



**hrt**  
herbert r thomas

5 Cold Knap Way, Barry

£750,000

## 5 Cold Knap Way

Spacious 5-bed home with 3 receptions, study, sun lounge, 3 baths, double garage, large gardens, and stunning views towards Barry Island and the Bristol Channel. Off-road parking.

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Substantial detached family home in a sought-after Barry location
- Original wood block flooring and charming period features throughout
- Three spacious reception rooms plus study/home office
- Rear sun lounge with French doors and garden access
- Five bedrooms, including two with en-suite shower rooms and two separate bathrooms
- Principal bedroom with fitted wardrobes and bay window
- Generous rear garden approx. 90m with terrace, lawns and greenhouse
- Stunning far-reaching views towards Barry Island and Bristol Channel
- Integral double garage with electric door and ample driveway parking
- Well-appointed kitchen, utility room and multiple bathrooms throughout



Timber entrance door with leaded and stained-glass panel opens into an enclosed **ENTRANCE PORCH** with ceramic tiled floor and original panelled internal doors leading to **HALLWAY**, featuring a beautiful original wood block floor and a quarter-turn staircase to the first floor. **CLOAKROOM**, which contains a white low-level WC and wash hand basin, with tiled walls and floor. The **MAIN LIVING ROOM** benefits from wood block flooring and features an attractive fireplace with an oak surround and mantel. There is a double-glazed window to the side and sliding patio doors leading through to the rear sun lounge.

A separate **SITTING ROOM** enjoys a deep double glazed bay window to the front elevation, an electric fire with decorative surround, recessed fitted cupboards to either side, original block flooring, and a high coved ceiling.

The **DINING ROOM** continues the timber block flooring and provides further access to the rear sun lounge via sliding patio doors.

A **STUDY** features herringbone-pattern flooring and a door to the rear sun lounge.

The rear **SUN LOUNGE** is a wide yet relatively narrow space with a tiled floor, double glazed windows, and French doors. A half-turn staircase leads to the first floor.

The **KITCHEN/BREAKFAST ROOM** is fitted with a range of white shaker-style base and wall units with granite worktops and an inset 1½ bowl sink and drainer. Appliances include a 'Smeg' cooking range with extractor, integrated dishwasher, and under-counter fridge, deep airing cupboard housing a hot water cylinder tank. A door leads through to the **UTILITY ROOM**, offering a range of fitted cupboards with roll-top work surfaces, space for a washing machine, tumble dryer, and fridge freezer, along with a stainless steel sink and drainer. A wall-mounted mains gas boiler (Viessmann, fitted 2026) is also located here, with a window and door giving access to the side.

The **LANDING** provides access to all rooms and includes a drop-down ladder to the attic space.

The **PRINCIPAL BEDROOM** features a bank of fitted wardrobes and a deep uPVC double glazed bay window to the front elevation.

**BEDROOM TWO** is a generous double room with a window and patio doors leading to the rear sitting area. It benefits from an **EN-SUITE SHOWER ROOM** comprising a white low-level WC, wash hand basin with vanity unit, and a quadrant shower cubicle, with a frosted window to the side.

**BEDROOM THREE** is also a double room, with a window to the side and patio doors opening onto the rear sitting area. It has access to a second **EN-SUITE SHOWER ROOM** with a similar suite, including a low-level WC, wash hand basin with vanity cupboard, and quadrant shower cubicle.

**BEDROOM FOUR** has a pendant light fitting and a double-glazed window overlooking the driveway.

**BEDROOM FIVE** is a large single room with a dual aspect to the front and rear.

A wide, 1st floor **SITTING AREA** extends across the rear of the property and is accessed from bedrooms two and three, enjoying far-reaching views towards Barry Island, the headland, and the Bristol Channel.

The **MAIN BATHROOM (1)** includes a spa bath, fully tiled shower cubicle, wash hand basin, and extensive fitted cupboards. There is also a **CLOAKROOM** retaining original tiling and a coloured WC. A further **BATHROOM (2)** is fitted with a modern suite comprising a white panelled bath, low-level WC, pedestal wash hand basin, and separate shower cubicle. The room is fully tiled and includes a frosted double-glazed window.

A paved **DRIVEWAY** provides excellent off-road parking and leads to an integral **DOUBLE GARAGE** with an electric roller door, power, lighting, and a pedestrian door to the rear. The **FRONT GARDEN** is attractively landscaped with mature flower and shrub borders and hedge screening to the roadside, providing a high degree of privacy. Gated access to both sides leads to the rear garden. The **REAR GARDEN** extends to approximately 90 metres in length and is well established, featuring a sandstone paved terrace, areas of lawn separated by pathways, and mature shrubbery. There are two garden stores and an aluminium-framed greenhouse.

Beyond the rear boundary, the property enjoys delightful open views towards Barry Island, the headland, and the Bristol Channel—creating a truly spectacular outlook.

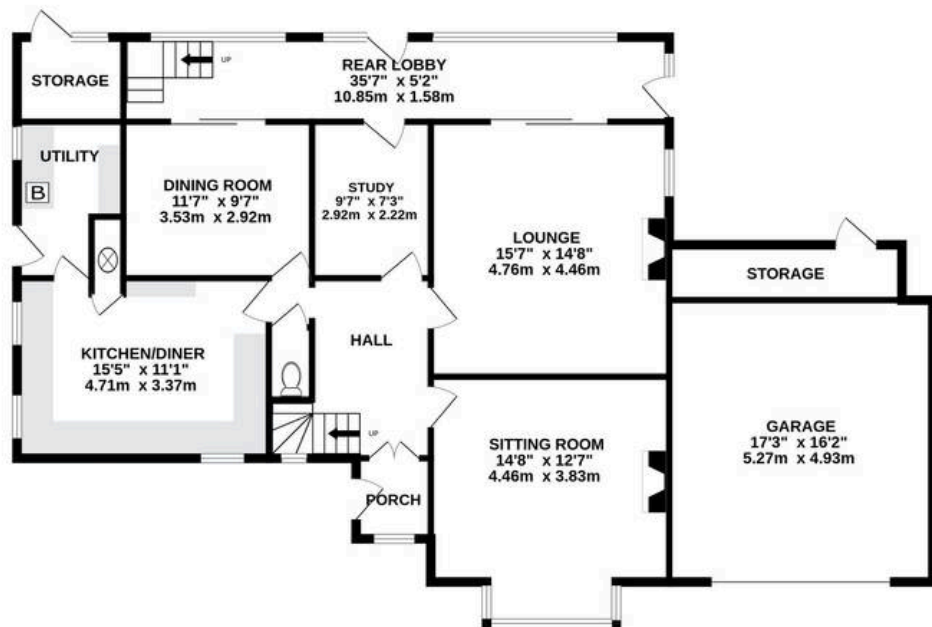




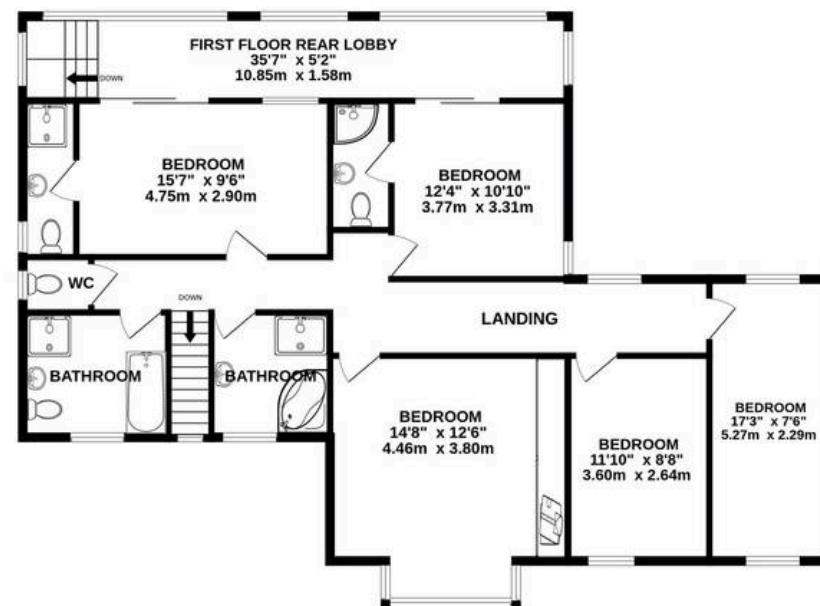




**GROUND FLOOR**  
1504 sq.ft. (139.7 sq.m.) approx.



**1ST FLOOR**  
1276 sq.ft. (118.5 sq.m.) approx.



**TOTAL FLOOR AREA : 2780 sq.ft. (258.3 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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