

The Manor House, Sully Road

Penarth, Vale of Glamorgan, CF64 2TQ



A unique opportunity to acquire a substantial Victorian detached family home - formerly a hotel and restaurant - in a semi-rural location on the outskirts of Penarth. In the process of being fully renovated to an extremely high standard by the current owners, the property has lots of potential for adaption for multi-generational living and sits on a 0.98 acre plot. Incredibly spacious and versatile family accommodation - nearly 8000 sq ft - currently with two reception rooms, kitchen, utility space, ground floor shower room, gym, home office, six to seven bedrooms and three to five bathrooms. There is an incomplete but sizeable ground floor extension to the side which is intended to be a kitchen with utility / store room. There are very attractive gardens and extensive off road parking. EPC: TBC.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£2,950,000

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Accommodation

Ground Floor

The property is accessed through the car park via an attractive portico style entrance into the main hallway. This then opens into a formal sitting room as well as the inner hall. From the inner hall, there is access to the living room, kitchen, gym and home office as well as the feature staircase up to the first floor. The formal sitting room has a number of impressive features including a very attractive herringbone wood block floor, cornice and frieze work, dado rails and exposed Bath Stone around the windows and doors that lead out into the side extension. The living room is a real family space and has two feature bay windows to the front, both with fitted shutters, as well as a continuation of the herringbone floor. There is a wood burning stove and plenty of space for dining and TV watching. The rear of the property is home to the kitchen, gym, shower room and home office and while these rooms are all very well appointed in their own right, this whole space could be completely reconfigured to suit a number of needs.

Entrance Hall 20' 6" x 14' 5" (6.26m x 4.4m)

Inner Hall 12' 4" x 10' 9" (3.77m x 3.27m)

Sitting Room 30' 5" x 24' 3" into recess (9.27m x 7.4m into recess)

Living Room 28' 9" into recess x 20' 6" into bay (8.77m into recess x 6.26m into bay)

Kitchen 13' 7" x 16' 1" (4.13m x 4.89m)

Shower Room 14' 1" x 8' 6" (4.3m x 2.58m)

Home Office 14' 7" x 9' 11" (4.44m x 3.01m)

Gym 12' 11" x 23' 7" (3.93m x 7.18m)

First Floor

The first floor is split over two levels, the first of which is home to the impressive master bedroom suite. The main bedroom is very attractive appointed with fresh carpets, exposed roof beams, bay window with Bath Stone surrounds and stylish fitted bedroom furniture. The bedroom steps down to what could be a sizeable en-suite bathroom. There are currently four other very well-proportioned double bedrooms on the main first floor level, with two to the front, one to the side and one to the rear. These are served by a quality, classically styled modern bathroom with freestanding bath, walk-in shower, WC and a twin ball sink with washstand and storage below.

Landing

Bedroom 1 30' 4" into bay x 19' 5" plus wardrobes (9.24m into bay x 5.91m plus wardrobes)

En-Suite (incomplete) 12' 3" x 11' 5" (3.73m x 3.47m)

Bedroom 2 14' 2" into recess x 20' 3" into bay (4.32m into recess x 6.18m into bay)

Bedroom 3 13' 6" into recess x 20' 5" into bay (4.11m into recess x 6.22m into bay)

Bedroom 4 14' 7" x 20' 3" (4.45m x 6.17m)

Bedroom 5 13' 10" x 13' 8" (4.22m x 4.16m)

Bathroom 12' 10" x 10' 9" into recess (3.92m x 3.27m into recess)

Bathroom (incomplete) 13' 0" x 7' 7" (3.96m x 2.32m)

Second Floor

On the second floor you have options! Currently a fantastic bedroom and living suite, ideal for an older child with a sitting and study area, bedroom and bathroom. This space could easily be split into two bedrooms however, with a shared bathroom. All three rooms on this level have high vaulted ceilings and attractive exposed beams with plenty of natural light from some strategically placed Velux windows. A perfect space for older children and guests alike.

Bedroom 6 16' 0" x 13' 0" (4.88m x 3.97m)

En-Suite 11' 11" x 11' 3" (3.62m x 3.42m)

Sitting Area / Study 15' 0" into recess x 13' 4" (4.57m into recess x 4.07m)

Loft Store 9' 8" x 22' 10" (2.94m x 6.97m)

Outside

The property enjoys attractive landscaped, spacious, mature grounds to the side as well as extensive off road parking. To the rear is a considerable storage space, ideal for busy family life.

Extension (incomplete) 30' 8" max x 40' 9" (9.34m max x 12.42m)

The property has a part finished extension, still under construction, which is intended to be the main kitchen of the property, with utility space to the side.

Additional Information

Tenure

We have been informed by the owners that the property is freehold.

Council Tax Band

The Council Tax band for this property is I, which equates to a charge of £4956.02 for 2025/26.

Utilities

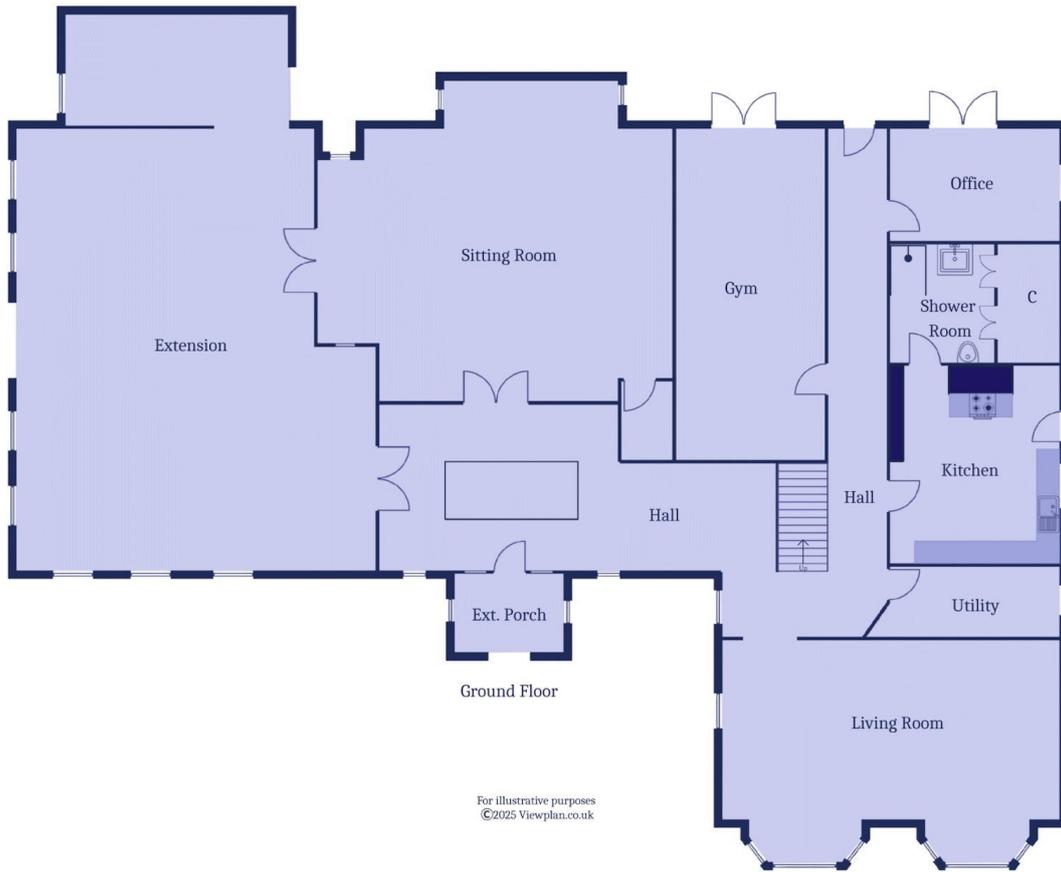
The property is connected to mains gas, electricity, water and sewerage services and has gas central heating.

Approximate Gross Internal Area

7829 sq ft / 727.3 sq m.

Energy Performance Certificate

Floor Plan



For illustrative purposes
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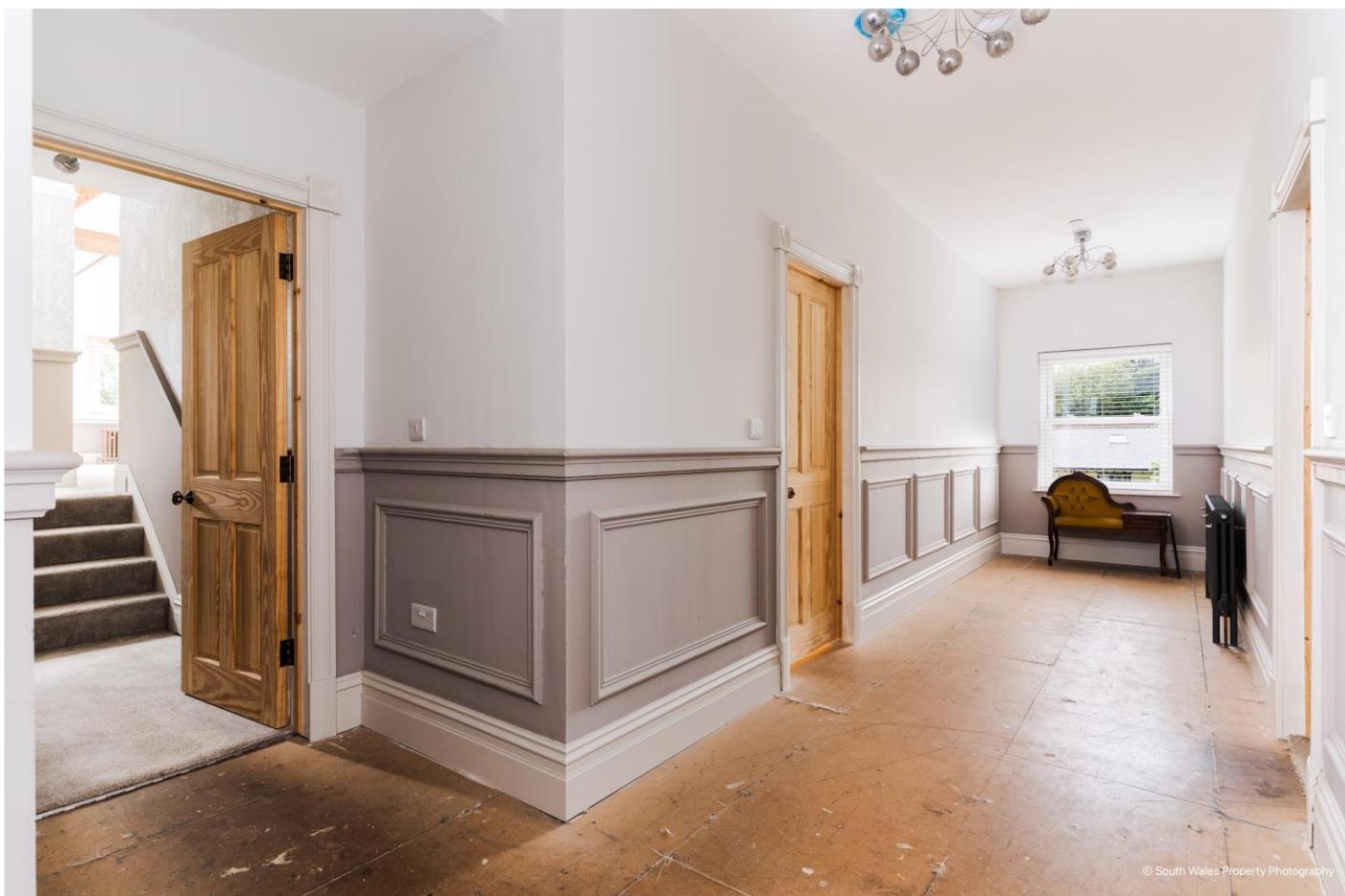


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