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Porthkerry House, Barry
guide price £2,250,000



About the property

The property is set within the grounds of Porthkerry Country Park and has direct access to Porthkerry Beach and Porthkerry Park. The property is conveniently located for many of the amenities and facilities available within the immediate area; shops, parks, popular school catchment, supermarkets. The beach is within a few minutes' drive as is the Cardiff International Airport. The A4050 gives easy access towards the A4232 and the M4 motorway, as well as Cardiff city centre with its well regarded shopping centres and Cardiff Bay with its restaurants, bars and the Millennium Centre.

Set within approx. 20 acres of land, originally build circa 1840, this renovated family home boasts multiple reception rooms and 5 double bedrooms. Specifically comprising of porch, gallery hallway, 4 reception rooms, open plan kitchen/ dining/ living area, landing, 5 double bedrooms, 2 en suites, additional family bathroom and family shower room, double garage, driveway for multiple vehicles, several out buildings, indoor heated pool, wine cellar.

Accommodation

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other





providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Porch

Enter via composite door, glazed panels to side, windows to side, tiled areas, further door to inner gallery Hallway;-

Entrance Hall

17' 8" x 15' 10" (5.38m x 4.83m)
Tiled flooring, power points, radiator stairs ascending to first floor.

Cloakroom

W.C, wash hand basin, fitted wall, base and full height units, fitted work top, tiled areas, window to front aspect.

Living Room

24' 6" max x 19' 11" max (7.47m max x 6.07m max)
Fitted log burner to remain, T.V. point, power points, radiator, tiled flooring, bay window and French doors to side garden aspect, window to front aspect.



Dining Room

20' 11" max x 15' 4" max (6.38m max x 4.67m max)
Continuation of tiled flooring, power points, radiator, bay window and French doors to rear garden aspect.

Reception Room

23' 10" max x 13' 3" max (7.26m max x 4.04m max)
T.V. point, power points, radiator, continuation of tiled flooring, three square bay windows to side garden aspect.

Kitchen/ Dining/ Living Area

38' 1" x 24' 8" max (11.61m x 7.52m max)
An impressive open plan Kitchen/ Dining/ Living Area with extensive sea and garden views to rear and side aspect. Matching wall and base units with complimentary work tops, inset double sink, drainer and mixer tap, inset eye level double oven and grill, inset induction with over head cooker hood, integral appliances comprising of fridge, freezer, dishwasher and wine-cooler fridge, power points, radiator, splash back tiled areas, marble flooring with underfloor heating, French doors to side aspects, window to front aspect, Rear door leading to Utility and Rear Driveway.



Utility Room

12' 1" x 6' 11" (3.68m x 2.11m)
Plumbing and space for washing machine, tumble dryer and fridge freezer, power points, radiator, slate tiled flooring, window to rear aspect.

Gallery Landing

Gallery landing with plenty of space for seating/ home office space. Fitted carpet, power points, radiator, window to rear aspect.

Bedroom 1

13' 4" max x 13' 1" max (4.06m max x 3.99m max)
Fitted wardrobes, fitted carpet, power points, radiator, three square bay windows to side aspect, opening leading to En Suite;-

En Suite

W.C, wash hand basin, roll top bath, separate shower cubicle, tiled areas, radiator, window to side and rear.



Bedroom 2

17' 1" max x 12' 5" max (5.21m max x 3.78m max)
Fitted carpet, power points, radiator, square bay window to rear aspect with idyllic views to Porthkerry Beach, extensive viewings across the channel.

En Suite

W.C., wash hand basin, roll top bath, separate shower cubicle, tiled areas, radiator.

Bedroom 3

20' 2" max x 16' 9" max (6.15m max x 5.11m max)
Fitted carpet, power points, radiator, square bay window to rear aspect overlooking the extensive land and sea views.

Bedroom 4

17' 3" max x 15' 3" max (5.26m max x 4.65m max)
Fitted wardrobes, fitted carpet, power points, radiator, square bay window to rear overlooking the gardens, sea views and rear terrace.



Bedroom 5

15' 5" max x 10' 8" max (4.70m max x 3.25m max)
Currently used as Dressing Room. Fitted carpet, power points, radiator, widow to front aspect overlooking gardens.

Shower Room

W.C., wash hand basin, walk in shower, splash back tiled areas, radiator, window to rear aspect.

Airing Cupboard

Fitted airing cupboard.

Outside

Double Garage

Double Garage to rear aspect. Electric up-and-over doors. Power points,

Out Buildings

Several outbuildings. All approx. 40ft x 20ft. Comprising of power points, plumbing, lighting. *POTENTIAL TO CONVERT TO ANNEX / GYM / SEVERAL OFFICES*



Wine Cellar

Wine cellar to lower ground level of Land. Approx 4 Meters high.

Swimming Pool

40' 1" max x 22' max (12.22m max x 6.71m max)
Approx. 2 meters depth. Tiled surround, power points, lighting, fitted bar, orangery ceiling, windows and doors to gardens. *ELEVATED SEA VIEWS ACROSS THE CHANNEL*

Property Information

The property has Mains Electricity, Mains Water, Cess Pitt and Oil Heating.

Entrance And Land

Enter via Electric Double Gates, paved driveway through private gardens. Approx. 20 acres of land. Comprising of mature trees, shrubs, laid to lawn, several patioed seating areas, elevated raised BBQ area.



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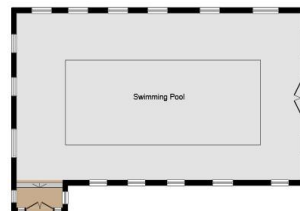
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Ground Floor



First Floor



Outbuilding

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Important Information

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