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Brookfield Barren Hill, Penmark Barry

guide price £500,000- £525,000

 **peter
alan**

01446 772857
enquiries@pablack.co.uk



About the property

Brookfield is a stunning four double bedroom detached family home, with an enviable position overlooking countryside in the heart of Penmark Village, filled with character and charm.

The quaint village of Penmark is a charming rural village, South-West of Barry near Rhoose in the Vale of Glamorgan. The village itself further benefits from a parish church, Village Hall and a traditional inn. Furthermore it benefits from very good road links via the A48, access to Cardiff Wales airport and is walking distance to Fonmon Castle.

The property occupies a generous plot, with a southerly facing well planned elevated tiered rear garden to sit and admire the countryside views and a sizeable driveway to the front providing parking for several cars.

Offering generous living space throughout, the accommodation briefly comprises a welcoming entrance hallway, a lounge with a feature fireplace and French doors leading to the rear terrace, dining room, kitchen/breakfast room and cloakroom to the ground floor. A galleried landing flooded by natural light with four double bedrooms off, two of which benefit from an ensuite and a family bathroom completes the first floor.

Accommodation

Location

The rural village of Penmark, which has the remains of a 13th-century castle, is situated approximately 13 miles west of the capital city. There are excellent road links to Cardiff International Airport and the market town of Cowbridge, which offers a wide range of independently owned shops and restaurants as well as excellent schooling.

Entrance Porch

Open fronted with pitched roof and tiled floor.

Entrance Hall

A welcoming hallway entered via wooden door with stained glass design panel, wooden staircase with storage cupboard beneath, doors leading to lounge, dining room, kitchen and cloakroom, wooden flooring.

Lounge

19' 9" x 13' (Max) (6.02m x 3.96m (Max))

Double glazed window to the front with fantastic outlook to the grassed hillside opposite, feature natural stone fireplace with wooden mantel and wood burner set on a flagstone hearth. Double glazed French doors with matching side panels leading out to the terrace seating area in the rear garden, radiator, carpeted.

Dining Room

13' 1" x 12' 8" (3.99m x 3.86m)
Double glazed window to front with fantastic outlook to the grassed hillside opposite, radiator, carpeted.





Kitchen/breakfast Room

20' 3" x 15' 3" (Max) (6.17m x 4.65m (Max))

Units to base and wall height, wood effect worktop inset with ceramic 1.5 bowl sink unit and drainer, Rangemaster range cooker with extractor hood above, tiled splashbacks, integrated freezer and dishwasher, wine rack, space for upright fridge freezer, tiled flooring, space for dining table and chairs, double glazed windows overlooking the rear terrace.

Utility area:

Units to base and wall height, work top inset with stainless steel sink and drainer with tiled splash backs, space and plumbing for washing machine, space for tumble dryer, stable door with window to side looking out to the rear terrace, continuation of tiled flooring.

Cloakroom

Double glazed obscured window to rear, WC, pedestal wash hand basin, extractor fan, radiator, tiled flooring.

Galleried Landing

Double glazed window to the front with fantastic outlook to the grassed hillside opposite, doors to four bedrooms and bathroom, storage cupboard with shelving, access to loft space, radiator, carpeted.



Master Bedroom

15' 1" (Max) x 12' (4.60m (Max) x 3.66m)

Double aspect with double glazed windows to the side and rear, fitted wardrobes with mirrored doors, radiator, carpeted, door leading to the ensuite.

Ensuite

Double glazed obscured window to side, shower cubicle with glazed shower door and mains shower attachment, WC, wash hand basin, tiled walls and floor, extractor fan, radiator.

Bedroom Two

13' 1" (Max) x 10' 5" (3.99m (Max) x 3.17m)

Double glazed window to rear overlooking the rear garden, radiator, carpeted, door to ensuite.

Ensuite

Double glazed obscured window to rear, shower cubicle with glazed door and mains shower attachment, WC, wash hand basin, tiled walls and floor, extractor fan, radiator.

Bedroom Three

13' 1" x 8' 11" (3.99m x 2.72m)



Double glazed window to front with fantastic views overlooking the front garden and the grassed hillside beyond, radiator, carpeted.

Bedroom Four

13' 1" x 8' 11" (3.99m x 2.72m)

A further double bedroom currently being used as a dressing room with double glazed window to front with fantastic views overlooking the front garden and the grassed hillside beyond.

Bathroom

Double glazed obscured window to rear, paneled bath with shower attachment over, WC, pedestal wash hand basin, tiled walls and floor, radiator, extractor fan.

To The Exterior

Grass verge to small brook to the side of the village road. Natural stone wall to boundary. Driveway to the front with substantial parking area laid partly to gravel. Paved areas to the side with gated access to the rear, storage shed.

Well planned tiered rear garden with various seating areas to enjoy the fantastic country side views to the front aspect, including a a decked area with glass balustrade. Mature shrubs and flower borders, water and power point.



Services

Mains water and electricity, no gas. Oil fired central heating. Drainage to private Diamond treatment works with discharges into the stream under license.



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Ground Floor



First Floor

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