



Bryn Deryn Lodge
Peterston Super Ely, Vale of Glamorgan, CF5 6NE

Watts
& Morgan



Bryn Deryn Lodge , Peterston Super Flv Vale of Glamorgan, CF5 6NE

Guide price: £1,825,000 Freehold

5 Bedrooms | 3 Bathrooms | 4 Reception Rooms

A significantly extended, much loved family home in an elevated position above the village of Peterston super Ely enjoying quite amazing views over the area and surrounded, glorious countryside. Extensive, much extended accommodation includes; family living room with wood burning stove, living/dining room with bi-fold doors opening to south-facing patio. Sizable kitchen and breakfast area together with an adjoining utility room. Also ground floor cloakroom. To the first floor; principal bedroom suite with en-suite bathroom and dressing room (formerly a bedroom), 2 further double bedrooms both sharing use of a family bathroom. The property incorporates an additional "cottage" with sitting room, 2 additional double bedrooms and a bathroom which could be used as separate accommodation if ever required. Extensive gardens, grounds and outbuildings including ample parking, detached double garage, store sheds, paved patio area, wonderfully tended lawns, outdoor saltwater pool with paved surround over-looked by a chalet/summerhouse with sauna and changing room. Quite superb views over own fields in a westerly and south-westerly direction. Gardens, grounds and load approaching 6 acres in total.



Directions

Cowbridge Town Centre – 0.0 miles

Cardiff City Centre – 0.0 miles

M4 Motorway – 0.0 miles

Your local office: Cowbridge

T: 01446 773500

E: cowbridge@wattsandmorgan.co.uk





Summary of Accommodation

About the property

In an elevated position to the north of Peterson Super Ely, Bryn Deryn Lodge is a significantly extended and much loved family property that must be viewed for the range of the accommodation and its gardens and grounds to be most fully appreciated. It has been thoughtfully extended over the years to offer a family-focused home as seen today. An entrance porch to the front elevation opens into a hallway from which doors leads to the all the principal rooms; a staircase with galleried landing over leads to the first floor. The largest reception room is a family living/dining room which has, as a focal feature, a working open fire. This lovely light filled space has especially broad bi-folding doors opening to the south-facing paved patio with gardens and grounds beyond; separate French doors also open to the same. Connecting from this is a dual aspect family sitting room with wood burning stove recessed within a most impressive, exposed stone surround. This, in turn, links to the kitchen/breakfast room. This generous and practical space has a great array of cupboards and expansive work surfaces and is opens to a large family breakfast area. An adjoining utility room provides space and plumbing for a washing machine/dryer, further fridge/freezer and extra deep cupboards. Accessible from the hallway is a cloakroom with hand basin and separate WC while, close to the entrance doorway, is a particularly deep cloaks storage cupboard. Accessed from the hallway is an additional reception room with further bi-fold doors opening to the south-facing gardens. This two-storey addition has 2 double bedrooms and a contemporary shower room above it and provides exceptional potential for it to be incorporated as extra accommodation or used as a separate annex if ever required.

To the first floor of Bryn Deryn Lodge are 3 double bedrooms, the largest of which are positioned to enjoy the far reaching panoramic southerly views. The principal bedroom suite features an en suite bath/shower room and a comprehensively equipped dressing room which could revert to a double bedroom if needed. The 2 additional bedrooms are both doubles and both share use of a modern family bathroom with freestanding slipper bath and shower cubicle.

Additional information

Freehold. Mains electric, water and sewage connect to the property. Oil fired central heating. Council tax: Band I. EPC Rating: 'TBC'.

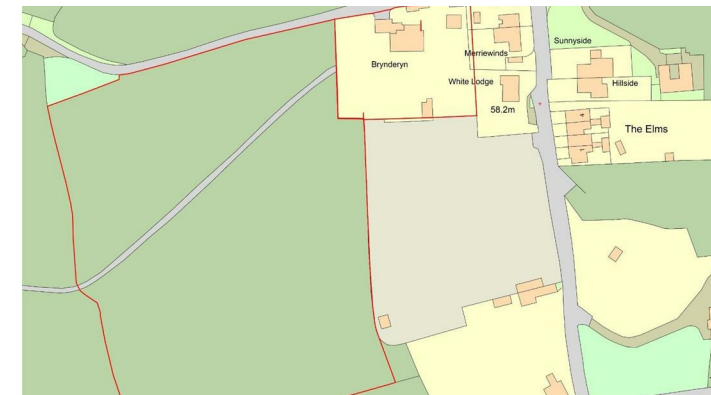


Garden & Grounds

From the village lane, the property is approached through a pull-in and double width, particularly broad doors leading to a tarmac topped parking and turning area fronting the property to its northern side. The detached garage (approx. max 6m x 6.1m) is entered via an electric up and over door and provides a large, open parking area for two cars with eaves storage above. The parking area fronting the garage leads, in turn, to the principal entrance doorway while there is a separate access and additional parking for the adjoining "cottage". Bryn Deryn Lodge is set within a generous plot with gardens surrounding the property to three sides. It includes highly useable family areas, especially a paved patio area to the southern-side of the property from which to enjoy the views over the well-tended level lawns. Beyond the lawn is a pool area with paving and glazed balustrading surrounding a saltwater pool (approx max 9m x 5m) over-looked by a timber chalet with central seating area, sauna and changing room off. Additional outbuildings include a brick-built shed and a separate outbuilding close to the front previously housing the oil tank but now used for additional storage for coats, wellies and logs. Immediately adjoining the property is a great sized paddock to the southern-side of the property and gently sloping away in a southerly and westerly direction. This is the ideal spot to catch the afternoon and evening sun and to enjoy the superb panoramic views over your own paddock and onto the surrounding, glorious Vale of Glamorgan countryside towards Pendoylan.



Total area: approx. 419.4 sq. metres (4514.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	57	67
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



Bridgend

T 01656 644 288

E bridgend@wattsandmorgan.co.uk

Cowbridge

T 01446 773 500

E cowbridge@wattsandmorgan.co.uk

Penarth

T 029 2071 2266

E penarth@wattsandmorgan.co.uk

London

T 020 7467 5330

E london@wattsandmorgan.co.uk

Follow us on



**Watts
& Morgan**