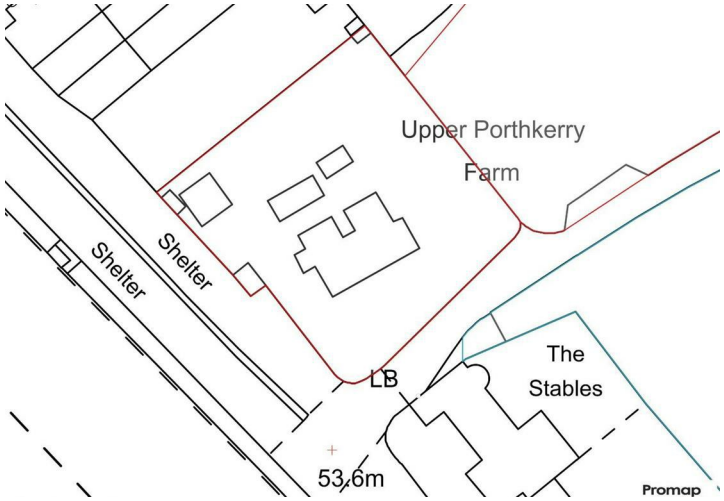


Upper Porthkerry Farm Porthkerry Road

Rhoose, Vale of Glamorgan, CF62 3BX

Watts & Morgan




Upper Porthkerry
Farm
Shelter
Shelter
LB
The
Stables
53.6m
Promap







Upper Porthkerry Farm Porthkerry Road

Rhoose, Vale of Glamorgan, CF62 3BX

£895,000 Freehold

5 Bedrooms | 5 Bathrooms | 4 Reception Rooms

An stunning, Grade II listed, water-reed thatched farmhouse dating back to the 1600's. This unique home retains a wealth of period features and heritage, whilst balancing modern living. Set within beautiful wrap-around gardens and enjoying far-reaching views over neighbouring countryside and Porthkerry viaduct. Conveniently located to local amenities and transport links, in catchment for South Point Primary and Cowbridge Comprehensive schools. Accommodation briefly comprises, entrance hall, three reception rooms, kitchen/breakfast room, rear lobby, utility room and ground floor shower room. First floor landing, three double bedrooms with en-suites, two further double bedrooms and a family bathroom. Externally the property benefits from a sweeping driveway providing off-road parking for several vehicles, beyond which is a detached wooden garage and a detached coach house. Beautifully landscaped gardens with swimming pool, hot tub, sauna and garden room.

Directions
M4 Motorway – 10.0 miles

Your local office: Penarth
T: 02920 712266 (1)
E: penarth@wattsandmorgan.co.uk













Summary of Accommodation

Ground Floor

Entered via a partially glazed solid wood door into a welcoming hallway with blue pennant stone and travertine tile flooring leading into elegant and versatile living spaces.

The living room is bright and welcoming with a large period inglenook fireplace, exposed beams reclaimed from a shipwreck and a 500-year-old stable door.

The sitting room benefits from carpeted flooring, a central feature fireplace and French doors opening to the garden, while the dining room features an original wooden floor, exposed wooden beams and another set of French doors providing further access to the garden.

The bespoke farmhouse kitchen is a standout feature, handcrafted by the current owner in soft French grey with a curved central island, solid oak work surfaces and high-quality appliances including a Rangemaster cooker and two dishwashers. The kitchen further benefits from travertine tile flooring, a large pantry cupboard and a double bowl Belfast sink with water filter. The adjoining boot room contains built in matching units to the kitchen with integrated floor to ceiling fridge/freezer and provides access to the Coach House.

The breakfast area adjoins the kitchen and enjoys an original meat slab counter, travertine tile flooring, a cupboard housing the floor-mounted 'Salus' combi boiler and a footlight.

The utility room has been fitted with a range fitted units with a wooden work surface. Space and plumbing has been provided for freestanding white goods. The utility room further benefits from continuation of travertine tile flooring, a stainless steel sink with a mixer tap over and a double glazed wooden door providing access to the rear courtyard.

The shower room serving the downstairs accommodation has been fitted with a 3-piece white suite and travertine tile flooring

First Floor

The split level first floor landing enjoys part carpeted and part engineered wood flooring, exposed wooden beams, decorative wall panelling, a range of bespoke fitted storage units and a hatch providing access to the loft space.

Bedroom one is a spacious double bedroom with elevated views over Porthkerry viaduct and further enjoys carpeted flooring, exposed original beams and a secret door accessing the en-suite. The en-suite with double height ceiling has been fitted with a 4-piece white suite including a luxurious freestanding roll top bath.

Bedroom two is spacious double bedroom with a large walk-in wardrobe, decorative wall panelling and further elevated countryside views. The en-suite has been fitted with a 3-piece white suite, vanity unit and substantial storage.

Bedroom three is another spacious, dual aspect, double bedroom benefiting from original wood flooring, a range of fitted wardrobes, a feature fireplace, exposed wooden beams and an en-suite fitted with a 3-piece white suite.

Two further double bedrooms (one of which currently used as a home office) make up the first floor accommodation.

The unique family bathroom enjoys a freestanding cast iron slipper bath adding a touch of vintage elegance, a WC, a wash hand bason set with a bespoke vanity unit and decorative wall panelling.









Coach House

A versatile space with possibilities for gym, studio or additional entertaining area, fitted with a kitchenette with appliances to include; electric oven, 4-ring electric hob, fridge, freezer and a dishwasher.

A recessed reception space and a mezzanine level continue to provide endless possibilities.

The shower room has been fitted with a 3-piece white suite.

Gardens & Grounds

A sweeping driveway accessed via electric gates with parking for up to eight cars sets the scene a soon as you enter. Beyond the driveway is a detached wooden garage and a detached coach house fitted with amenities providing a versatile space with endless possibilities.

The beautifully maintained, wrap-around gardens of Upper Porthkerry Farm are designed for both relaxation and entertaining with panoramic views across the Vale countryside enhancing the sense of peace and privacy. A large decked terrace and sunken seating area provide an ideal social space, complemented by a covered and heated swimming pool for year-round use.

A Scandinavian-inspired courtyard adds further lifestyle appeal, featuring a hot tub and sauna. The property also boasts a private clubhouse with cinema room and bar, offering the perfect setting for movie nights and gatherings.







GROUND FLOOR

Approx. 146.5 sq. metres (1577.2 sq. feet)



FIRST FLOOR

Approx. 132.8 sq. metres (1429.1 sq. feet)



Total area: approx. 279.3 sq. metres (3006.3 sq. feet)

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.

Additional Information

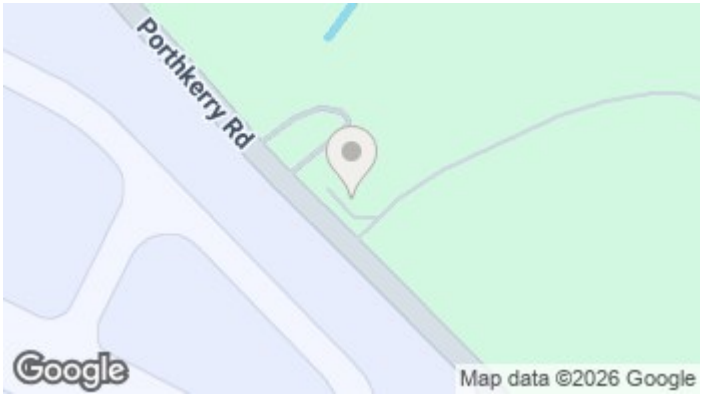
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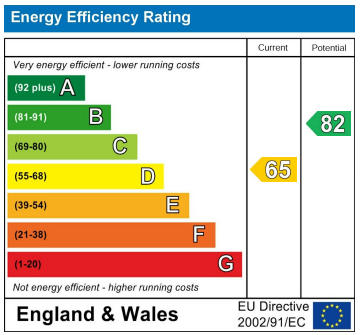
Mains gas, water and electric connections.

Cesspit for sewerage.

Council tax band 'G'.

EPC rating 'D'





Scan to view property



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