



Downside House, Cattery & Equestrian Facilities  
Sully Road, Penarth, Vale of Glamorgan, CF64 2TR

Watts  
& Morgan



# Downside House, Cattery & Equestrian Facilities

Sully Road, Penarth, Vale of Glamorgan,  
CF64 2TR

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**£1,200,000 Freehold**

4 Bedrooms | 2 Bathrooms | 4 Reception Rooms

A unique opportunity to purchase a four bedroom, detached family home with attached cattery and equestrian facilities. Ideal for those looking for private use or income potential. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 motorway. The property briefly comprises; four double bedrooms, four reception rooms to include a kitchen/diner. A large driveway providing off-road parking and a large wrap around garden. The property also benefits from a cattery and facilities consisting of a large indoor arena, 25 stables, tack room and a number of outbuildings. Being sold with no onward chain. EPC rating 'TBC'.

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## Directions

Penarth Town Centre – 2.8 miles

Cardiff City Centre – 4.7 miles

M4 Motorway – 10.8 miles

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Your local office: Penarth

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## Summary of Accommodation

### House

Entered via a double glazed wooden door with a double glazed side panel into a large welcoming hallway benefiting from quarry tile flooring, dado rails, decorative cornice detailing, a ceiling rose and a carpeted staircase leading to the first floor.

The spacious living room enjoys carpeted flooring, decorative cornice detailing, a ceiling rose, picture rails, a central feature open fireplace with a marble surround and a granite hearth., a uPVC double glazed bay window to the side elevation and a set of wooden double glazed French doors with double glazed side panels providing access to the garden.

The dining room benefits from herringbone woodblock flooring, decorative cornice detailing, a ceiling rose, picture rails, a central feature fireplace with a wooden surround and a marble hearth and a uPVC double glazed bay window to the front elevation.

The study is a versatile space benefiting from woodblock flooring, decorative cornice detailing, a uPVC double glazed window to the side elevation and a set of uPVC double glazed French doors providing access to the side elevation.

The kitchen/dining room enjoys herringbone woodblock flooring, recessed ceiling spotlights, four uPVC double glazed windows to the side elevations, a large sky lantern and a set of uPVC double glazed French doors providing access. The kitchen has been fitted with a range of wall and base units with granite work surfaces. Integral appliances to remain include; a fridge/freezer, a dishwasher, a gas cooker with a 5-ring electric hob with an extractor fan over and a microwave. The kitchen further benefits from matching granite upstands, a double Belfast sink with a mixer tap over, recessed ceiling spotlights and a uPVC double glazed window to the rear elevation.

The utility room has been fitted with a range of wall and base units with laminate work surfaces. Space and plumbing has been provided for freestanding white goods. The utility room further benefits from tiled flooring, a stainless steel sink and a partially glazed uPVC door providing access to the rear of the property.

The cloakroom serving the downstairs accommodation has been fitted with a 2-piece white suite comprising; a floating wash-hand basin and a WC. The cloakroom further benefits from tiled flooring, a floor mounted boiler and an obscure uPVC double glazed window to the side elevation.



The first floor landing enjoys carpeted flooring, dado rails, a loft hatch providing access to the loft space and a uPVC double glazed window to the front elevation.

Bedroom one is a spacious double bedroom benefiting from carpeted flooring, a range of fitted wardrobes and a uPVC double glazed window to the side elevation. The en-suite has been fitted with a 3-piece white suite comprising; a shower cubicle with an electric shower over, a pedestal wash-hand basin and a WC. The en-suite further benefits from laminate wood flooring, partially tiled walls, recessed ceiling spotlights and an extractor fan.

Bedroom two is a spacious double bedroom benefiting from carpeted flooring and a uPVC double glazed window to the rear elevation.

Bedroom three is another spacious double bedroom and benefits from carpeted flooring and a uPVC double glazed window to the front elevation.

Bedroom four is a further double bedroom and enjoys carpeted flooring, a recessed storage cupboard, a hatch providing access to loft space and a uPVC double glazed window to the side elevation.

The family bathroom has been fitted with a 3-piece white suite comprising; a bath with a thermostatic rainfall shower over and a hand-held shower attachment, a pedestal wash-hand basin and a WC. The bathroom further benefits from tiled flooring, partially tiled walls, a storage cupboard housing the hot water cylinder and an obscure uPVC double glazed window to the side elevation.



### Gardens & Grounds

Downside House is approached off the lane onto a tarmac driveway providing off-road parking for several vehicles.

The wrap around garden is predominantly laid to lawn with a variety of mature shrubs, borders and trees. A large patio area provides ample space for outdoor entertaining and dining.





### Cattery

The cattery consists of 34 uPVC pens (with the ability to house up to 50 cats) including an isolation unit. All pens can be individually heated. The cattery also benefits from a separate wooden shed used for storage as well as housing hutches for additional small animals.

### Equestrian Facilities

Previously used as a riding centre, the facilities consist of a large indoor arena (allowing use all year round), an upstairs tack room, office, kitchenette, viewing platform and a large storage room. Additionally, the centre includes 25 stables, a wash room, a hay barn, a large wooden storage shed, a large storage barn, a WC and an outdoor exercise pen.

### Additional Information

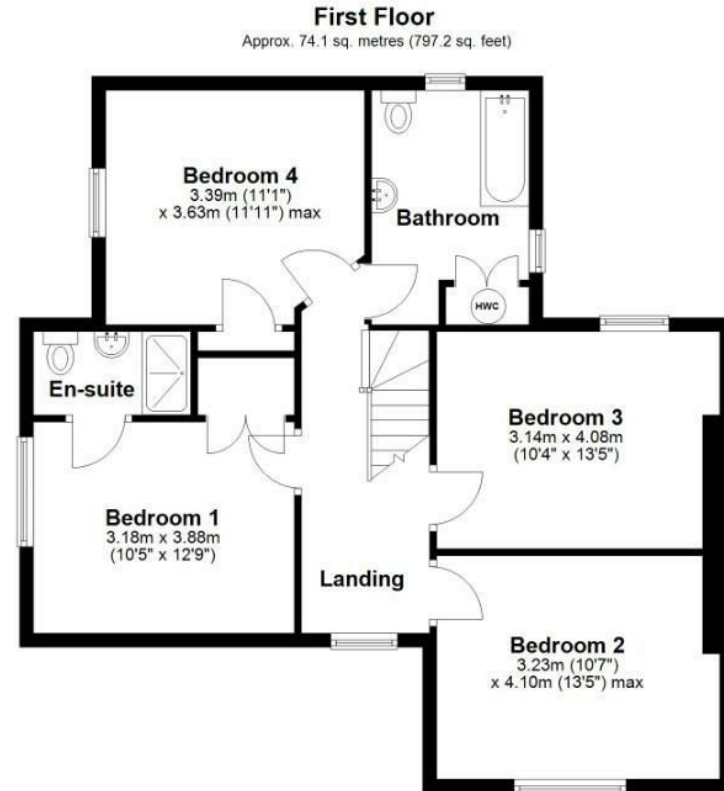
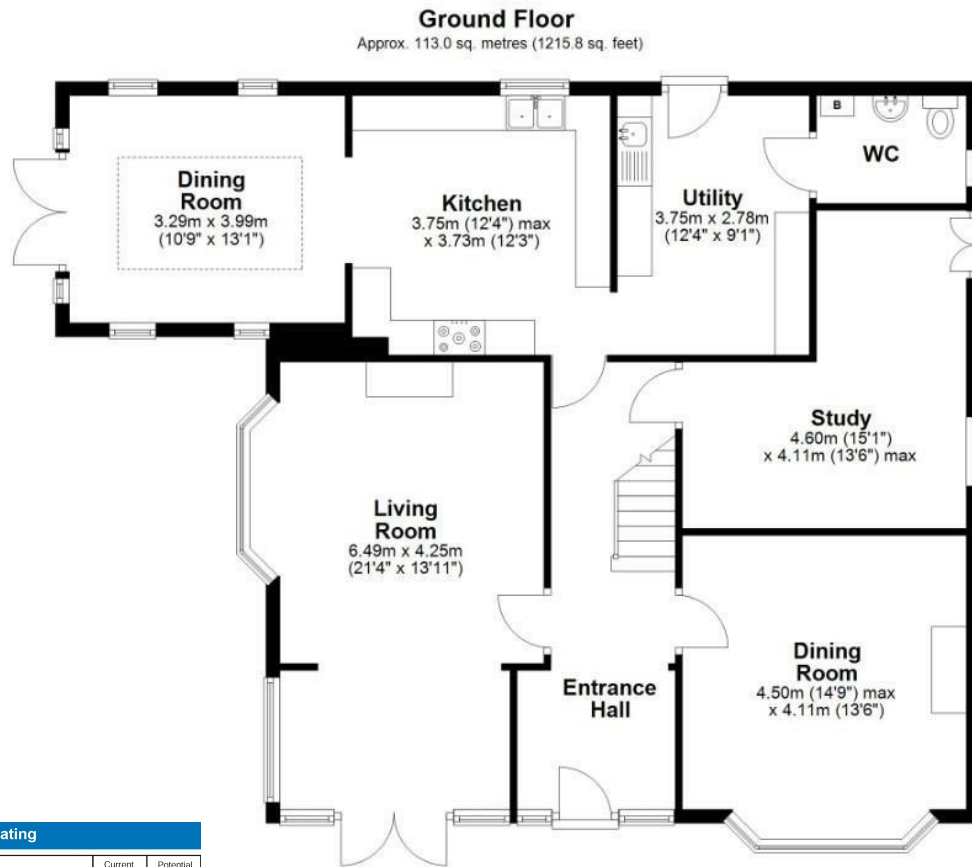
Freehold.

Electric and water mains services connected.

Oil tank for heating and cesspit for sewerage.

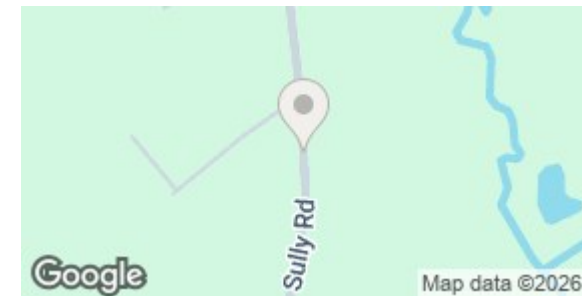
Council tax band 'H'.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>58</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Total area: approx. 187.0 sq. metres (2013.0 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.



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