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herbert r thomas

Parkstone House, 23 Park Avenue, Barry CF62 7RL

£875,000

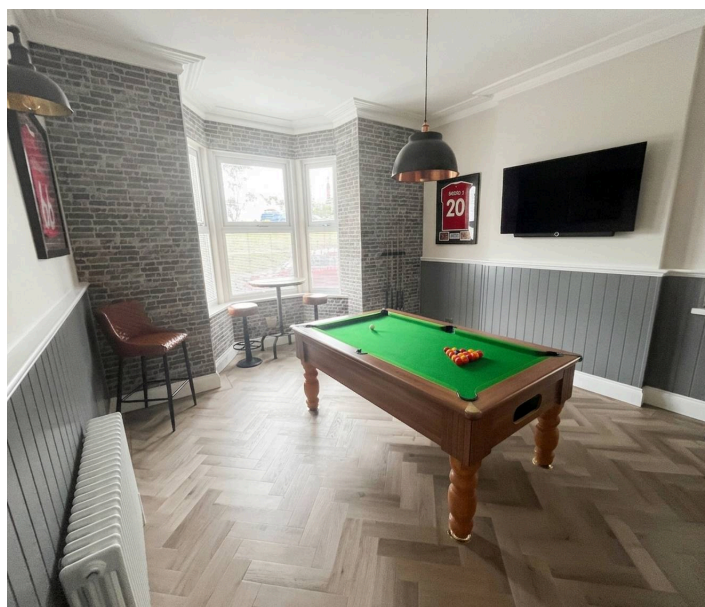
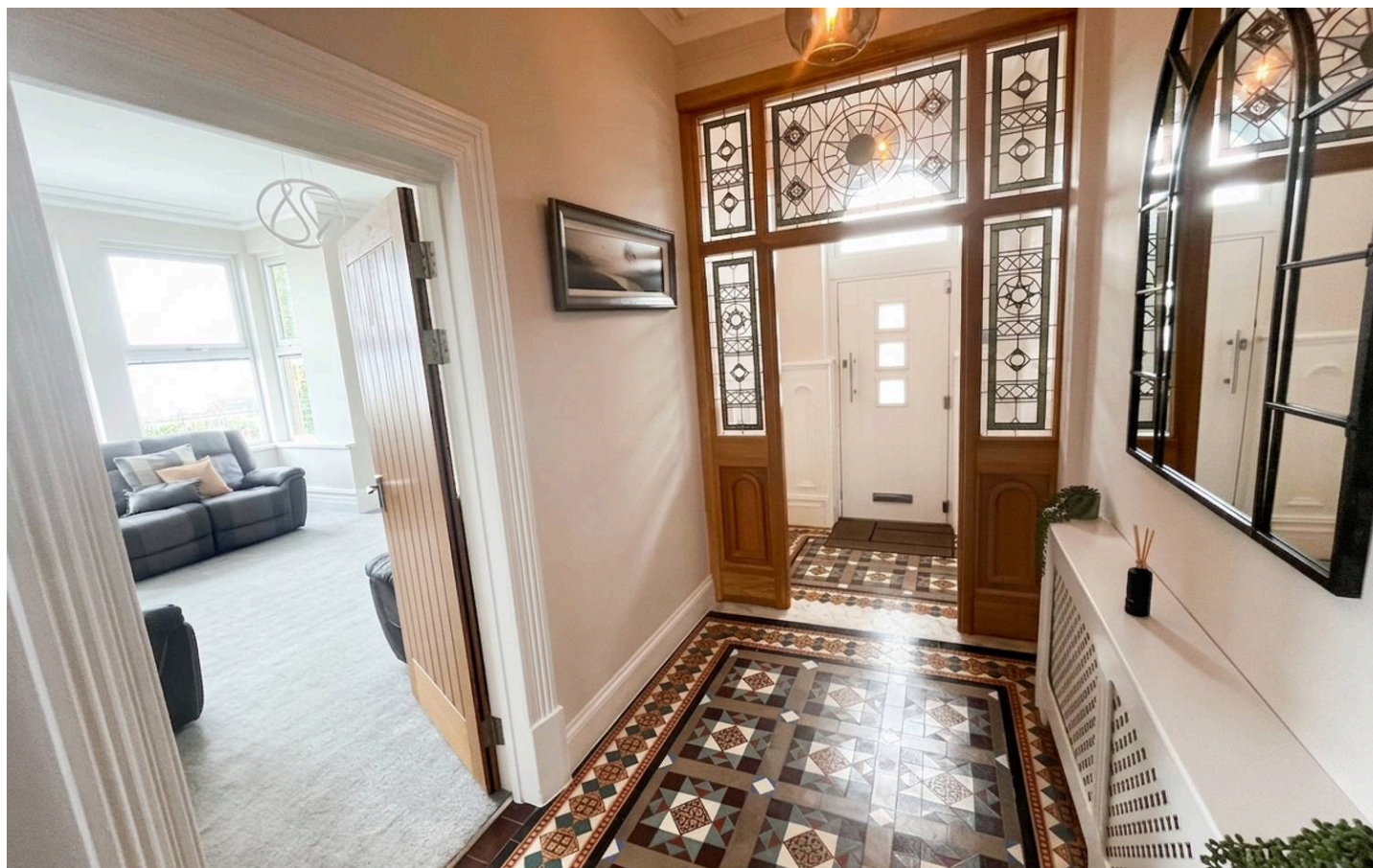
Parkstone House

Outstanding detached period home in Barry with stunning Bristol Channel views, spacious multi-room layout, character features, gardens, terrace, and gated parking.

Council Tax band: G

Tenure: Freehold

- Outstanding detached period house
- Constructed in 1903
- No onward chain
- Exceptional Bristol Channel/coastal views
- Three reception rooms
- Seven/eight-bedroom accommodation
- Character features including original tiled flooring and staircase
- Spacious kitchen/dining room with granite worktops
- Basement and utility facilities
- Versatile second-floor suite
- Landscaped tiered gardens and terrace
- Generous gated parking



Traditionally styled composite entrance door opens into an inviting **PORCH**, showcasing an original tiled floor, panelled walls, and an oak-framed stained glass screen leading into an elegant **HALLWAY**. The hallway continues the matching tiled flooring and features a high corniced ceiling, original spindle staircase, built-in storage, a well-appointed **CLOAKROOM** is fitted with a white suite, vanity unit, part-tiled finishes, and a chrome heated towel rail.

The property offers three distinguished reception rooms, including a principal **LIVING ROOM** with a high coved ceiling, gas fire with carved stone surround, and a wide bay window with side aspect—both enjoying superb views across the Bristol Channel. To the rear, a versatile **FAMILY/GAMES ROOM** features herringbone-style flooring and dual-aspect windows, while a third reception room, currently used as a **GYM**, provides additional flexible living space.

The **KITCHEN/DINING ROOM** is beautifully appointed with shaker-style timber cabinetry, granite worktops, and a peninsula breakfast bar. Integrated appliances include an oven, gas hob, extractor, and dishwasher, with space for a fridge-freezer. The room comfortably accommodates a family dining area and opens onto a paved terrace with stunning coastal views.

A separate **UTILITY/LAUNDRY ROOM** offers additional storage, work surfaces, and space for appliances. From the hallway, stairs descend to a practical **BASEMENT/ LEISURE ROOM**, housing the modern boiler and pressurised hot water system, with access to the side garden.

The first floor comprises five well-proportioned bedrooms, including a spacious **PRINCIPAL BEDROOM** and **BEDROOM TWO**, both enjoying exceptional views towards Barry Island and the Bristol Channel. A **GUEST BEDROOM** benefits from an en suite shower room, while a **STUDY/HOME OFFICE** and a **DRESSING ROOM** (with fitted wardrobes and access to a front balcony) provide further versatility.

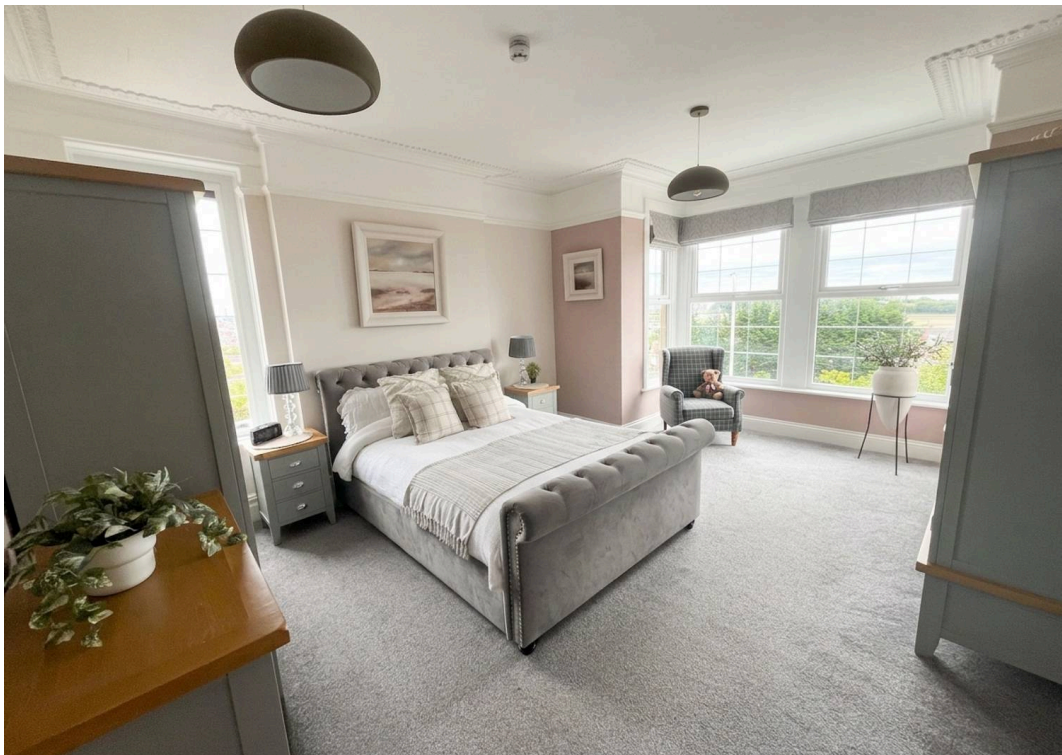
A beautifully appointed **FAMILY BATHROOM** features a traditional suite with a freestanding bath and elegant timber panelling, complemented by a separate **SHOWER ROOM** finished to a high specification.

The second floor offers a versatile suite of rooms, ideal for guests or multi-generational living, including 3 additional **BEDROOMS** and a well-appointed **BATHROOM**.

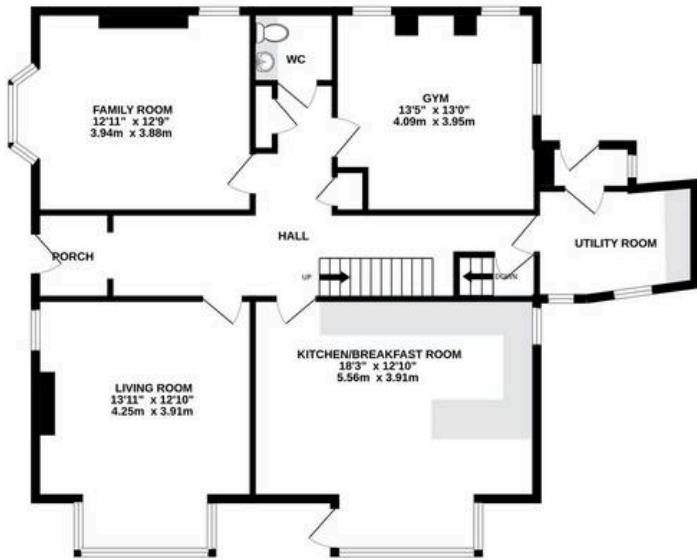
Externally, the property is approached via a gated entrance leading to a generous **PARKING AREA** and tiled **FORE COURT**. The rear **TERRACE**, framed by stone pillars and wrought iron balustrading, enjoys breathtaking views across the Bristol Channel. The beautifully landscaped **GARDENS** are arranged over tiered lawns and gravelled areas with mature planting, leading to a sheltered side lawn.



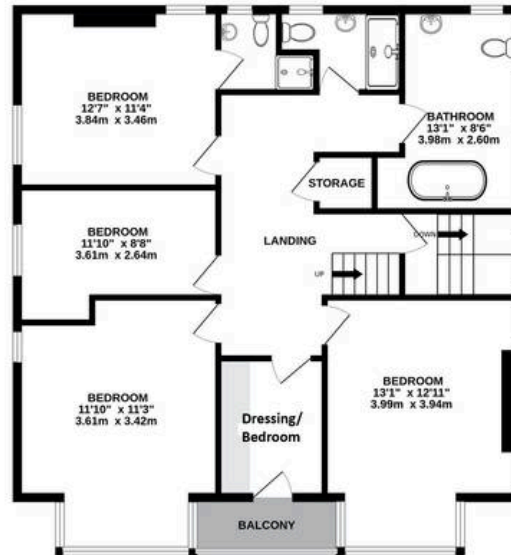
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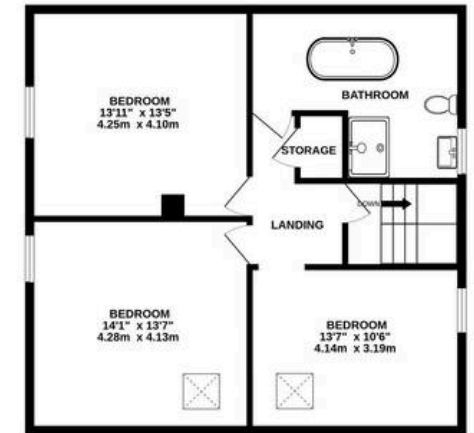
GROUND FLOOR
1145 sq ft. (106.4 sq.m.) approx.



1ST FLOOR
1052 sq ft. (97.7 sq.m.) approx.



2ND FLOOR
746 sq ft. (69.3 sq.m.) approx.

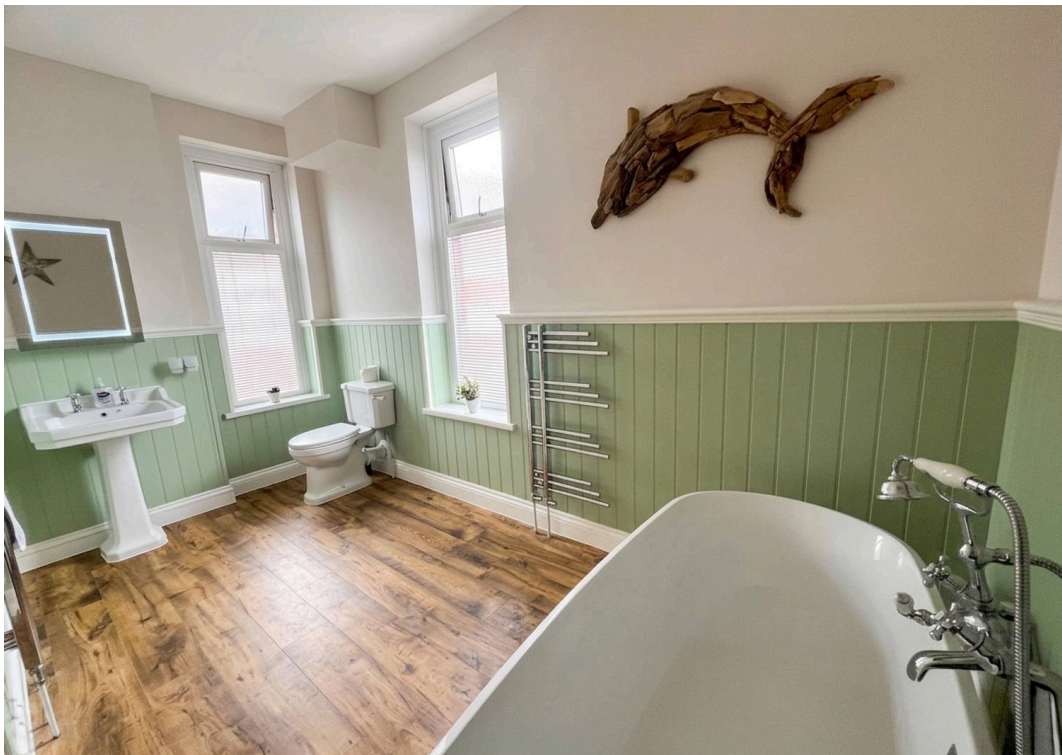


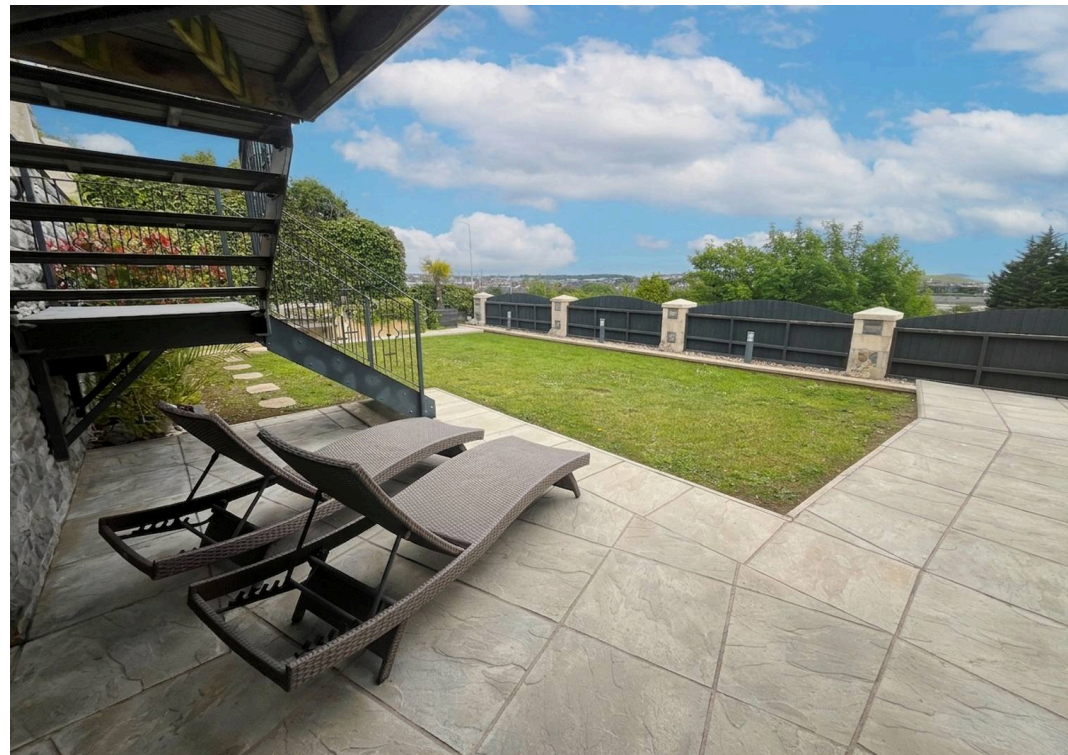
BASEMENT
199 sq ft. (18.4 sq.m.) approx.



TOTAL FLOOR AREA : 3140 sq.ft. (291.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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