



Glen View, Penmark

Vale of Glamorgan, CF62 3BQ

Offers In Excess Of £1,400,000

HARRIS & BIRT



An excellent opportunity to purchase this exceptional executive detached property situated in circa two acres of gardens and grounds, alongside timber built American style stable block, sand based turnout paddock alongside a grass laid paddock, as well as a detached double garage with home office/gym to the first floor. The property is of extremely high specification and has been completely refurbished and re-modernised recently to create the wonderful home that you see today, the property benefits from an abundance of fenestration throughout the rear with sliding glass doors and first floor balcony terrace situated off the master bedroom.

Glenview offers open plan accommodation briefly comprising; entrance lobby, WC, play room/study, sitting room, heart of the home kitchen/dining/family room with fitted Sigma 3 kitchen and utility to ground floor. A floating Oak stair leads to an open landing with master suite comprising bedroom, walk in dressing room and en suite bathroom, bedroom two offers a further en suite and there are a further three bedrooms, all doubles, that are facilitated by bathroom three. The property is accessed by a private tarmacadam laid driveway and in and out turning circle.

Further benefits include underfloor heating throughout the ground floor under Porcelanosa large form tiles, two log burning stoves by Contura and Stuv, Sigma 3 fitted kitchen and high quality sanitaryware.

Although being very much tucked away, the property is within a short walk of the villages' facilities including the Six Bells Pub, Parish church and village hall. Easy access to the main road network and in particular the coast road bring the capital city of Cardiff and other major centres within comfortable commuting distance.

- Attractive, Modern & Executive Detached
- Detached Triple Garage with Home Office/Gym
- Sand Based Turnout Area
- Excellent Natural Light Levels
- Sat in Circa 2 Acres of Gardens & Grounds
- Steel Portal Stable Block with Three 12ftx12ft Loose Boxes
- High Quality Fixtures & Fittings Throughout
- EPC: E

Accommodation

Ground Floor

Entrance Vestibule 21'4 x 23'1 (6.50m x 7.04m)

The property is entered via double Iroko doors with inset glazed vision panels to an open entrance hallway. Hugely attractive floating open tread staircase. Powder coated fixed pane double glazed window looking out onto rear garden. Fully skimmed walls and ceiling with inset spotlighting. Porcelanosa dove grey fitted large form tiles that span across the majority of the ground floor. Thermostatic control system. Air filtration system. Crittall effect glazed double doors open to sitting room.

Sitting Room 15'5 x 18'8 (4.70m x 5.69m)

Glazed double Crittall effect doors open into the sitting room and provide natural light, but also privacy. Stepped down via Oak laid step to excellent sized secondary reception space with dual aspect via two powder coated double aluminium double glazed floor to ceiling fitted windows, allowing plenty of natural light. Fully skimmed walls and ceiling with inset LED spotlighting. Oak laid flooring. Inverted air filtration system to ceiling. Open chimney with inset barrel 'Contura 35' log burning stove set on a sizeable slate laid hearth. Fitted radiator.

Play Room/Study 10'4 x 11'5 (3.15m x 3.48m)

Powder coated aluminium fully double glazed pedestrian door leads out to rear terrace. Fully skimmed walls and ceiling with LED spotlighting and air filtration system. Large form tiled flooring. Underfloor heating control housed to wall. Range of brushed chrome aluminium sockets throughout.

WC 5'4 x 4'9 (1.63m x 1.45m)

Attractive two piece suite comprising low level hidden cistern dual flush WC. Curved modern wash hand basin with chrome waterfall mixer tap. Half tiled walls with inset diamond style trim. Matching large form tiled flooring. Further skimmed walls and ceiling with inset LED spotlighting. Extractor fan.

Kitchen/Dining/Family Room 25'1 x 35'11 (7.65m x 10.95m)

Accessed via double doors, fully glazed, in a Crittall effect finish. An exceptional heart of the home open plan family space that offers modern family living with a full run of powder coated aluminium double glazed sliding patio doors that run right across the rear of the property allowing access onto the rear terrace beyond. Two fully glazed powder coated aluminium pedestrian doors to either side leading out to side garden and rear terrace. Further natural light via two fixed pane powder coated aluminium double glazed windows. Masterclass range Sigma 3 kitchen in a matte dove grey palette with quality quartz worksurfaces. The kitchen comprises features including; American style fridge/freezer with ice draw set either side of a Liebherr wine cooling fridge that stands at 7ft. Eyeline 'Siemens Studio Line' double oven that doubles as steam oven and combi microwave. Attractive pull out larder unit with Oak inset. Franke 1.5 sink and grooved drainer with chrome swan mixer tap that doubles as filtered water and boiling water tap. Siemens integrated dishwasher behind matching decor panel. Good sized hand drawers and high level cupboards throughout. Fitted island with inset four ring Elica induction hob and Elica inset extractor that sits within the hob itself. Range of oversized pan drawers. Quartz fitted worksurface. Matching upstands and tiled splashbacks. Fully skimmed walls with pelmet lighting. Three attractive pendant down light fittings in a matte finish. LED spotlighting with air filtration system. Media wall housing Stuv inset flush fronted log burning stove with slate laid hearth adjacent. Space for wall hung television. Oak door opens through into utility.

Utility 17'6 x 8'11 (5.33m x 2.72m)

Iroko door to front elevation allowing pedestrian access from front. Two powder coated aluminium double glazed windows overlooking front courtyard. Fully skimmed walls and ceiling with LED spotlighting. L-shaped run of base units with mottled effect worksurface. Chrome sink and drainer with chrome mixer tap. Space for washing machine and tumble dryer. Excellent sized storage space for shoes and cloaks etc. Doorway opens through into cupboard housing pressurised hot water cylinder and underfloor heating manifold.

First Floor

Landing

Accessed via a fully Oak floating staircase with glass balustrade up to galleried landing. Natural light via powder coated aluminium fully glazed fixed pane window to rear elevation. Fully skimmed walls and ceiling. Access to loft via oversized hatch with pull down ladder. LED fitted spotlights and attractive modern pelmet light fitting. Oak laid flooring. Underfloor heating control. Communicating doors to all first floor rooms.

Master Suite Bedroom One 23'10 x 22'11 (7.26m x 6.99m)

An excellent sized double height pitched roof master bedroom. Plenty of natural light via powder coated aluminium fully double glazed windows to all elevations. Fully double glazed powder coated aluminium pedestrian door leading out onto the rear terrace. Balcony terrace tiled throughout and offers glazed balustrades with chrome handrail. Fully skimmed walls and ceiling with air filtration system and pendant light fitting. Fitted carpet. Doorway opens through into;

Master Suite Bathroom One 9'10 x 13'5 (3.00m x 4.09m)

Three piece suite comprising oversized walk in shower cubicle with glazed and chrome shower screen in a wet room style. Wall hung oversized rainfall shower head and separate shower head attachment with chrome mounted thermostatic heating control. His & hers wash hand basins set on a wall hung floating shelf unit with chrome mixer taps. Wall hung hidden cistern WC. Limestone effect tiled splashback throughout. Matching floors with powder coated aluminium glazed floor to ceiling fitted window. Wall hung chrome vertical towel rail. Inset extractor fan.

Master Suite Dressing Room

An excellent sized walk in dressing room with a range of open wardrobe rails and shelving throughout. Skimmed walls and ceiling. Inset LED spotlighting. Fitted carpet.

Suite Bedroom Two 18'5 x 13'2 (5.61m x 4.01m)

Another good sized double bedroom with dual aspect via glazed Juliette balcony with inset powder coated aluminum fully double glazed pedestrian patio doors. Powder coated aluminum fully double glazed picture window to front elevation. Skimmed walls and ceiling. Inset LED spotlighting. Air filtration system. Fitted carpet. Fitted radiator.

Suite Bathroom Two 11'9 x 6'0 (3.58m x 1.83m)

Good sized en suite bathroom with wet room style finish including walk in shower cubicle with glazed shower screen and integrated wall mounted shower rainfall shower head attachment, and separate shower head fitment. Wall hung vanity unit with inset oversized wash hand basin and low level dual flush WC. Tiled splashbacks and floors throughout. Fully skimmed walls and ceiling with LED spotlighting. Air filtration system. Wall hung vertical chrome heated towel rail. Floor to ceiling run of powder coated aluminum opaque glazed window to front.

Bedroom Three 13'1 x 12'7 (3.99m x 3.84m)

Powder coated aluminium double glazed window to front elevation. Skimmed walls and ceiling. Fitted carpet. Fitted radiator. Inset air filtration system.

Bedroom Four 12'9 x 14'2 (3.89m x 4.32m)

Another good sized double bedroom with powder coated aluminium fully double glazed patio doors looking out over the wonderful rear garden with a glazed Juliette balcony. Fully skimmed walls and ceiling. Fitted carpet. Fitted radiator. Air filtration system.

Bedroom Five 14'7 x 8'3 (4.45m x 2.51m)

Powder coated aluminium double glazed window to front elevation. Skimmed walls and ceiling. Fitted carpet. Fitted radiator.

Bathroom Three 14'4 x 6'2 (4.37m x 1.88m)

Modern and well fitted to a high specification four piece suite comprising; roll top free standing bath with chrome

mixer tap. Low level dual flush WC. Wall hung vanity unit with inset wash hand basin with chrome mixer tap. Walk in wet room style shower cubicle with inset shower and separate shower head attachment. Fully tiled walls and flooring. Skimmed ceiling with spotlighting. Air filtration system. Horizontal low level chrome heated towel rail. Powder coated aluminium opaque glazed window to front elevation.

Outside

Gardens & Grounds

Accessed via either the tarmac laid driveway to turning circle with inset shrubbery, or via five bar gate to the Northern entrance. The gardens are sizeable, mainly laid to lawn with a large form tiled al fresco terrace, leading down to a raised terrace and with lawned access to the stables and paddocks adjacent. Large raised beds for herbs and kitchen garden. Plenty of space for horsebox adjacent to garage and numerous cars to front.

Detached Triple Garage/Home Office/Gym 32'9 x 19'4 (9.98m x 5.89m)

Adaptable space comprising electric roller doors giving access to good sized double garage and single garage with block partition between. Power and light. Concrete base. Outdoor steel steps lead up to a spacious, open plan, first floor home office/gym space with wood effect flooring, fitted Velux windows throughout, fully skimmed with power and light throughout.

Stable Block

Steel portal framed stable block with timber outlay. Cement sheeting to roof structure. Three American style loose boxes (12ft x 12ft) with auto water feeder. Light and power. Outdoor tap.

Public Right Of Way

Please be advised that there is a public right of way outside of the main curtilage of the property behind a hedgerow boundary that is maintained by Glenview.

Services & Tenure

Oil fired central heating. Mains electric. Mains water. Septic tank drainage. Full fibre broadband to the property.

Directions

From our offices at 65 High Street, Cowbridge, turn left and proceed onto the main A48 road towards Cardiff. Just before the village of Bonvilston right in front of the Aubrey Arms. At the T junction turn right and continue along this road for about 3 miles until you come to a very sharp right hand bend on which there is a sharp left hand bend signposted Llancarfan. At this junction go straight on down the little lane with a row of houses on your left hand side. Go down the steep hill and over the little humpback bridge at the bottom and then turn immediately left. Climb up the hill into the village of Penmark and take the first turning on your right hand side tucked away at the top of the hill. Go down the hill and at the bottom turn left up the tarmac driveway, this will sweep around to the front of the property.









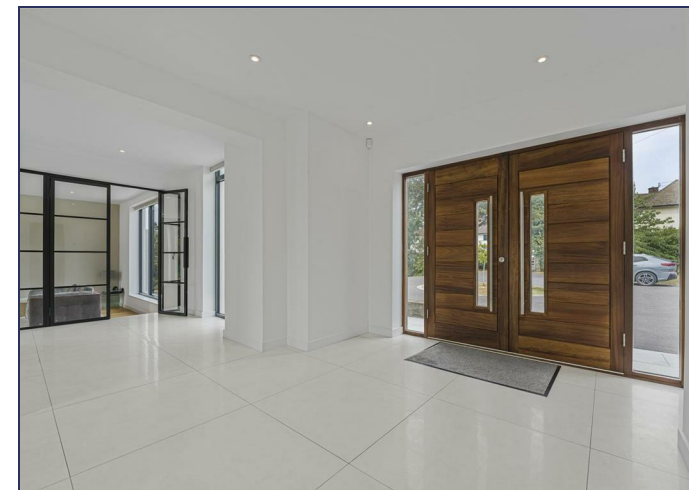




HARRIS & BIRT
CHARTERED SURVEYORS &
ESTATE AGENTS

GROSS INTERNAL AREA
FLOOR 1 1,866 sq.ft. FLOOR 2 1,835 sq.ft.
EXCLUDED AREAS : BALCONY 102 sq.ft.
TOTAL : 3,701 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge

65 High Street, Cowbridge, CF71 7AF
01446 771777 cowbridge@harrisbirt.co.uk

Cardiff

359 Caerphilly Road, Cardiff, CF14 4QF
02920 614411 cardiff@harrisbirt.co.uk

harrisbirt.co.uk

Harris & Birt is the trading name of Ingram Evans Care Ltd. Registered Office: 359 Caerphilly Road, Cardiff, CF14 4QF. Company No: 04845507

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

