02920 575 631
sales@olivia-louise.co.uk









The Croft. Peterston-Super-Ely, Vale of Glamorgan. CF5 6LH

OFFERS OVER £425,000 Freehold

SCAN ME

A rare opportunity in the sought-after village of Peterston-super-Ely. The Croft offers a substantial plot, beautiful countryside views and planning permission for a four-bedroom dormer bungalow with detached oak double garage.

Olivia Louise are to pleased to present The Croft, Peterston-Super-Ely, Vale of Glamorgan, CF5 6LH

A rare opportunity to acquire a charming four-bedroom detached bungalow, privately positioned on a substantial plot in the highly sought-after rural village of Peterston-super-Ely.

Surrounded by beautiful countryside and enjoying far-reaching rural views, The Croft offers an exciting opportunity for someone looking to create a truly special home in an enviable village setting.

The existing property requires complete renovation, providing an excellent opportunity to bring a new vision to this characterful home. The stone exterior, generous accommodation and substantial plot combine to offer enormous potential.

Planning Permission Granted:
The Croft benefits from planning permission for the replacement of the existing bungalow, providing an exciting opportunity to create a substantial new family home.

The approved scheme provides for a four-bedroom dormer bungalow, together with a detached two-storey oak double garage incorporating a WC.

The proposed development has been designed to make the most of the property's generous plot and exceptional countryside setting, offering the opportunity to create a bespoke home in one of the Vale of Glamorgan's most desirable rural locations.

The Area:
Peterston-super-Ely is a picturesque and well-connected village, ideally positioned between Cardiff and the Vale of Glamorgan. The village offers a peaceful countryside setting while remaining within easy reach of the city and surrounding towns.

The nearby villages of St Brides-super-Ely, Pendoylan and Wenvoe provide additional local amenities, while Cardiff and Cowbridge offer a wider choice of shopping, dining, leisure and educational facilities.

Transport & Connectivity:
Despite its rural setting, Peterston-super-Ely benefits from excellent transport connections. The village is conveniently located for access to Cardiff, the M4 motorway and the wider Vale of Glamorgan, making it particularly well placed for commuters.

Cardiff Airport is also readily accessible, while the M4 provides straightforward connections across South Wales and beyond.

An Exceptional Opportunity:
Whether creating a beautiful forever home through renovation or taking advantage of the existing planning permission to build a substantial new residence, The Croft represents a rare opportunity in a highly desirable rural setting.

For further information or to arrange an exclusive viewing, please contact the Olivia Louise Team today on **02920 575631** or
email **sales@olivia-louise.co.uk**

Beautiful Front Gardens

Porch

Living room
11' 11" x 13' 5" (3.63m x 4.09m)

Bedroom one
13' 3" x 12' (4.04m x 3.66m)

Bedroom two
9' 1" x 12' (2.77m x 3.66m)

Bedroom three
8' 11" x 13' 2" (2.72m x 4.01m)

Bedroom four
8' 8" x 12' 1" (2.64m x 3.68m)

Kitchen
11' 9" x 7' 3" (3.58m x 2.21m)

Bathroom
8' 7" x 5' 6" (2.62m x 1.68m)





















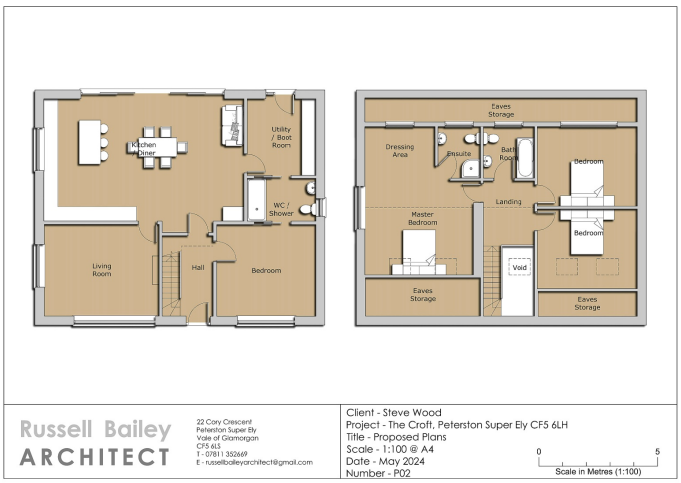







PETERSTON-SUPER-ELY
LLANBEDR-Y-FRO


N
NB: North
aspect refers to
location plan
only
The Croft
Backway
Trees
Backway Bungalow
Hall
St Peter's Church
BM 27.15m
Lych Gate
Fir Cottage
Playing Field
Playground
Location Plan (1:1250)
Proposed Site Plan (1:500)
Russell Bailey
ARCHITECT
Steve Wood
The Croft,
Peterston Super Ely
Vale of Glamorgan
CF5 6LH
Client - Steve Wood
Project - The Croft, Peterston Super Ely
Title - Proposed Location and Site Plans
Scale - As Noted @ A3
Date - May 2024
Number - P01
Scale in Metres (1:1250)


Kitchen Diner
Utility / Boot Room
WC / Shower
Living Room
Hall
Bedroom
Eaves Storage
Dressing Area
Ensuite
Bath Room
Bedroom
Landing
Master Bedroom
Bedroom
Void
Eaves Storage
Eaves Storage
Russell Bailey
ARCHITECT
22 Cory Crescent
Peterston Super Ely
Vale of Glamorgan
CF5 6LS
T - 07811 332669
E - russellbaileyarchitect@gmail.com
Client - Steve Wood
Project - The Croft, Peterston Super Ely CF5 6LH
Title - Proposed Plans
Scale - 1:100 @ A4
Date - May 2024
Number - P02
Scale in Metres (1:100)



South East Elevation



South West Elevation

Russell Bailey
ARCHITECT

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Client - Steve Wood
Project - The Croft, Peterston Super Ely CF5 6LH
Title - Proposed Elevations Sheet 1 of 2
Scale - 1:100 @ A4
Date - May 2024
Number - P03

0 5
Scale in Metres (1:100)



North West Elevation



North East Elevation

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ARCHITECT

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Client - Steve Wood
Project - The Croft, Peterston Super Ely CF5 6LH
Title - Proposed Elevations Sheet 2 of 2
Scale - 1:100 @ A4
Date - May 2024
Number - P04

0 5
Scale in Metres (1:100)

PROPOSED CHIMNEY TO BE CONSTRUCTED FROM RED ENGINEERING TYPE BRICKWORK WITH STEPPED DETAIL SIMILAR TO EXISTING CHIMNEY. LEADWORK AT JUNCTION WITH THE NEW SLATE ROOF. DEPENDING ON THEIR CONDITION IF POSSIBLE THE EXISTING CHIMNEY POTS WITLL BE USED AND SET INTO CEMENT HAUNCHING.



North West Elevation



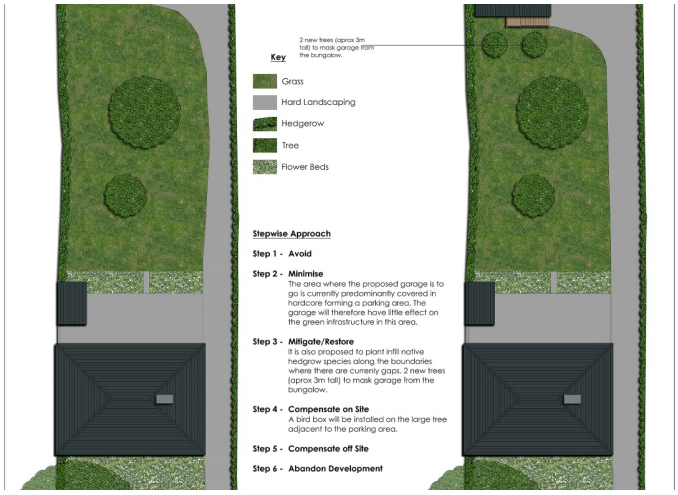
North East Elevation

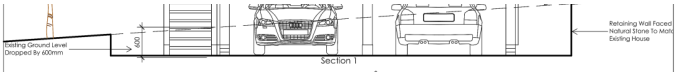
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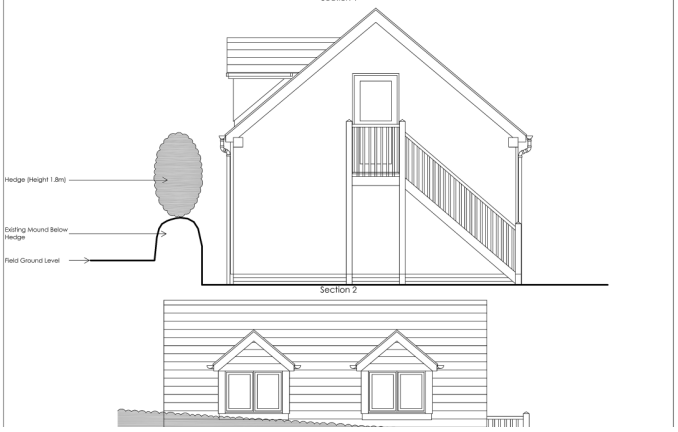
Client - Steve Wood
Project - The Croft, Peterston Super Ely CF5 6LH
Title - Proposed Elevations Showing Detail of Chimney
Scale - 1:50 @ A4
Date - May 2024
Number - P05

0 1 2
Scale in Metres (1:50)



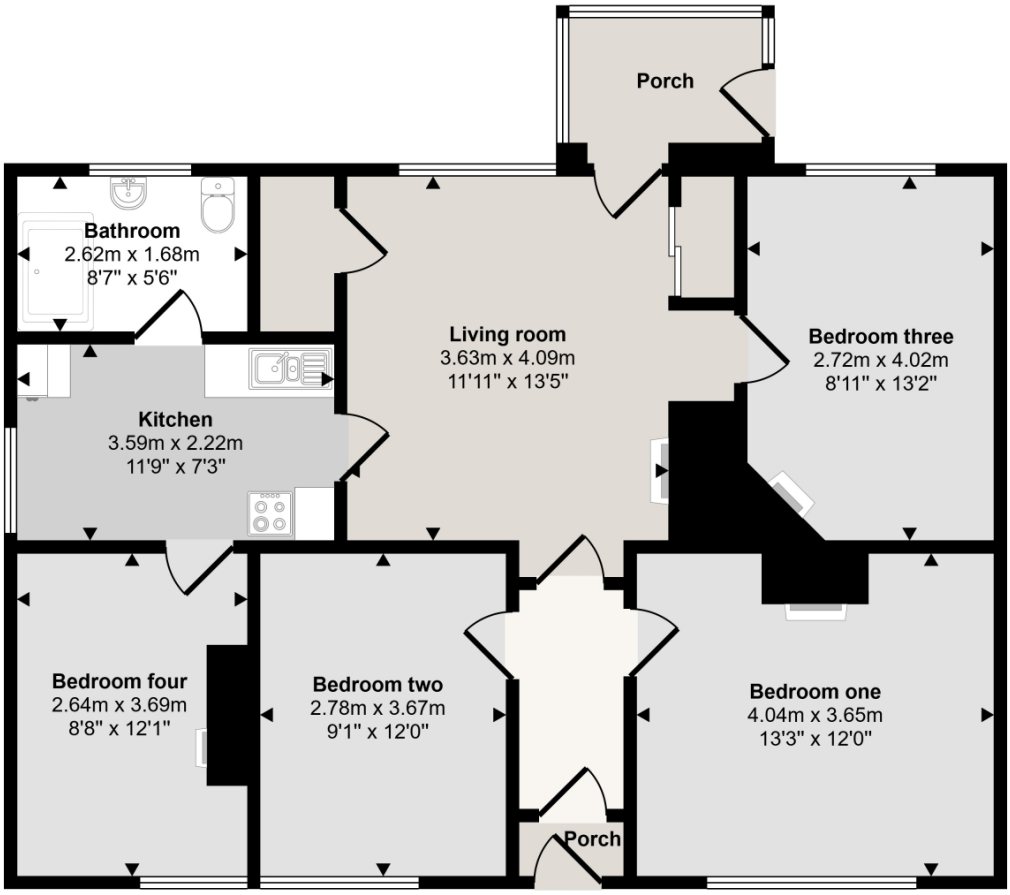


Section 1



Section 2

Approx Gross Internal Area
91 sq m / 978 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.