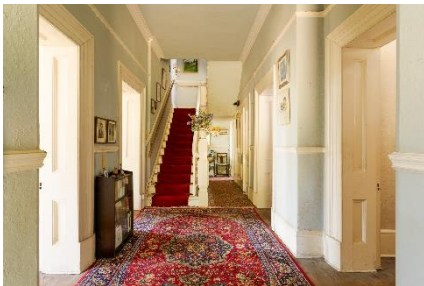


The Old Rectory, Rectory Road

Penarth, Vale of Glamorgan, CF64 3AN



A very rare opportunity to purchase this historic, stone built rectory, located just off Penarth town centre on a sizeable plot with views over Penarth Lawn Tennis Club, Alexandra Park and the Bristol Channel. This property requires extensive structural renovation both inside and out, but offers amazing potential for a statement home with character and a special location. Currently comprises three reception rooms, a kitchen and a bathroom / WC on the ground floor along with five bedrooms and a bathroom on the first floor and two further bedrooms above. The views get better with each floor, and the grounds have superb parking and mature gardens as well as a detached garage. EPC: TBC.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£1,500,000

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Accommodation

Ground Floor

Porch 4' 7" x 5' 10" (1.4m x 1.79m)

Original terrazzo flooring, external iron gates and timber inner door and windows with leaded stained glass.

Hallway

A grand entrance hall with original timber floor, cornice, ceiling arch, picture rails, dado rails, deep skirting boards and doors to the reception rooms and kitchen. Central heating radiator. Built-in cupboard.

Living Room 33' 4" max x 18' 4" max (10.17m max x 5.58m max)

The principal reception room of the house and one that spans the full width at the front, with feature original wooden sash windows, bay window and side window - all with original shutters. Carpet over the original timber floor. Original deep skirting boards, cornice and two fireplaces - one a Minster fireplace and the other a classic Victorian fireplace with wooden surround. Four central heating radiators.

Sitting Room 13' 11" x 14' 9" into recess (4.25m x 4.49m into recess)

A large second sitting room, with original sash windows to the side. Original deep skirting boards, cornice and picture rails, timber floor and fireplace. Central heating radiator. This room has significant water damage.

Kitchen 12' 6" x 8' 0" plus utility area (3.8m x 2.43m plus utility area)

Terrazzo flooring. Fitted kitchen comprising wall units and base units with laminate work surfaces. Double stainless steel sink with two drainers. Door to a small lobby which has access to the garden, and a door to the ground floor bathroom / WC. Door to the breakfast room.

Breakfast Room 12' 4" into recess x 14' 0" (3.77m into recess x 4.27m)

Fitted carpet. Original wooden sash windows to the rear. Aga. Built-in cupboard. Doors from the hallway and kitchen.

Bathroom / WC 11' 0" x 7' 7" (3.35m x 2.3m)

Vinyl flooring. Panelled bath, WC and pedestal sink. Part tiled walls. Two original wooden windows. Central heating radiator.

First Floor

Landing

A large central landing with original cornice, deep skirting boards, picture rails and doors to all rooms. Fitted carpet. Built-in cupboard. Central heating radiator.

Bedroom 1 15' 8" x 16' 5" into recess (4.77m x 5m into recess)

A double bedroom with floor to ceiling original wooden sash window to the front that overlooks Penarth Lawn Tennis Club, Alexandra Park and the Bristol Channel. Original cornice and deep skirting boards. Central heating radiator.

Bedroom 2 16' 5" into recess x 17' 0" (5m into recess x 5.19m)

A dual aspect double bedroom with original wooden sash windows to the front and side, with the front window providing views of the Bristol Channel. Fitted carpet. Original picture rails. Two central heating radiators. Door to Bedroom 5.

Bedroom 3 14' 0" x 14' 10" into recess (4.27m x 4.52m into recess)

Another dual aspect double bedroom, this time with original wooden sash windows to the side and rear. Fitted carpet. Original picture rails and fireplace. Two central heating radiators. Built-in cupboard. This room has significant water damage.

Bedroom 4 10' 10" into recess x 14' 1" (3.29m into recess x 4.3m)

Found on the initial half landing, this is a double room with original features including a fireplace with wooden surround, wooden sash window, picture rails and deep skirting boards as well as a Belfast sink. Fitted carpet. Central heating radiator.

Bedroom 5 8' 11" x 7' 10" (2.73m x 2.4m)

A single bedroom, ideal as a study or with potential as a dressing room and en-suite to bedroom 2. Doors from the landing and the second bedroom. Fitted carpet. Original picture rails and wooden sash window. Central heating radiator.

Bathroom 6' 5" x 14' 11" (1.96m x 4.54m)

This is a spacious bathroom with suite comprising of a panelled bath, WC and sink. Part timber clad walls and ceiling. Original wooden sash window to the side. Built-in cupboard. Central heating radiator.

Second Floor

Landing

Original staircase from the second floor, painted timber and with carpet runner. Skylight window to the rear. Two built-in cupboards. Painted timber floor. Doors to both second floor bedrooms and an additional landing area with window.

Bedroom 6 15' 1" max x 16' 11" max (4.6m max x 5.15m max)

Double bedroom with potential for an en-suite bathroom (currently a store but with WC, freestanding roll-top bath and a skylight window). Fitted carpet over the original timber floor. Fitted shelving. Original wooden sash windows to the rear. Pedestal sink with tiled splash back. Central heating radiator.

Bedroom 7 13' 7" x 11' 1" (4.13m x 3.39m)

Double bedroom with original wooden sash window to the front with very impressive view across the Tennis Club, Alexandra Park and Bristol Channel. Fitted carpet.

Basement 22' 11" total x 20' 11" total (6.98m total x 6.37m total)

The property benefits from a large basement, with a ceiling height of around 2.14m, split into three different areas, all with original flagstone flooring. Each area has electric light.

Outside

Grounds

There is gated access from Windsor Terrace and the property is approached from a sweeping gravel driveway that runs across the side of the house at the main door and goes into a full circle. The driveway has a central lawn which forms the main section of garden and there are additional areas of lawn to the front and rear. Extensive mature trees and planting throughout. There is a garage and a secure store area.

Garage 11' 1" x 31' 2" (3.37m x 9.49m)

A detached single garage with an electric up and over garage door. Windows to one side. Electric light and power points.

Additional Information

Tenure

The property is freehold (CYM917743).

Council Tax Band

The Council Tax band for this property is I, which equates to a charge of £5276.09 for 2026/27.

Approximate Gross Internal Area

3964 sq ft / 368.3 sq m.

Utilities

The property is connected to mains gas, electricity, water and sewerage services and has gas central heating.

Property History

1864–1866 – Construction

In 1864, Harriet, Baroness Windsor, gifted the parcel of land fronting Parish Road (now Rectory Road) and Windsor Road (now Windsor Terrace) to the Rector of the Rectory of Penarth and his successors, for the construction of a new parsonage.

At around the same time, Baroness Windsor commissioned the architect William Butterfield to redesign St Augustine's Church and, it is believed, to design the Parsonage House, subsequently known as the Rectory. The house was completed in 1866. The date is carved into the stonework of the entrance porch, together with the initials "C.P.", believed to be those of Charles Parsons, the first Rector to reside at the property. Baroness Windsor also gifted the land in front of the house to Penarth for the creation of what became Alexandra Park, ensuring that the Rector retained uninterrupted views towards the sea. It is also believed that the present tennis courts formed part of this original gift. **Later Extension** At an unknown date, a substantial wing was added to the western side of the property. The precise extent and date of the work are unclear, although it certainly included an additional ground-floor room with a bay window, mirroring the existing bay window on the eastern side of the house. Two further bedrooms were also added on the first and second floors. The alterations to the rear of the property are less certain, although it is believed that the extension was undertaken to provide additional accommodation for a Rector with a particularly large family, reputedly numbering around ten children.

1924 – Sale and Subdivision

In 1924, the Church in Wales sold the property, then known as 'The Rectory, Penarth', to Mr T. H. Thomas. Mr Thomas subsequently decided to divide the house into two unequal residences. The smaller section comprised principally the later western wing and was intended to provide a separate home for a relative. Major alterations were consequently undertaken in accordance with plans prepared by Cardiff architects Teather & Wilson in September 1924. The works included the construction of two single-storey ground-floor annexes on either side of the property, facing what is now Rectory Road Lane. These provided additional domestic facilities, including a pantry, scullery, kitchen, coal store and WC, serving the two separate residences. Relatively little alteration was made to the principal frontage, other than the installation of a new staircase and the blocking-up of doors associated with what is now No. 4 Rectory Road.

Oak Floors

At an unknown date, reportedly during the ownership of a shipping millionaire, the principal ground-floor rooms were fitted with sprung floors in order to cater for parties at the property. The floors are constructed in tongue-and-groove oak, are interlocked and cannot be individually lifted, suggesting a particularly unusual and carefully constructed flooring system.

Princess Alice of Monaco

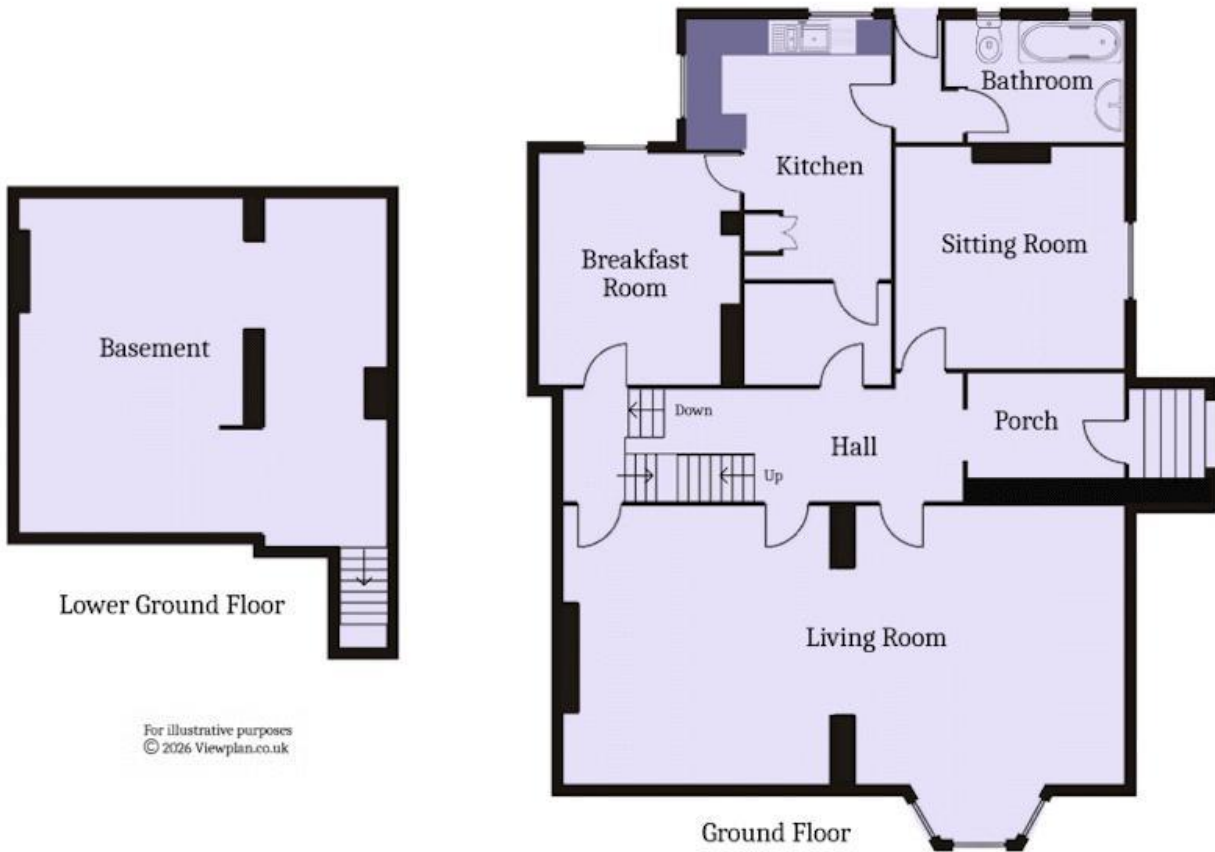
Prior to the Second World War, Princess Alice of Monaco is understood to have been a regular visitor to the house and to have spent her summer holidays there. The exact period and duration of her stays are unknown, although it is believed that she visited for a considerable number of years. Princess Alice was the aunt of Prince Rainier III of Monaco. A large portrait of her is displayed at the Grimaldi Palace in Monaco. It is understood that references to her spending summer holidays in Penarth may also appear in accounts of her life, although this is unverified.

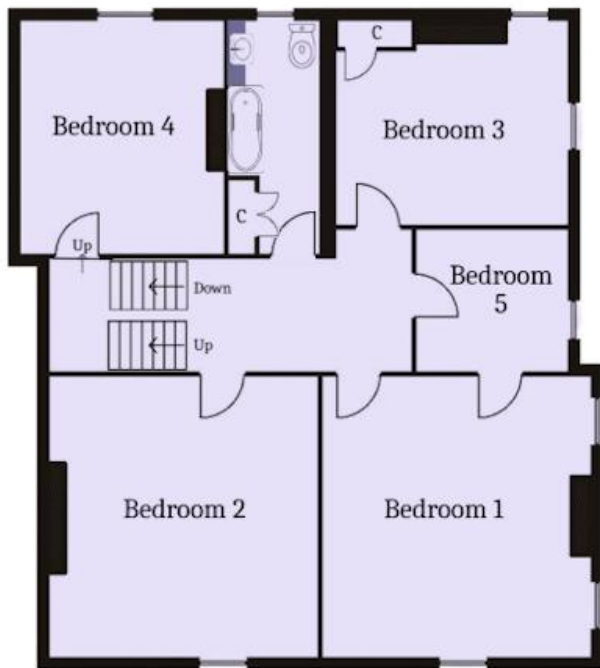
The Second World War and later years

During the Second World War the house was given over to the RAF as Officers accommodation. A large static water tank was built on the centre lawn for use in case of fire. The imprint of it can still be seen. In 1945, the divided properties were sold separately, and in 1954, what is now The Old Rectory was sold to the present owners.

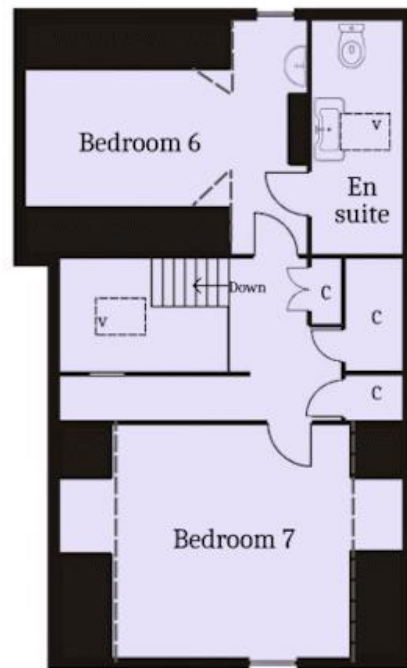
Energy Performance Certificate

Floor Plan





First Floor



Second Floor

For illustrative purposes
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