

31 Archer Road



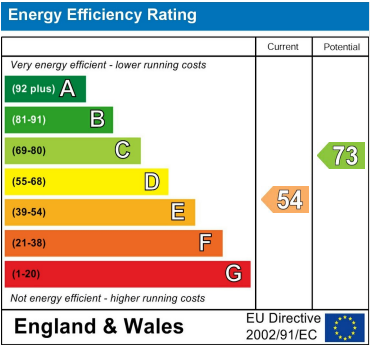
4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

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Monday – Friday
9am – 5.30pm
Saturday
9am – 5pm



Total area: approx. 173.8 sq. metres (1870.6 sq. feet)
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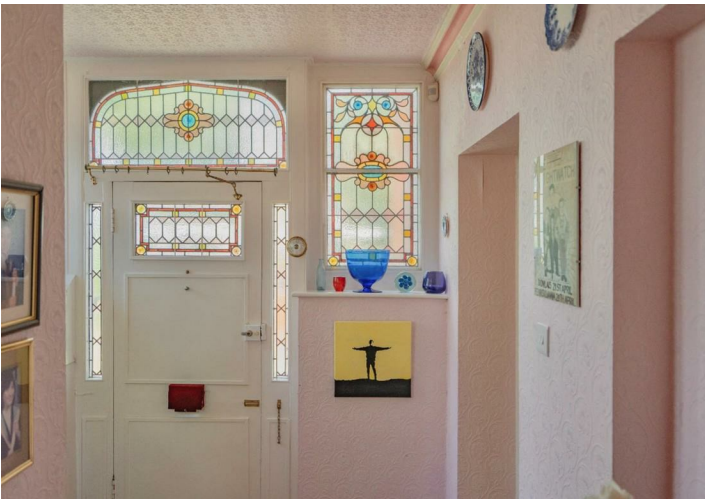
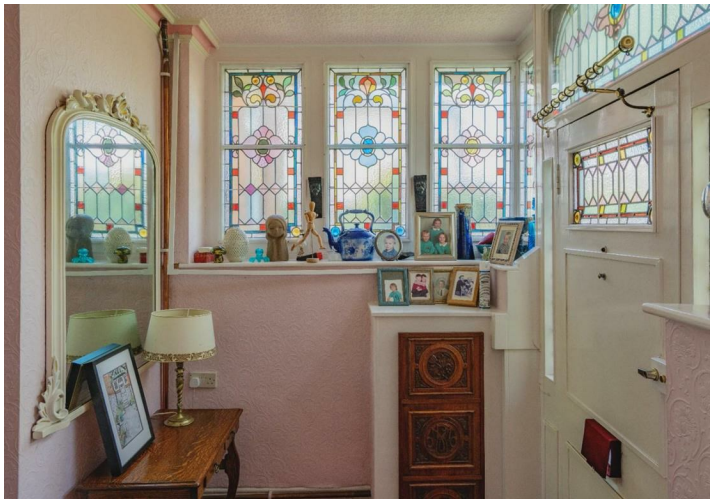
Penarth CF64 3HL

Price Guide

£800,000

Thought to be dating from 1881 is this unique former preparatory school, formally known as Field School and Penarth Lodge School. Offering a great potential for reconfiguration and improvement. It is a rather lovely project. The property is set in mature gardens, facing south at the rear, good off road parking and garage. The house maintains its original layout, the original shutters dividing the school hall into three rooms remain inside the stud partitioning. Comprises central hallway, two reception rooms with original ceilings, galleried library to main living room, second reception room/dining room could be an additional third bedroom with its original vaulted ceiling, two large double bedrooms, kitchen/breakfast room, utility area and bathroom. The property was extended a number of years ago which is accessed from the principal living room it leads to a additional home office and bathroom, further steps then lead down to a cellar. Freehold.

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The property is accessed via central pathway to lovely original porch with original stained glass windows and door.

Porch
Original stained glass, panelled front door to hallway.

Hallway
Central hallway with traditional panelled doors to all rooms, roof light providing natural light, boxed in electric meter, fuse box and gas meter, carpet, radiator, loft access.

Lounge
5.20m x 4.74m (17'0" x 15'6")
A lovely rear facing sitting room and library, suspended ceiling currently concealing the original vaulted ceiling. Large full height traditional style uPVC double glazed windows to rear. Carpet, radiator, steps down to the lower ground floor extension which also can be accessed from the side garden. The library is on a mezzanine with steps leading up to a carpeted platform with built-in shelving/storage.

Dining Room/Bedroom 3
5.68m x 5.00m (18'7" x 16'4")
A lovely room. Traditional style uPVC French doors and full height windows looking onto a mature side garden. Vaulted ceiling, original cornice, traditional fire surround with tiled hearth, gas fire, carpet, radiator.

Kitchen/Breakfasting
4.34m x 2.90m (14'2" x 9'6")
Refurbishment required. Base and eye level fitted units, double sink and drainer, split level gas hob, electric oven. Space for small breakfast room and table and chairs, laminate flooring. Window, door to utility. Potential to knock through into bedroom 2 to create a larger open plan living space.

Bedroom 1
5.46m x 4.10m (17'10" x 13'5")
A very generous bedroom. Traditional style uPVC double glazed full height window to front. Suspended ceiling concealing the original cornice and vaulted ceiling, carpet, radiator.

Bedroom 2
4.55m x 4.45m (14'11" x 14'7")
Traditional style uPVC double glazed windows. High ceiling, picture rail, carpet, radiator. Potential to knock through into the kitchen to create a larger space.

Shower Room
3.00m x 2.45m (9'10" x 8'0")
A spacious shower room formally a bathroom requiring refurbishment. Window to rear, roof light providing good light. Comprising shower enclosure with integrated seat and hand grips, wash basin and wc. Original shelves, cupboard, laminate floor, radiator.

Rear Extension
L-shaped hallway access via internal staircase or from the garden, airing cupboard, radiator, access to study/home office and bathroom.

Study/Home Office
3.00m x 4.47m (9'10" x 14'7")
uPVC double glazed patio doors leading out garden. Refurbishment required. Carpet, radiator, steps lead down to original cellar.

Bathroom
Refurbishment required. Currently comprising panelled bath, wash basin and wc. Tiled walls, radiator. uPVC double glazed window to side.

Cellar
4.20m x 2.50m (13'9" x 8'2")
Plumbing, radiator, good storage with 2m headroom (max).

Outside
The property is set in private mature grounds the plot fronting Archer Road is wide. There is easy off road parking, access to a detached pre-fabricated garage. There is an additional timber shed. The gardens wrap around the property with a pretty cottage garden front with lawned areas and pathways well established beds. On the east side of the property is a larger area of south and east facing garden laid to lawn with patio and entertaining area the garden to the rear of the property is compact and laid out with low maintenance in mind access to the rear extension. To the right hand side of the property is a large stone patio and access to the single storey extension.

Garage
5.40m x 3.20m (17'8" x 10'5")
Detached pre-fabricated garage.

Additional Information/History
The 1800's and 1890's saw a period of huge population growth in Penarth and independent schools were established to meet the needs of the wealthy. What is now '31 Archer Road' was originally a small preparatory school for boys established by H Field. Over the years it has been known as 'Fields School' and 'Penarth Lodge School'. We have a copy of the original architect plans showing the classrooms, the teacher's office and the toilets and changing rooms. The house maintains its original layout. The original shutters dividing the school hall into three rooms remain inside the internal walls. Under the wallpaper on the fireplace breast are painted names of boys who attended the school and went on to attend prestigious educational establishments. These include Cathedral schools and Cadetships with the Royal Navy. We understand that the boys lodged in one of the largest houses opposite the school.

Council Tax
Band H £4,248.02 p.a. (25/26)

Post Code
CF64 3HL

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