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The Coach House Danygraig Hill, Danygraig Porthcawl

offers over £700,000

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About the property

Originally part of Danygraig House and built for Revd Robert Knight by Charles & D Morgan of Newton between 1814-1817, this Grade II* Listed property is now offered for sale. The property has been carefully restored into a beautifully styled home, whilst retaining the original heritage of the Coach House. Ideally located, the property is just a short drive from Porthcawl Town and within walking distance to Newton beach and St. Clare's School.

Upon approaching the property, you enter a courtyard offering ample parking and enclosure. Entering through the original door, you find a grand dining space at the heart of the property leading to the lounge, kitchen, downstairs bedroom, cloakroom, and staircase to the first floor. The kitchen is comprehensively fitted with access to the rear.

On the first floor, the landing leads to three double bedrooms, all with Velux windows, with the master bedroom offering a four-piece ensuite and the original hay loft door is a beautiful feature retained to offer access to the woodlands from the first floor and nestling the home within the surrounding woodland. The family bathroom, also on the first floor, offers a four-piece suite and is fully tiled.

To the rear, the property offers rambling woodland hosting a variety wildlife with views to Swansea. Viewing is highly recommended to fully appreciate the

Accommodation

Ground Floor

Dining Room

16' 11" Max x 16' 6" Max (5.16m Max x 5.03m Max)

Entering into the property via original door, along with french double glazed doors providing access to court yard. Tiled flooring and radiator. Under stairs storage. Leading off to lounge, kitchen, cloak room, bedroom and staircase leading to the first floor.

Lounge

16' 2" Max x 25' 5" Max (4.93m Max x 7.75m Max)

To the left of the dining room is the lounge, offering double glazed french doors into the court yard and window to the rear. High grade laminate flooring, two radiators, wall and drop down lighting. feature fire.

Bedroom Four

12' 1" x 10' 2" (3.68m x 3.10m)

Accessed from the rear of the dining room. High grade laminate flooring, one radiator, double glazed window to the rear of the property.

Cloak Room

Accessed from the rear of the dining room. Tiled flooring, toilet, sink offering splashback tiling, double glazed window to rear.

Kitchen

9' 6" Max x 27' 9" Max (2.90m Max x 8.46m Max)





To the right of the dining room is the kitchen. Offering access to the front and rear of the property via double glazed french doors. Bespoke fitted Wren kitchen with wall and base units. Integrated fridge, freezer, microwave, hob and oven. Further space for utility goods. Tiled flooring and splashback tiling surrounding sink. Breakfast bar offering built in raised and wireless charging with skylight ceiling.

First Floor

Landing

Ascending to the first floor via the stairs, the landing offerings access to three bedrooms and family bathroom. Carpet, one radiator and built in storage.

Bedroom One

12' 10" Max x 13' 2" Max (3.91m Max x 4.01m Max) Carpet flooring, Velux window to the front of the property, built in wardrobe, one radiator, fire exit door leading out to forestry. Access to ensuite.

Ensuite

Four piece suite offering shower, bath, toilet and sink with floor to wall tiled. Velux window facing rear of property and one radiator.



Bedroom Two

10' 2" Max x 13' 2" Max (3.10m Max x 4.01m Max) High grade laminate flooring. Built in wardrobes. Velux window facing rear of property. One radiator and access to loft.

Bedroom Three

13' 2" Max x 12' 4" Max (4.01m Max x 3.76m Max) Carpet flooring, one radiator, double glazed window to the side and Velux window to the front of property. Built in wardrobe.

Bathroom

Four piece suite offering shower, bath, toilet and sink with floor to wall tiled. Spotlight ceiling. Velux window facing rear of property and one radiator.

Front Of Property

Based to the front of the property there is an enclosed, graveled court yard offering off road parking for serval vehicles and allowing for additional garden space.

Rear Of Property

To the rear of the property there is a rambling woodland hosting a variety wildlife with views to Swansea.



Furthermore, there is potential to create a balcony space from the master bedroom to experience these views in its full. In addition, there is a lawned area with shed and providing access to the front of the property.



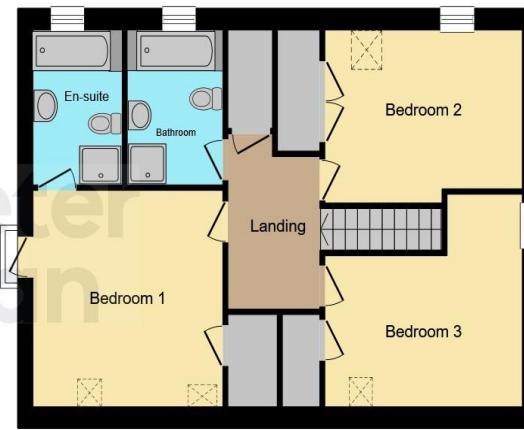


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Ground Floor



First Floor

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