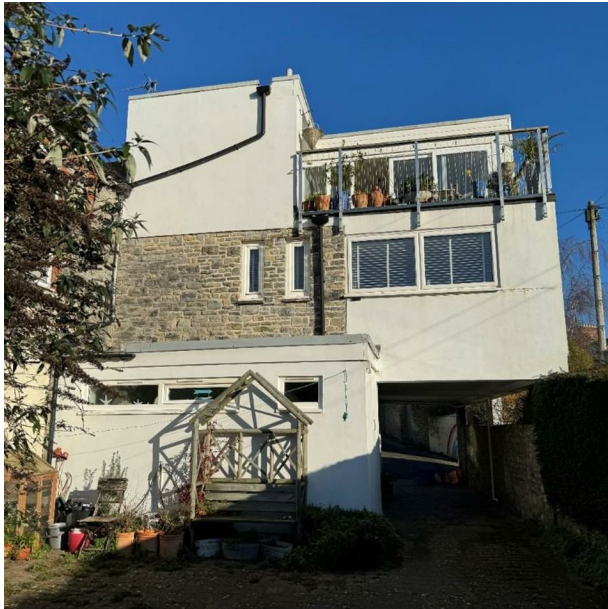


The Coach House Beach Lane



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SHEPHERD SHARPE



## The Coach House Beach Lane

Penarth CF64 1AN

£575,000

A unique three story coach house conversion with stunning views. The property has been totally renovated and beautifully presented with great Channel views from its south facing balcony/roof terrace and the first floor rooms. Spacious accommodation set over three floors comprising entrance hallway, utility room, wc/shower room, large bedroom/reception room to ground floor, two excellent double bedrooms (one with walk-in wardrobe), en-suite bathroom, wc to first floor, on the top floor there is a stunning open plan kitchen/living/dining room with large roof terrace. Gas central heating, uPVC double glazing (new uPVC sash windows to the front), high quality finishes throughout, recently re-rendered and painted to the side and front of the property. Freehold.

Energy Efficiency Rating	
Current	Potential
Very energy efficient – lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	75
(55-68) D	
(39-54) E	53
(21-38) F	
(1-20) G	
Not energy efficient – higher running costs	
EU Directive 2002/91/EC	
England & Wales	

## The Coach House Beach Lane



Pretty panelled painted part glazed front door to hallway.

### Hallway

Tiled floor, column radiator, decorated in white. Solid oak doors to all ground floor rooms.

### Utility

A useful space. uPVC double glazed window to rear. Modern consumer unit/electric meter, plumbing for washing machine plus additional storage, tiled floor, wall mounted controls for underfloor heating to hallway, shower room and utility.

### Shower Room

9'10" x 4'0" (3.02m x 1.23m)

Beautifully presented and tiled. Comprising high quality shower enclosure with rainfall shower, wash basin and wc both in traditional style with panelled cupboards. Modern lighting, traditional style column radiator with chrome towel rail.

### Bedroom 3/Reception Room

16'10" x 12'3" (5.15m x 3.75m)

A large room. uPVC double glazed sash windows. Built-in wardrobe/storage and corner unit, two traditional style column radiators, exposed natural stone walling, decorated in white, modern down lighters, carpet.

### First Floor Landing

Carpet, traditional balustrade with solid oak handrail from hallway, column radiator, decorated in white. uPVC glazed atrium and side window. Solid oak doors to all first floor rooms.

### W.C.

Wash hand basin with chrome taps and bottle trap, wc, timber countertop, tiled floor. uPVC double glazed window to rear with privacy glazing.

### Bedroom 1

13'7" x 8'11" (4.16m x 2.73m)

A bright and sunny south facing room. Two uPVC double glazed windows. Beautifully presented, carpet, column radiator, large fitted walk-in wardrobe with lighting.

### En-Suite Bathroom

7'10" x 6'2" (2.40m x 1.90m)

Beautifully presented in traditional style. Comprising painted panelled bath with shower screen, rainfall shower, mixer tap with shower attachment, freestanding wash basin, painted panelled cupboards beneath with concealed plumbing. Tiled floor, traditional style column radiator with chrome towel rail, boxed in combination boiler. Double glazed sash window to front with privacy glazing.

### Bedroom 2

14'1" x 11'2" (4.31m x 3.42m)

A good size double bedroom. Three uPVC double glazed sash windows to front. Four fitted wardrobes, exposed natural stone to one wall, carpet, radiator.

### Second Floor Landing

A beautifully bright upper floor with lovely glazed atrium allowing good natural light. Engineered oak flooring, column radiator, solid oak door leading to living/dining/kitchen and roof terrace.



## The Coach House Beach Lane



### Living/Dining/Kitchen

19'3" x 20'9" (5.87m x 6.33m)

A stunning open plan top floor space flooded with light. Full height window directly facing the Channel, two large glazed sliding doors with windows either side affording magnificent Channel and roof top views, two further sash windows and access to the large roof terrace. Engineered oak flooring, decorated in white. Pale coloured shaker style kitchen units with solid oak worktops. Space for range cooker, large fridge/freezer, dishwasher. Space for dining room table and additional informal seating, radiator.

### Roof Terrace

13'1" x 6'10" (4.0m x 2.10m)

The roof terrace is beautifully detailed with solid hardwood flooring and handrail, brushed stainless steel fittings and cabling, lighting. Stunning panoramic views of the Channel, Flat Holme, Steep Holme and Somerset coastline.

### Outside

Parking, half of the court yard belongs to the coach house.

### Council Tax

Band F £2,893.28 p.a. (24/25)

### Post Code

CF64 1AN

