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Pen Y Cae Beach Lane, Penarth
offers in the region of £2,800,000

 **peter
alan**

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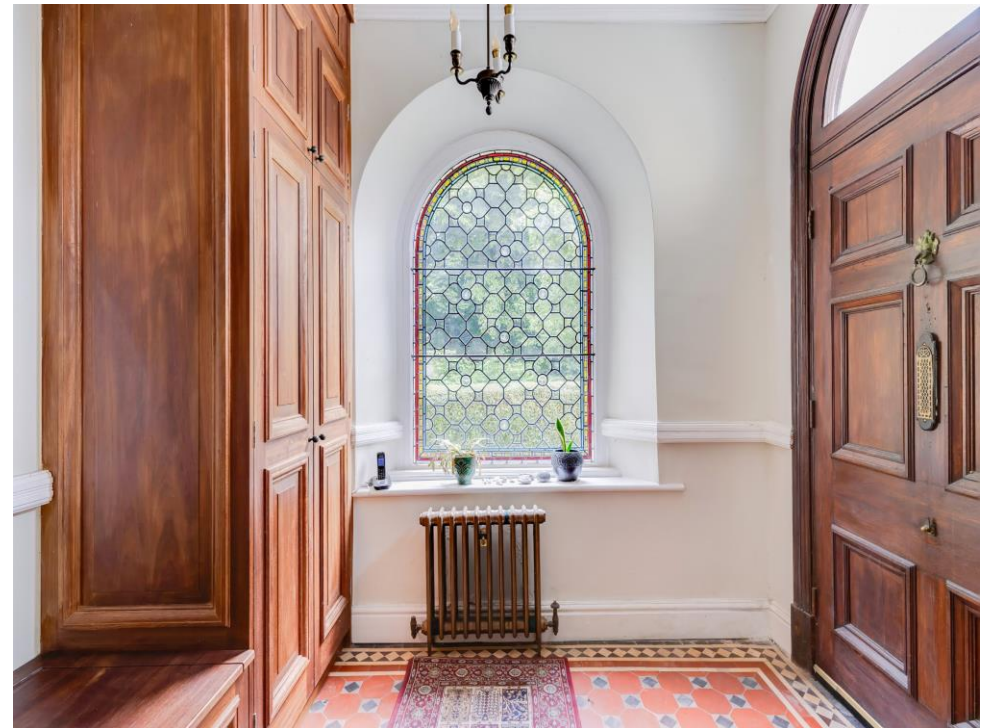
About the property

Pen Y Cae, is a truly magnificent residence of character, built in 1857, being one of the first period homes built in the road, with panoramic sea views, and occupying a superb location just a few minutes walk to Penarth Sea front, with both Kymin Park and Alexandra Park adjacent. This stunning imposing includes five double sized bedrooms and five bathrooms, together with a totally self contained spacious two bedroom flat. In recent years the current owners have totally modernised this unique property including a full re-wire, a new gas heating system with two new Worcester boilers, an unvented hot water system and a Scuba Tank which pressurise the water system allowing each of the bathrooms to be used simultaneously. Further improvements include a NEW ROOF, total re-plumbing, and new stylish contemporary fittings throughout the glorious 5020 square feet of space. An elegant feature is a charming turret which towers above the second floor and provides a stunning enviable ambiance to this period home.

Accommodation

Pen Y Cae

Beautifully located overlooking the sea in the centre of Penarth, set in large gardens surrounded by woods and parkland and five minutes from Penarth Pier, this impressive Victorian property, dating from 1857, retains its wealth of original features, including cornice ceilings, ornate doorways and doors, wainscoting and dado rails, arched windows with stained glass, and several striking fireplaces. The mature gardens and trees woodland of nearly 2/3 acre extend down Penarth Head to just yards from the seafront. Both the house and gardens enjoy superb sea views, taking in two piers (Penarth and Weston), two islands (Flat Holm and Steep Holm), and two countries (Wales and England). The view of the English coast extends from Portishead near Bristol to the Quantock Hills in Somerset. Built for a marine engineer in 1857, and extended in 1900, recent conversions have entailed no loss of character, and the house can be readily restored to a family home. The impressive entrance hall is wide and long, with stained glass windows lighting the entire length of its parquet floor. Each reception room retains its distinctive Victorian décor, including archways, decorative plasterwork and cornices, wood panelling and finishes. The fireplaces are a particular feature of each room. The main reception rooms have French doors to the veranda, with sea views. The family kitchen is a large and light room with views over the Kymin woodlands, and quality wood effect porcelain tiled floors. Also within this amazing social space there is also a small pantry with slate shelves off the pizza room. So many features.





It combines a fitted kitchen with a dining area, and a woodstove provides a warm focus for evenings. Within the charming dining room is a large and very distinctive fully functional Pizza Oven, providing a versatile cooking feature and an imposing centre space.

Pen Y Cae Continued

There are four further reception rooms including a gracious front lounge (19FT x 17FT), an elegant sitting room (19FT x 16FT), a living room (18FT x 12FT) ideal as a study/home office, and a Gym (17FT x 11FT). The first and second floors comprise five versatile bedrooms, the master bedroom being a generous (20FT x 17FT) complete with large ensuite and a walk-in dressing area. Adjacent is a large second bedroom ((15FT x 15FT), each with superb sea views. In the charming principle lounge there is an electric drop down cinema screen. It is used currently with the small modern projectors, there is also an up/down button on the RHS of the curtain.

The Gardens

The gardens are an important feature of this property, providing great privacy and seclusion for a town centre property. Developed steadily over a century and a half, (the famous garden designer Gertrude Jekyll reputedly worked here), the extensive gardens are full of interest



while being easily maintained. They include mature shrub and flower borders, orchards, productive vegetable gardens, a pond, and woodland areas, with two particularly splendid copper beeches. The gardens form part of the unbroken green landscape that extends from the sea cliffs at The Kymin via Alexandra Gardens to the centre of Penarth town.

Garage

At the rear of the property, the former coachhouse provides space for a variety of purposes including workshop with inspection pit, storage and parking for three cars. It retains the original cobblestone floor of the stables which were converted into the garage in about 1900. The present owners have received planning permission for vehicle access through the garage and gardens to the house, and also a further two parking spaces in the garden.

History

Soon after the Great Exhibition of 1851, with Cardiff's coal export trade starting its long boom, the Plymouth Estate began to sell land in Penarth for homes for the newly wealthy coal, steel and ship owners. Penycae was completed in 1857, the first of these Penarth mansions. It shows all the influences of high Victorian design, pre-



dating most of Victorian Penarth by 20-40 years. Built facing south-east toward the Flat Holm lighthouse, the shipowners of Penycae would be the first to see their vessels return to port on the morning and evening tides. At the time Penarth was still reached from Cardiff by a ferry service which landed passengers on the beach below Penycae - the Pier did not open for another 40 years.

Entrance Porch

9' 7" x 6' 9" (2.92m x 2.06m)
 Approached via an original and imposing hardwood panelled front entrance door with characteristic door furniture leading to a period tiled porchway with large arched stained-glass window and high cornice ceiling. Dado rail. Classic radiator, full height built out hardwood cloaks hanging cupboard and boot store.

Entrance Reception Hall

35' 7" x 9' 6" (10.85m x 2.90m)
 A truly magnificent hallway of character with herringbone style wood block oak floors, high corniced ceilings with ceiling roses, plate/picture rails, dado rails, a box bay window with a Georgian style clear glass window with outlooks across the south facing sun terrace and onto the Bristol channel. Truly charming character fireplace inset with a cast iron log burner with original tile surround and slate hearth, further matching



arched stained glass leaded window, wide original spindle balustrade returning staircase with carved newel post leading to a first-floor landing and half landing. Classic radiator.

Front Lounge

19' 4" x 17' (5.89m x 5.18m)

Into a wide bay inset with French doors that open onto a magnificent, paved sun terrace with panoramic views across the gardens and grounds and onto the seafront. Further arched window, truly magnificent, panelled walls and ceiling provide an enviably character finish almost Elizabethan style with a matching fireplace with cast iron log burner and hearth and matching coving. Engineered oak flooring, two classic radiators.

Kitchen And Breakfast Room

21' x 18' (6.40m x 5.49m)

Beautifully fitted with classic style modern panel fronted floor and eye level units with solid granite worktops with a circular shaped breakfast bar, integrated AEG five ring induction electric hob with granite splashback and concealed extractor hood, stainless steel sink with power jet mixer taps and granite drainer, space for the housing of two upright fridge freezers, two integrated AEG competence fan assisted electric ovens, period fireplace inset with a classic style log burner multi fuel Nordica unit, with exposed brick surround and quarry



tiled hearth, wide spayed bay with large sash cord style windows providing a wonderful panoramic view across the side gardens, elegant high panelled ceiling with cornicing, vertical radiator, integrated Neff dishwasher, square opening leading to...

Dining Room

18' 2" x 12' (5.54m x 3.66m)

Engineered oak flooring throughout, ample space for a large dining table and eight chairs, high corniced ceiling with ceiling roses, two vertical radiators, PVC double glazed window to side, two large sash cord style windows to rear. An amazing feature rarely found is a fully integrated and constructed brick pizza oven within the dining room quite impressive.

Utility Room

12' 8" x 6' 3" (3.86m x 1.91m)

With plumbing for a washing machine, continuous engineered oak flooring, this room is the nerve centre of the building housing the complete utilities including the largest unvented hot water system available together with a scuba tank, and two Worcester gas heating boilers. Within this room there is also the electric consumer units/distribution boxes, and a white useful Belfast sink with worktops. Sash cord window to side, hardwood outer door leading onto the rear gardens with an open fronted porch.



Ground Floor Bathroom

11' 9" x 8' (3.58m x 2.44m)

Independently approached from the entrance reception hall is this luxurious period style white bathroom suite with contemporary tiled floor and part panelled walls(Ashton Bentley), comprising of a large freestanding oversized roll top bath, a w.c with china handle, a large shaped pedestal wash hand basin and a bidet with mixer taps and pop up waste. High ceiling, air ventilator, obscure glass sash cord style window to side, classic style towel rail/radiator.

Sitting Room

19' 2" x 16' (5.84m x 4.88m)

Independently approached from the entrance reception hall is this grand and stunning sitting room inset with a wide bay with french doors and sash cord windows that open onto the large south facing and paved sun terrace with a sea view across the gardens and grounds. The period features in this room are truly classic with the most magnificent panelled ceiling with cornicing, picture rails and classic panelled walls beneath mahogany wall panels. Charming working character fireplace with cast iron grate and hearth, two classic designed radiators.

Inner Hall



Approached from the entrance hall is an inner hallway with original period tiled floor and access to the basement cellar.

Basement Cellar

This useful basement is approached via a slate topped staircase leading to two rooms the first room measures 18 ft 2 x 9 ft 7 with brick pillars and slate worktops and electric light and power. The second room approached from the first room measures 11 ft 8 x 7 ft 8 also with electric light and power.

Utility/Kitchen

20' 9" Max x 13' (6.32m Max x 3.96m)
 Into an entrance recess stunning tiled floor, fitted sink unit with modern base units with stainless steel drainer and mixer taps, PVC double glazed outer door provides access to the rear gardens, with obscure glass side screen windows, further sash cord style window to side, ceiling with spotlights, radiator.

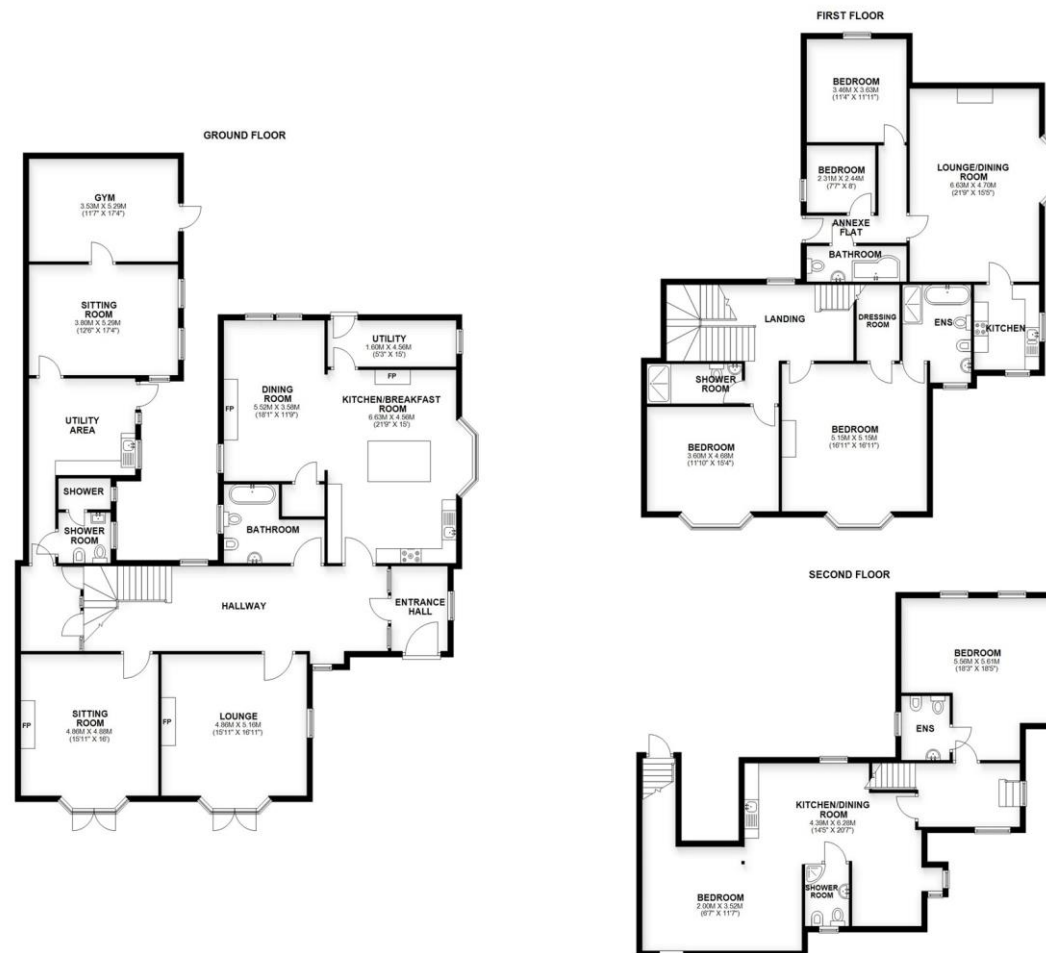
Bathroom/Steam Room

10' 2" x 6' (3.10m x 1.83m)
 A truly luxurious facility includes a fully enclosed steam room/shower with waterfall fitments and separate hand fitments, tiled wall seat, vanity shelf and side window, air ventilator, enclosed by a glass door. Separate to the steam room and shower is a white suite comprising wall mounted shaped wash hand basin with mixer taps, non



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