



Elderberry House , CF62 3BP

£774,950 Freehold

4 BEDS | 2 BATH | 2 RECEPT | EPC RATING

This Countryside Residence in the Heart of the Vale of Glamorgan is set in the peaceful and picturesque village of Penmark, this beautifully appointed family home offers the perfect blend of rural tranquillity and contemporary living. Surrounded by open countryside and occupying a generous plot, this detached property enjoys exceptional privacy, sweeping field views, and a prime position within one of the Vale's most desirable villages. Penmark is a charming Vale village. The community enjoys access to local amenities including the historic parish church. Families are well catered for, with nearby South Point Primary School and inclusion in the Cowbridge Comprehensive School catchment. For commuters, the market town of Cowbridge is within easy reach, offering boutique shopping and dining. Cardiff, the vibrant capital city, is also just a short drive away and provides a full range of cultural, educational, and transport connections, including a direct mainline to London. Cardiff Wales Airport is only minutes away for both domestic and international travel.

The property is thoughtfully designed with versatile living in mind. The ground floor welcomes you with an inviting entrance porch. From here, a series of elegant and practical living spaces unfold — including a spacious living room overlooking the front and rear elevation, a bright and open-plan kitchen/breakfast/family room. A separate utility, cloakroom/shower room, and a flexible study or fifth bedroom complete the ground floor.

Upstairs, four well-proportioned double bedrooms offer comfort and character with views over the farmland, with the principal suite benefiting from a private en-suite and dressing area. Spacious family bathroom.

Externally, the home boasts a detached double garage (converted to a gym) and a spacious driveway offering ample off-road parking. The gardens wrap around the property, expansive lawns and patio areas that make the most of the glorious open aspect.



ADDITIONAL INFORMATION

LPG gas central heating. Mains electric and water. Septic tank drainage. Council tax band G.

FRONT

Private driveway from multiple vehicles. Fully enclosed with feather edged fencing. A selection of mature shrubbery and fruit trees. Laid to lawn with paved patio leading to the side aspect with access to the rear garden. Further side aspect with wooden gate leading to the rear.

Entrance Porch

Composite double glazed front door. UPVC double glazed windows to the side aspects. Plastered ceiling. Plastering walls, tiled flooring, wall mounted radiator. Doorway opening to the entrance hallway.

Hallway

14'10 x 7'10 (4.52m x 2.39m)

Plastered ceiling with coving, plastered walls with feature papered wall. Continuation of tiled flooring, fitted carpet stairs rising to the first floor. Radiators. Oak doors to living room, sitting room/playroom and kitchen dining area. Under stairs storage cupboard.

Living Room

24'8 x 12'11 (7.52m x 3.94m)

Plastered ceiling with coving, plastered walls, feature papered wall, fitted carpet flooring. UPVC double glazed window to the front aspect and sliding patio doors opening to the rear garden. Space for log burning stove with stone surround and stone hearth. Radiators.

Sitting Room/Play Room

11'7 x 11'5 (3.53m x 3.48m)

Textured ceiling with coving, plastered walls, wood effect laminate flooring. UPVC double glazed window overlooking the front aspect. Wall mounted radiator.

Kitchen/Dining

28'5 x 13'0 (8.66m x 3.96m)

Plastered ceiling with coving and inset spotlighting. Plastered walls, ceramic tile flooring. UPVC double glazed windows overlooking the rear aspect and French doors opening to the rear garden. Wall mounted radiator. Space for dining and sitting.

Kitchen comprises of eyelevel wall units, base units, work surfaces, large breakfast bar with space for seating. Neff appliances. Integrated electric oven. Gas hob inset to work surface with extract fan above. Stainless steel 1 1/2 sink with mixer tap, and food waste disposal. Integrated microwave and coffee machine. Space for American-style fridge freezer. Integrated dishwasher. Door to utility/w.c.

Utility Room

9'9 x 8'2 (2.97m x 2.49m)

Plastered ceiling, plastered walls with ceramic tile flooring. UPVC double glazed window and door to the side aspect. Larder unit, base units and work surfaces. Inset sink with mixer tap over. Plumbing for washing machine. Space to tumble dryer. Space for fridge freezer. Door opening to WC/Cloakroom.

W.C Cloakroom

8'2 x 2'10 (2.49m x 0.86m)

Plastered ceiling, plastered walls, continuation tile flooring. UPVC double glazed window to the front aspect. Vanity wash hand unit with storage under. Tiled splashback. Toilet and wall mounted radiator.

FIRST FLOOR

Landing

18'11 x 15'11 (5.77m x 4.85m)

Plastered ceiling with coving, plastered walls and papered walls. Fitted carpet flooring. Wooden doors to bedrooms and family bathroom. Radiator. Airing cupboard storage. UPVC double glazed window to the front aspect.

Master Bedroom

18'2 x 13'3 (5.54m x 4.04m)

Textured ceiling with coving, plastered and papered walls. Fitted carpet flooring. UPVC double glazed window to the front aspect. Radiator. Fitted wardrobes surrounding. Door to ensuite shower room.

En-Suite

8'0 x 5'3 (2.44m x 1.60m)

Plastered ceiling with inset spotlights and extractor fan. Porcelain tiles surrounding and tiled flooring. Double shower cubicle with glass shower screen and mains operated shower over. Vanity wash hand basin and WC with fitted storage. Vertical towel rail heater.

Bedroom Two

18'0 x 12'7 (5.49m x 3.84m)

Plastered ceiling with coving, plastered and papered walls. Fitted carpet flooring. UPVC double glazed windows overlooking the rear garden with views across farm land. Double wardrobes. Radiator.

Bedroom Three

13'0 x 12'9 (3.96m x 3.89m)

Textured ceiling with coving, papered walls and plastered walls. Fitted carpet flooring. UPVC double glazed window overlooking the rear garden with views across farm land. Radiator.

Bedroom Four

13'5 x 9'7 (4.09m x 2.92m)

Plastered ceiling with coving, plastered walls, laminate flooring. UPVC double glazed windows to the front and side aspect. Radiator. fitted wardrobe.

Family Bathroom

7'10 x 6'6 (2.39m x 1.98m)

Plastered ceiling with loft access, plastered walls and porcelain splashback tiles surrounding, tile flooring. UPVC double glazed obscured glass window to the rear aspect. Bath with mixer tap over. Vanity unit with ceramic wash basin with mixer tap and toilet. Storage under. Vertical towel rail heater.

REAR GARDEN

A private and enclosed rear garden. Stonewalls surrounding with established shrubbery, a selection of fruit trees and laid to lawn. Paved patio areas. Backing onto farm land. Access to a converted garage.

CONVERTED GARAGE

18'4 x 18'10 (5.59m x 5.74m)

Currently used as a gym with plastered ceiling, inset spotlights, plastered walls, UPVC double glazed window and door.

COUNCIL TAX

Council tax band G.

DISCLAIMER

The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully checked with the owner/seller of the property. If there is any point which is particularly important, please ask. Whilst given in good faith they should not be construed as statements of fact and are provided for guidance only, they do not constitute any part of an offer or contract. 2. When considering making an offer on this property it is advisable to double check all measurements and point of particular importance to you. 3. All measurements and details of location are approximate only. 4. The photographs show only certain parts and aspects of the property at the time they were taken. 5. Buyers are advised to contact a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition. 6. Anyone wishing to view the property must provide their name, address and telephone number to safeguard the well being of owner/seller and staff.

MORTGAGE ADVICE

Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

PHOTOGRAPH DISCLAIMER

Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

PROCEEDS OF CRIME ACT 2002

Nina Estate Agents & Lettings Ltd are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

TENURE

We have been advised that the property is freehold. You are advised to check these details with your solicitor as part of the conveyancing process.



www.ninaestateagents.co.uk



Company No: 5972152. Registered Office: 1 Broad Street, Barry, Vale of Glamorgan, CF62 7AA. VAT No. 850 441 350