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Fontygary Road, Rhoose Barry  
offers in excess of £725,000

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## About the property

A rare opportunity to purchase an impressive period home, suited for a family home or an investment opportunity in the heart of the sought-after Village of Rhose.

A substantial and character-filled five-bedroom detached period home with a fascinating history, set on a generous plot in a highly sought-after location.

Known as Saint Margaret's, this impressive Edwardian residence was originally constructed as a girls school in the 1920's and retains much of its period charm, offering an abundance of space, character features, and potential.

Ideally located on the desirable Fontygary Road, this home benefits from convenient access to local amenities such as; doctors, pharmacy, post office, supermarket, coastal walks, schools and public transport routes, Cardiff International Airport, easy access to link roads leading to M4 corridor.

This characterful home combines traditional features with versatile living space, making it ideal for larger families, multi-generational living, investment opportunity or those seeking home-working flexibility. Internally, the property retains many original details including wood block flooring, bay windows, feature stone walls, stained glass and elegant proportions throughout.

## Accommodation

### Ground Floor

The ground floor offers multiple reception spaces including a formal lounge, a large living/dining room, study and a particularly impressive conservatory overlooking the rear gardens. The kitchen and utility areas provide practical family living.

### Entrance Hall

A welcoming and elegant entrance hall featuring wood block flooring, traditional coving and ceiling rose, wall lighting and a characterful wooden staircase rising to the first floor.

### Lounge

13' 10" x 10' 4" ( 4.22m x 3.15m )

A well-proportioned reception room with bay window to the front aspect, allowing plenty of natural light, a living flame gas fireplace creating a cosy focal point. Ornate coving and ceiling rose enhances this room's charm.

### Living/Dining Room

28' 8" Max x 12' 9" ( 8.74m Max x 3.89m )

A large and versatile dual-purpose reception room featuring a bay window, ideal for entertaining, attractive traditional stone feature walls and wood block flooring, ideal for both everyday living and entertaining.







## Kitchen

13' 7" x 11' 7" ( 4.14m x 3.53m )

Fitted with matching wall and base cupboards, tile-effect laminate flooring, a range cooker and space for appliances. A practical family kitchen with scope to personalise.

## Utility Room / Cloakroom

Offering plumbing for a washing machine, additional storage and a ground floor WC.

## Study

8' 7" x 8' 4" ( 2.62m x 2.54m )

A useful home office or hobby room, including a storage cupboard housing the boiler and leading through to a separate storage room. Door to side leading into integral garage.

## Integral Garage

22' 4" max x 9' 2" max ( 6.81m max x 2.79m max )

A substantial attached lean-to garage located to the side of the property, measuring approximately 22ft in length. Benefiting from an up-and-over door to the front and a door to the rear providing direct access to the rear garden. The garage is equipped with power and



an external tap, making it ideal for storage, workshop use or practical utility space.

## Conservatory

23' 6" x 12' 1" Max ( 7.16m x 3.68m Max )

A larger-than-average conservatory with wood flooring, windows on all sides overlooking the rear garden and pool. Sliding doors providing direct access to the outdoor space.

## First Floor

The first floor hosts four generous bedrooms, including a principal suite with en-suite shower room and private balcony enjoying sea views across the Bristol Channel.

## First Floor Landing

A spacious landing area with fitted carpet and a stunning bespoke stained glass window providing a beautiful focal point and natural light.

## Bedroom One

19' 1" plus wardrobe x 13' 9" Max ( 5.82m plus wardrobe x 4.19m Max )

A generous master bedroom with bay window, fitted wardrobes and access to a private en-suite.



## En Suite

Featuring a walk-in double shower, WC, wash hand basin, light-up vanity mirror and a door leading directly onto a private balcony with views across the Bristol Channel.

## Bedroom Two

17' 7" x 12' 9" plus bay ( 5.36m x 3.89m plus bay )

A large double bedroom with bay window to the front, views across the Bristol Channel, fitted carpet and a sink with vanity unit.

## Bedroom Three

12' 10" x 10' 8" ( 3.91m x 3.25m )

A well-sized bedroom with fitted carpet and two windows overlooking the rear garden.

## Bedroom Four

13' 2" x 11' 7" ( 4.01m x 3.53m )

Another comfortable double bedroom with fitted carpet and a large window enjoying views over the rear garden.



### Family Bathroom

A larger than average family bathroom comprising a bath with overhead shower, WC, wash hand basin, towel radiator and opaque windows to the side and rear for privacy.

### Second Floor

The second floor adds further versatility with an additional reception room, kitchenette, fifth bedroom with en-suite and another balcony, creating excellent potential for guest accommodation or independent living.

### Second Floor Reception Room

12' 8" x 10' 5" ( 3.86m x 3.17m )

A versatile second-floor reception space with fitted carpet and access to a rear-facing balcony overlooking the garden, ideal as a sitting room, games room or studio.

### Kitchenette

7' 5" Max x 7' 5" Max ( 2.26m Max x 2.26m Max )

Located off the reception room, fitted with cupboards, hob and sink, with a window enjoying sea views across the Bristol Channel.



### Bedroom 5

11' 6" x 10' 7" ( 3.51m x 3.23m )

A generous double bedroom with fitted carpet and a front-facing window offering views across the Bristol Channel, leading to an en-suite.

### Ensuite

Comprising a bath with overhead shower, WC, wash hand basin and Velux window.

### Outside

Externally, the property is set back behind a large driveway with parking for multiple vehicles, leading via double gates to further garaging and extensive rear gardens. The outdoor space is a standout feature, boasting a heated swimming pool with pool room and facilities, extensive lawns, patio and decking areas, and a separate detached self-contained studio annex..

### Front Garden

A long driveway leading to ample parking for multiple vehicles. Double gates lead to the rear of the property. The front garden is laid mainly to lawn with established trees and shrubs.



### Rear Garden

An extensive and well-maintained rear garden featuring a heated outdoor swimming pool (approximately 13ft deep) heated via an electric air source heat pump or oil. The pool area includes a pool room with WC and changing facilities, a detached garage housing pool maintenance equipment, patio and decking areas, and a large expanse of lawn.

Access to detached double garage.

A concrete plinth remains with previous planning permission for a static caravan.

### Garage

A detached garage positioned to the rear of the property with an up-and-over door currently housing boiler filters and pumps for the heated pool. Well suited for pool maintenance use, with further potential for storage or workshop space depending on requirements.

### Swimming Pool

Heated swimming pool with cover, approx. 40' x 20' and 13ft deep. Heated via electric air source heat pump or oil. Refurbished within recent years.





## Studio Annex

A separate outbuilding, currently offering a living/bedroom, kitchenette and shower room with excellent potential to create a self-contained annex.



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Total floor area 260.1 m<sup>2</sup> (2,799 sq.ft.) approx

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