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**The Gatekeepers Lodge Hayes Road, Sully Penarth**

**£650,000**

 **peter  
alan**

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## About the property

Delightful Grade II listed home, full of character and period charm, featuring original features and offering distinctive accommodation throughout.

This unique and beautifully presented four-bedroom detached family home offers spacious and versatile living accommodation, perfect for modern family life. Set on a generous plot, the property benefits from a double garage and ample driveway parking, providing both convenience and practicality.

Internally, the home boasts well-proportioned rooms throughout, with a layout designed to suit both everyday living and entertaining. A standout feature is the principal bedroom, which enjoys its own private balcony, offering a peaceful retreat with elevated views – ideal for relaxing mornings or unwinding in the evening.

Externally, the property continues to impress, offering ample outdoor space and a sense of privacy. Combining character with functionality, this home truly stands out from the ordinary.

Situated in a desirable location, this exceptional property offers a rare opportunity for buyers seeking something distinctive, with space, style, and comfort throughout.

## Accommodation

### Front Garden

An attractive front garden featuring a neatly arranged pathway leading to the entrance, complemented by decorative stone areas for low maintenance. A mature tree adds character and greenery, enhancing the overall kerb appeal and creating a welcoming approach to the property.

### Entrance Hallway

A welcoming and spacious entrance hall providing access to the main living accommodation, with space for coats and shoes.

### W.C.

A stylish and contemporary WC fitted with a modern suite comprising a low-level WC and wash hand basin. Finished with sleek tiling and neutral décor, the space offers a clean and practical addition to the home. Ideal for everyday use, the room is both functional and well-presented.

### Kitchen/Family Area

23' max x 17' 5" max ( 7.01m max x 5.31m max )

A stunning modern kitchen/family area, designed as the heart of the home. The kitchen is fitted with a stylish range of contemporary wall and base units, complemented by sleek work surfaces and integrated appliances.

The space opens seamlessly into a spacious family area, providing the perfect setting for both everyday living and entertaining. A feature log burner adds a cosy focal point, creating a warm and inviting atmosphere, particularly during the colder months.





Large windows allow natural light to flood the room, enhancing the bright and airy feel. Finished to a high standard throughout, this versatile space combines modern design with comfort, making it ideal for family life.

### Dining Room

10' 6" max x 9' 9" max ( 3.20m max x 2.97m max )  
A well-proportioned dining space, ideal for family meals and hosting guests, with plenty of room for a large dining table.

The space opens seamlessly into a spacious family area, providing the perfect setting for both everyday living and entertaining. A feature log burner adds a cosy focal point, creating a warm and inviting atmosphere, particularly during the colder months.

### Lounge

23' max x 12' 6" max ( 7.01m max x 3.81m max )  
A spacious and beautifully presented modern lounge, thoughtfully designed to offer both comfort and style. The room is tastefully decorated throughout, creating a warm and inviting atmosphere.

Large sliding doors open directly onto the rear garden, allowing an abundance of natural light to fill the space while providing seamless indoor-outdoor living—perfect for relaxing or entertaining.



This impressive living area is ideal for family life, combining generous proportions with a contemporary finish.

### Landing

A bright and spacious landing area providing access to all bedrooms and the family bathroom. The space benefits from natural light, creating an open and airy feel

### Bedroom 1

12' 7" max x 11' 11" max ( 3.84m max x 3.63m max )  
A stunning and spacious master bedroom, beautifully presented in a modern style and designed to offer a luxurious retreat. The room benefits from sliding doors opening onto a private balcony, allowing natural light to flood the space while providing a peaceful spot to relax and enjoy the outlook.

The bedroom is further enhanced by a walk-in wardrobe, offering ample storage and practicality, as well as a stylish en-suite bathroom fitted with contemporary fixtures and finishes.

Finished to a high standard throughout, this impressive suite combines comfort, elegance, and functionality, creating the perfect sanctuary within the home

### En-Suite



A stylish and modern en-suite, fitted with a contemporary suite comprising a shower, wash hand basin, and low-level WC. Finished with sleek tiling and quality fittings, the space is both practical and well-presented.

Designed to complement the master bedroom, this en-suite offers a touch of luxury and convenience for everyday living.

### Bedroom 2

11' 11" max x 9' 6" max ( 3.63m max x 2.90m max )  
A stunning and generously sized second double bedroom, beautifully presented with a modern finish. The room offers ample space for bedroom furnishings while benefiting from plenty of natural light, creating a bright and inviting atmosphere.

Tastefully decorated throughout, this impressive room provides both comfort and style, making it ideal for family members or guests.

### Bedroom 3

11' 8" max x 9' 1" max ( 3.56m max x 2.77m max )  
A well-proportioned third bedroom, offering a bright and comfortable space ideal for family living. The room benefits from natural light and provides ample space for essential furnishings.



Neatly presented and versatile, it is perfectly suited as a child's bedroom, guest room, or home office, depending on individual needs.

#### **Bedroom 4**

10' 9" max x 9' 6" max ( 3.28m max x 2.90m max )  
A versatile fourth bedroom, ideal for use as a guest room, home office, or nursery. The space is well-proportioned and benefits from natural light, creating a bright and functional environment. Tastefully decorated with neutral tones, it offers flexibility to suit a range of needs while maintaining a welcoming and comfortable feel.

#### **Bathroom**

10' 10" max x 6' 3" max ( 3.30m max x 1.91m max )  
A stunning modern bathroom, beautifully finished to a high standard. The suite features a freestanding bath, creating a luxurious focal point, alongside a separate walk-in shower with sleek fittings. The space is complemented by contemporary tiling and stylish fixtures, offering a clean and elegant look throughout. Well-designed and spacious, this impressive bathroom provides the perfect blend of comfort and sophistication.

#### **Rear Garden**



A stunning, large and private rear garden, finished in a modern style to create a perfect outdoor living space. The garden features a spacious patio area, ideal for entertaining and al fresco dining, alongside a well-maintained lawn offering plenty of room for relaxation and family use. Enjoying a good degree of privacy, this impressive outdoor space creates a peaceful and inviting environment, perfect for relaxing and making the most of outdoor living.

#### **Garage**

A spacious double garage offering excellent storage and parking facilities, with the added benefit of stairs leading to a first-floor area. This additional space provides fantastic potential for a variety of uses, such as a home office, gym, or further storage. Practical and versatile, this impressive garage space enhances the overall functionality of the property.

#### **Driveway**

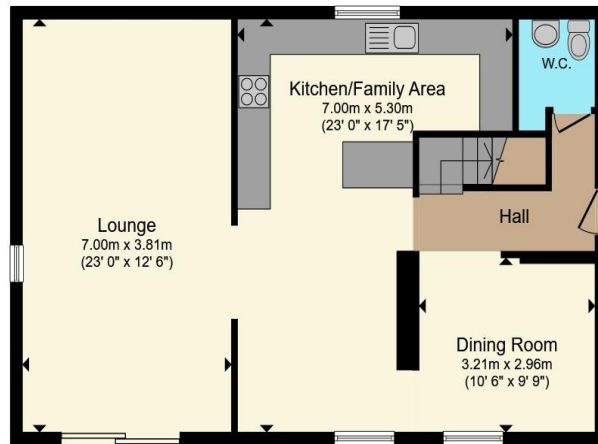
A private block paved driveway providing ample off-road parking for multiple vehicles. Well-maintained and spacious, it offers both practicality and curb appeal, complementing the overall presentation of the property.



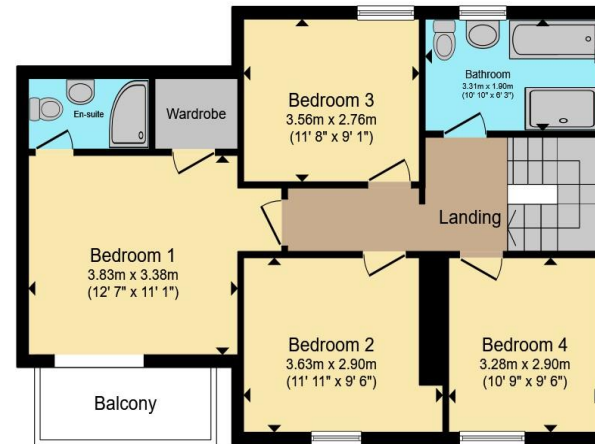


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Ground Floor



First Floor

Total floor area 136.9 m<sup>2</sup> (1,473 sq.ft.) approx

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