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Pen Y Cae, Beach Lane, Penarth, CF64 1AN

Offers in the region of £3,000,000

 **peter
alan**

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Pen Y Cae, is a truly magnificent residence of character, built in 1857, being one of the first period homes built in the road, with panoramic sea views, and occupying a superb location just a few minute's walk to Penarth Sea front, with both Kymin Park and Alexandra Park adjacent.

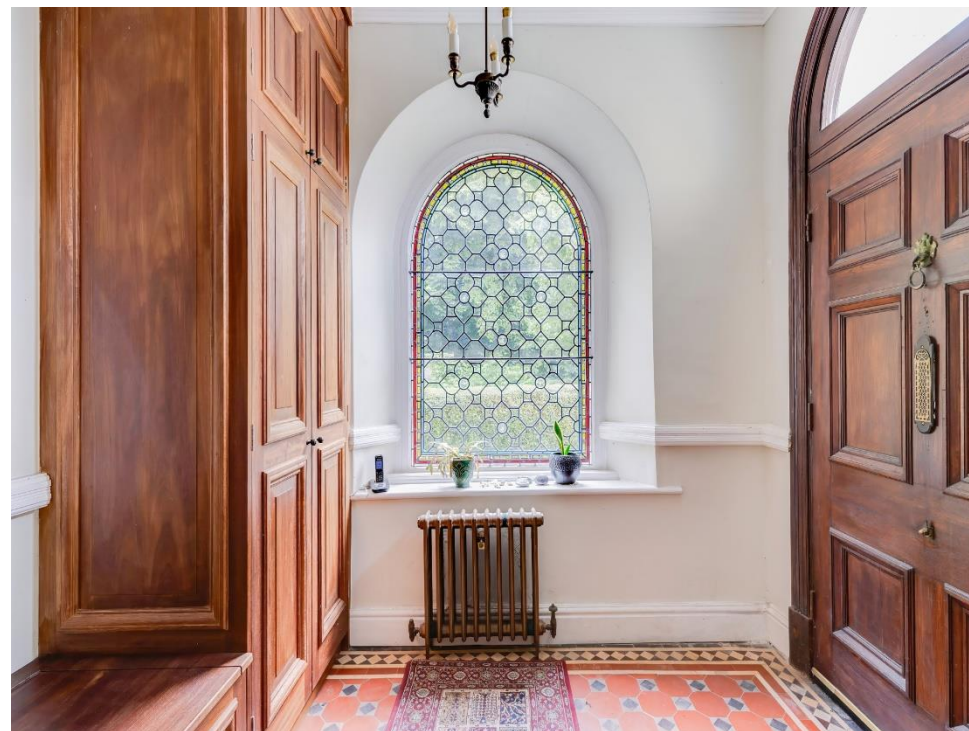
This stunning imposing includes five double sized bedrooms and five bathrooms, together with a totally self-contained spacious two-bedroom flat. In recent years the current owners have totally modernised this unique property including a full re-wire, a new gas heating system with two new Worcester boilers, an unvented hot water system and a Scuba Tank which pressurise the water system allowing each of the bathrooms to be used simultaneously. Further improvements include a NEW ROOF, total re-plumbing, and new stylish contemporary fittings throughout the glorious 5020 square feet of space. An elegant feature is a charming turret which towers above the second floor and provides a stunning enviable ambiance to this period home. Follow signs for Penarth town centre. In the centre, continue Travel straight through the town, ahead at past the clock tower roundabout on to Windsor Terrace. Turn first left (Church Road), first right (Bradford Place) and again first right into Beach Lane. Continue to the end of Beach Lane and park at the left turn into Kymin Terrace. Walk down Kymin Path to the right, and the gate to Penycæ is on your right.

Pen Y Cae

Beautifully located overlooking the sea in the centre of Penarth, set in large gardens surrounded by woods and parkland and five minutes from Penarth Pier, this impressive Victorian property, dating from 1857, retains its wealth of original features, including cornice ceilings, ornate doorways and doors, wainscoting and dado rails, arched windows with stained glass, and several striking

fireplaces. The mature gardens and trees woodland of nearly 2/3 acre extend down Penarth Head to just yards from the seafront. Both the house and gardens enjoy superb sea views, taking in two piers (Penarth and Weston), two islands (Flat Holm and Steep Holm), and two countries (Wales and England). The view of the English coast extends from Portishead near Bristol to the Quantock Hills in Somerset. Built for a marine engineer in 1857, and extended in 1900, recent conversions have entailed no loss of character, and the house can be readily restored to a family home. The impressive entrance hall is wide and long, with stained glass windows lighting the entire length of its parquet floor. Each reception room retains its distinctive Victorian décor, including archways, decorative plasterwork and cornices, wood panelling and finishes. The fireplaces are a particular feature of each room. The main reception rooms have French doors to the veranda, with sea views. The family kitchen is a large and light room with views over the Kymin woodlands, and quality wood effect porcelain tiled floors. Also within this amazing social space there is also a small pantry with slate shelves off the pizza room, So many features. It combines a fitted kitchen with a dining area, and a woodstove provides a warm focus for evenings. Within the charming dining room is a large and very distinctive fully functional Pizza Oven, providing a versatile cooking feature and an imposing centre space.

There are four further reception rooms including a gracious front lounge (19FT x 17Ft), an elegant sitting room (19FT x 16FT), a living room (18FT x 12FT) ideal as a study/home office, and a gym (17FT x 11FT). The first and second floors comprise five versatile bedrooms, the master bedroom being a generous (20FT x 17Ft) complete with large ensuite and a walk-in dressing area. Adjacent is a large second bedroom ((15FT x 15Ft), each with superb sea views. In the charming principal lounge, there is an electric drop-down cinema screen. It is used currently



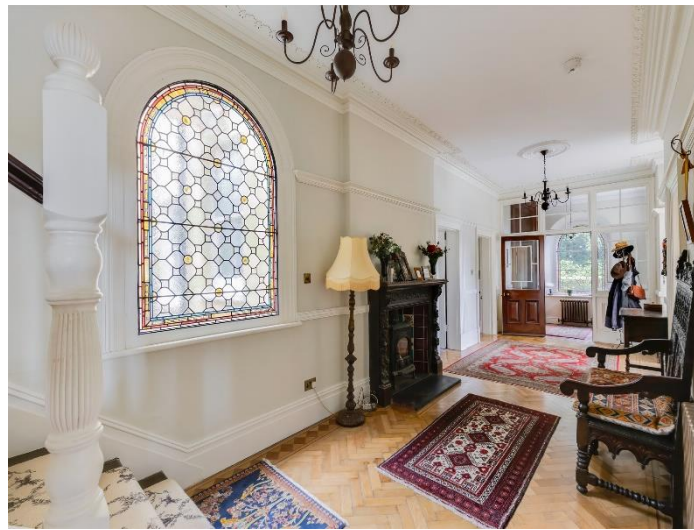


with the small modern projectors, there is also an up/down button on the RHS of the curtain.

The Gardens The gardens are an important feature of this property, providing great privacy and seclusion for a town centre property. Developed steadily over a century and a half, (the famous garden designer Gertrude Jekyll reputedly worked here), the extensive gardens are full of interest while being easily maintained. They include mature shrub and flower borders, orchards, productive vegetable gardens, a pond, and woodland areas, with two particularly splendid copper beeches. The gardens form part of the unbroken green landscape that extends from the sea cliffs at The Kymin via Alexandra Gardens to the centre of Penarth town.

Garage At the rear of the property, the former coach house provides space for a variety of purposes including workshop with inspection pit, storage and parking for three cars. It retains the original cobblestone floor of the stables which were converted into the garage in about 1900. The present owners have received planning permission for vehicle access through the garage and gardens to the house, and a further two parking spaces in the garden.

History Soon after the Great Exhibition of 1851, with Cardiff's coal export trade starting its long boom, the Plymouth Estate began to sell land in Penarth for homes for the newly wealthy coal, steel and ship owners. Penrycae was completed in 1857, the first of these Penarth mansions. It shows all the influences of high Victorian design, pre-dating



most of Victorian Penarth by 20-40 years. Built facing south-east toward the Flat Holm lighthouse, the shipowners of Penrycae would be the first to see their vessels return to port on the morning and evening tides. At the time Penarth was still reached from Cardiff by a ferry service which landed passengers on the beach below Penrycae - the Pier did not open for another 40 years.

Entrance Porch 9' 7" x 6' 9" (2.92m x 2.06m) Approached via an original and imposing hardwood panelled front entrance door with characteristic door furniture leading to a period tiled porchway with large arched stained-glass window and high cornice ceiling. Dado rail. Classic radiator, full height built out hardwood cloaks hanging cupboard and boot store.

Entrance Reception Hall 35' 7" x 9' 6" (10.85m x 2.90m) A truly magnificent hallway of character with herringbone style wood block oak floors, high corniced ceilings with ceiling roses, plate/picture rails, dado rails, a box bay window with a Georgian style clear glass window with outlooks across the south facing sun terrace and onto the Bristol channel. Truly charming character fireplace inset with a cast iron log burner with original tile surround and slate hearth, further matching arched stained glass leaded window, wide original spindle balustrade returning staircase with carved newel post leading to a first-floor landing and half landing. Classic radiator.



Front Lounge 19' 4" x 17' (5.89m x 5.18m) Into a wide bay inset with French doors that open onto a magnificent, paved sun terrace with panoramic views across the gardens and grounds and onto the seafront. Further arched window, truly magnificent, panelled walls and ceiling provide an enviably character finish almost Elizabethan style with a matching fireplace with cast iron log burner and hearth and matching coving. Engineered oak flooring, two classic radiators.

Kitchen And Breakfast Room 21' x 18' (6.40m x 5.49m) Beautifully fitted with classic style modern panel fronted floor and eye level units with solid granite worktops with a circular shaped breakfast bar, integrated AEG five ring induction electric hob with granite splashback and concealed extractor hood, stainless steel sink with power jet mixer taps and granite drainer, space for the housing of two upright fridge freezers, two integrated AEG competence fan assisted electric ovens, period fireplace inset with a classic style log burner multi fuel Nordica unit, with exposed brick surround and quarry tiled hearth, wide spayed bay with large sash cord style windows providing a wonderful panoramic view across the side gardens, elegant high panelled ceiling with cornicing, vertical radiator, integrated Neff dishwasher, square opening leading to...

Dining Room 18' 2" x 12' (5.54m x 3.66m) Engineered oak flooring throughout, ample space for a large dining table and eight chairs, high corniced ceiling with ceiling roses, two vertical radiators, PVC double glazed window to side, two large sash cord style windows to rear. An amazing feature rarely found is a fully integrated and constructed brick pizza oven within the dining room quite impressive.



Utility Room 12' 8" x 6' 3" (3.86m x 1.91m) With plumbing for a washing machine, continuous engineered oak flooring, this room is the nerve centre of the building housing the complete utilities including the largest unvented hot water system available together with a scuba tank, and two Worcester gas heating boilers. Within this room there is also the electric consumer units/distribution boxes, and a white useful Belfast sink with worktops. Sash cord window to side, hardwood outer door leading onto the rear gardens with an open fronted porch.

Ground Floor Bathroom 11' 9" x 8' (3.58m x 2.44m) Independently approached from the entrance reception hall is this luxurious period style white bathroom suite with contemporary tiled floor and part panelled walls (Ashton Bentley), comprising of a large freestanding oversized roll top bath, a w.c with China handle, a large, shaped pedestal wash hand basin and a bidet with mixer taps and pop-up waste. High ceiling, air ventilator, obscure glass sash cord style window to side, classic style towel rail/radiator.

Sitting Room 19' 2" x 16' (5.84m x 4.88m) Independently approached from the entrance reception hall is this grand and stunning sitting room inset with a wide bay with French doors and sash cord windows that open onto the large south facing and paved sun terrace with a sea view across the gardens and grounds. The period features in this room are truly classic with the most magnificent, panelled ceiling with cornicing, picture rails and classic panelled walls beneath mahogany wall panels. Charming working character fireplace with cast iron grate and hearth, two classic designed radiators.



Inner Hall Approached from the entrance hall is an inner hallway with original period tiled floor and access to the basement cellar.

Basement Cellar This useful basement is approached via a slate topped staircase leading to two rooms the first room measures 18 ft 2 x 9 ft 7 with brick pillars and slate worktops and electric light and power. The second room approached from the first room measures 11 ft 8 x 7 ft 8 also with electric light and power.

Utility/Kitchen 20' 9" Max x 13' (6.32m Max x 3.96m) Into an entrance recess stunning tiled floor, fitted sink unit with modern base units with stainless steel drainer and mixer taps, PVC double glazed outer door provides access to the rear gardens, with obscure glass side screen windows, further sash cord style window to side, ceiling with spotlights, radiator.

Bathroom/Steam Room 10' 2" x 6' (3.10m x 1.83m) A truly luxurious facility includes a fully enclosed steam room/shower with waterfall fitments and separate hand fitments, tiled wall seat, vanity shelf and side window, air ventilator, enclosed by a glass door. Separate to the steam room and shower is a white suite comprising wall mounted shaped wash hand basin with mixer taps, pop up waste and built out vanity unit, a w.c with a concealed cistern, and a bidet with mixer taps and pop-up waste, (RAK Ceramics) fully tiled walls in stunning tiles, sash cord obscure glass window to side, further ceiling with spotlights and fitted air ventilator.



Living Room

17' 8" x 12' 5" (5.38m x 3.78m) Approached from the kitchen/utility via an oak contemporary panel door leading to a fully tiled additional versatile reception room inset with three large sash cord windows with garden views, a ceiling with spotlights, and an imposing character fireplace. Radiator.

Gymnasium

16' 9" x 11' 6" (5.11m x 3.51m) Approached independently from the sitting room via a further contemporary oak panel door leading to a gymnasium with mirrored walls, multi spotlights, a radiator, vinyl flooring and a PVC double glazed obscure glass outer door that provides independent access to the gardens.

First Floor Landing

Gallery landing approached via a most impressive and imposing wide original spindle balustrade staircase with dual half landing leading to an oak floored main landing with arched stain glassed window, further PVC obscured glass window to rear, corniced ceilings with ceiling roses, dado rails, radiator, staircase to second floor. A large built in luggage store cupboard.

Master Bedroom One

20' x 17' (6.10m x 5.18m) Into a wide splayed bay with sash cord style windows with panoramic views across the gardens and grounds and on to the sea line. Engineered oak flooring throughout, fireplace with tiled surround and marble hearth, high cornice ceiling with ceiling rose.

En Suite Bathroom

11' 2" x 8' 10" Max (3.40m x 2.69m Max) With marble tiled floor and walls, high quality Ashton Bentley white suite comprising oversized rolltop bath with mixer taps and mixer shower fitment, and a pop up waste, large shaped corner shower with clear glass shower doors and screen and a chrome finished waterfall shower unit with separate hand fitment, slim line w.c, bidet with mixer taps and pop up waste, large shaped pedestal wash hand basin with mixer taps and pop up waste, obscure glass sealed double glazed window to front, ceiling with multi spotlights, air ventilator, vertical radiator/towel rail.

Walk In Wadrobe

8' 5" x 5' (2.57m x 1.52m) Independently approached from the master bedroom with continuous oak floors and a period-stained glass leaded internal window.

Bedroom Two

15' 4" Max x 14' 7" (4.67m Max x 4.45m) Into a wide splayed bay with three large sash cord windows with panoramic views across the large and lovely gardens and grounds extending directly onto the Penarth seafront. Radiator, high corniced ceiling with ceiling rose, picture rail, two alcoves, engineered oak flooring.

Family Shower Room

11' 6" x 4' 6" (3.51m x 1.37m) Independently approached from the gallery landing is this luxurious and stylish contemporary modern white shower room suite with imposing tiled floor and walls in contemporary grey comprising of a double sized fully tiled shower with clear glass shower screen and doors containing a chrome waterfall shower fitment, bidet with chrome mixer taps and pop up waste, slim line w.c, large imposing shaped pedestal wash hand basin with chrome mixer taps and pop up waste, shaver point, ceiling with multi spotlights, air ventilator.

Second Floor Landing

Approached via a carpeted single flight part spindle balustrade staircase leading to a second-floor landing measuring 11 ft 10 x 7 ft 1, versatile space with a large apex style replacement PVC double glazed window with elevated outlooks directly onto the sea, Velux window with timber staircase provides access to the turret. Whilst internal access is provided to a suite of rooms perfect for a teenager or second-generation living requirements and comprising...

Bedroom Three

18' 4" x 18' 1" (5.59m x 5.51m) Approached via a contemporary oak panel door leading to a very versatile room with vaulted ceiling and exposed beams inset with two Velux double glazed windows and equipped with two radiators, a stunning floor porcelain tiled, and access to the useful eaves roof space. Ceiling with multi spotlights, access to...

En Suite Cloakroom

7' 2" x 5' 7" (2.18m x 1.70m) Approached from bedroom three via a contemporary oak panel door is this modern white suite cloakroom comprising slim line w.c, bidet with mixer taps and pop-up waste, chrome towel rail/radiator, and a shaped mounted wash hand basin with chrome mixer taps and pop-up waste and a built-out vanity unit. Porcelain tiled flooring, Velux double glazed window.

Self-Contained Studio Suite

Approached from the second-floor landing and comprising...

Bedroom Four

18' 4" x 8' 2" (5.59m x 2.49m) Approached from the second floor landing via an oak contemporary panel door stylish flooring, Velux double glazed window to front, radiator, box bay window with replacement PVC double glazed tilt and turn window and sealed side screen window with clear glass outlooks across the gardens and grounds and towards the sea.

Bedroom Five

17' 5" x 11' 9" (5.31m x 3.58m) Approached independently from a kitchen area which is located between bedroom four and five, allowing this suite to be a fully self-contained area. This bedroom features vaulted ceilings with exposed beams, a Velux double glazed window to the front, additional eaves storage space, radiator, and an independent further staircase with hardwood part panelled door that provides access onto a large rear garden sun terrace.

Kitchen Area

12' x 11' 4" (3.66m x 3.45m) With modern contemporary fitted base units with characteristic handles and modern work and drawers, integrated fridge, deep pan drawers, stylish flooring, elegant ceiling lantern window with original stained-glass surround, further PVC double glazed window with a rear garden outlook, multi spotlight ceiling.

Shower Room

9' 8" x 5' 2" (2.95m x 1.57m) With fully tiled walls and luxury tiled floor, comprising enclosed corner shower with clear glass shower doors and screen and a chrome shower unit, large shaped wash hand basin with chrome mixer taps and pop up waste with a built out vanity unit, slim line w.c, bidet with mixer taps and pop up waste, Velux double glazed window to front, air ventilator, shaver point, vertical radiator.

The Tower

A fully self-contained two-bedroom flat comprising lounge, kitchen, two bedrooms and a bathroom.

Independent Entrance Hall

Approached from a large, raised sun terrace positioned within the rear gardens is this amazing added additional apartment, with an independent part panelled front entrance door leading to an L shaped hallway with radiator and ceiling with spotlights.

Main Lounge

21' 8" x 18' 6" (6.60m x 5.64m) Into a wide bay with three large sash cord windows with outlooks that extended across the large and lovely mature and well-established gardens and grounds and extend towards the sea. Within this room is a fireplace with tiled surround and marble hearth inset with a contemporary electric fire. A high ceiling with cornicing and two ceiling roses, original picture rails and moulded skirting boards. Two radiators.

Kitchen

9' 6" x 8' 6" (2.90m x 2.59m) Stylish contemporary modern fully fitted kitchen with panel fronted floor and eye level units and laminate worktops incorporating a stainless steel sink with chrome mixer taps, vegetable cleaner and drainer, retro tiled walls, integrated four ring gas stainless steel hob beneath a canopy style extractor hood, integrated Bosch fan assisted electric oven, space for the housing of an upright fridge freezer, tiled flooring, PVC sash cord style replacement double glazed clear glass window enjoys outlooks across the large and lovely gardens and towards the sea, further matching PVC double glazed sash cord window with a side garden view, ceiling with spotlights, chrome finished power points and light switches, tall storage unit housing an independent Worcester combi gas central heating boiler.

Bedroom One

12' x 11' 5" (3.66m x 3.48m) Independently approached from the entrance hall via an original traditional style panel door leading to a double sized bedroom with luxury vinyl floor, high cornice ceiling with picture rail, ceiling rose, two alcoves, radiator, and a large sash cord style window enjoys a delightful aspect onto the main rear gardens.

Bedroom Two

8' x 7' 6" (2.44m x 2.29m) Independently approached from the independent entrance hall via an original traditional panel door, this room is equipped with a radiator, high ceiling, and a timber casement window with an outlook onto the large rear garden sun terrace.

Bathroom

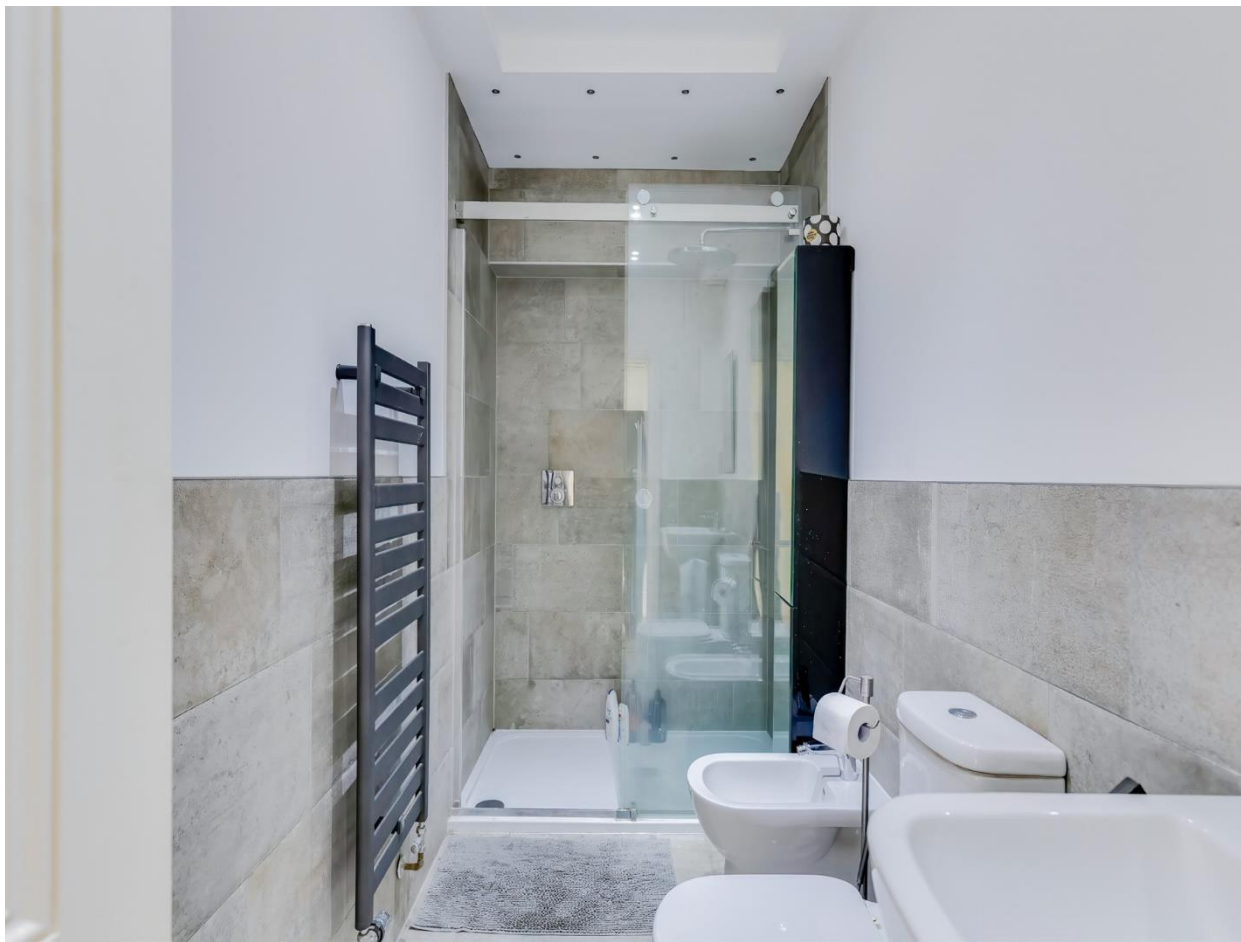
11' 6" x 4' (3.51m x 1.22m) Stylish modern contemporary white suite comprising shower bath with chrome waterfall fitment and separate chrome hand shower fitment, porcelain tiled walls, ceramic tiled floor, shaped wall mounted wash hand basin with chrome mixer taps, pop up waste and a built out vanity unit, slim line w.c, chrome towel rail/vertical radiator, high ceiling with spotlights and air ventilator, glass bathroom cabinet, replacement obscure glass PVC double glazed window.

Enclosed Car Port/Garage

28' 8" x 17' 2" (8.74m x 5.23m) Narrowing to 15 ft 6 with an original cobbled floor and a useful inspection pit this fully enclosed garage/car port is approached via two large double entrance doors with a pedestrian door incorporated within one of the doors, the space is equipped with electric light and an independent consumer unit, and leads into a private rear garden driveway with part stoned parking area providing further private parking.

Garage Store

28' 8" x 12' 6" (8.74m x 3.81m) This amazing storage space is independently approached from the car port garage via a metal door and is equipped with three windows front and rear aspect, solid flooring and electric light and power. Both the garage door and the garage car port is located within an original coach house the first floor being independently owned and having a flying freehold.





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