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The Block House  
St. Marys Well, Bay Road  
Swanbridge, Penarth, The Vale Of  
Glamorgan, CF64 5UJ

# The Block House

## Offers in Excess of £795,000

A unique detached 3 storey dwelling built during the second world war as part of the Bristol Channel defence system, sold with the benefit of a positive Vale of Glamorgan pre-application to re-develop and occupying a spectacular position with exceptional elevated coastal views.

Viewing is highly recommended

Favourable pre-planning application submitted (awaiting approval) to reposition and build a spectacular modern home making the most of the elevated, coastal position.

Internal area of proposed property

Set in approx 1.76 acres

Current property is a uniquely converted WW2 observation post with accommodation set over three floors with a magnificent top floor glass balcony accessible from the main sitting room with views to land and sea from inside and out.

Ideally located in a semi-rural setting with direct channel views whilst being conveniently placed to benefit from the local amenities of Sully and Penarth.

Drawings by Benjamin Hale Architects





## Re-Development Opportunity

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UPVC double glazed entrance door to HALLWAY with Pot belly wood burning fire, ceramic tiled floor and an enclosed staircase with windows to side garden leading to first and second floors. To the second floor, a large LIVING ROOM/STUDIO (20'8" x 15'3"), timber laminate floor, freestanding wood burning fire on a glass hearth with double glazed sliding doors and windows to a decked balcony with spectacular view of the Bristol Channel. To the first floor, KITCHEN (13'8" x 8'8") range of fitted base and glazed wall cupboards with roll top work surface, fitted oven and ceramic hob with spaces for washing machine and tumble drier, UPVC double glazed window to garden and fields beyond, timber floor. DINING ROOM (13'9" x 10')

timber effect laminate floor, fitted wall lights and double glazed window to side.

To the ground floor, access from the entrance hallway to DRESSING ROOM (10'6" x 7'9") timber effect laminate floor with double glazed window, built in floor to ceiling wardrobes containing hot water tank and electric central heating boiler. Connecting door to DOUBLE BEDROOM (12'9" x 9'6") laminate floor, coved ceiling and double glazed window. SHOWER ROOM (10'2" x 7'2" max) L shaped with white suite including low level WC, pedestal wash hand basin with tiled splash back and fully tiled shower cubicle with electric shower attachment.

Block House is sold to include the immediate adjacent gardens and adjoining agricultural land in all extending to approximately 1.76 acres.

The property is approached by a steep gated driveway leading to a parking area with a gravelled path extending

through the gardens to the main entrance to the house. The site is partly lawned and lightly wooded and enjoys spectacular views to the top floor looking over The Bristol Channel.

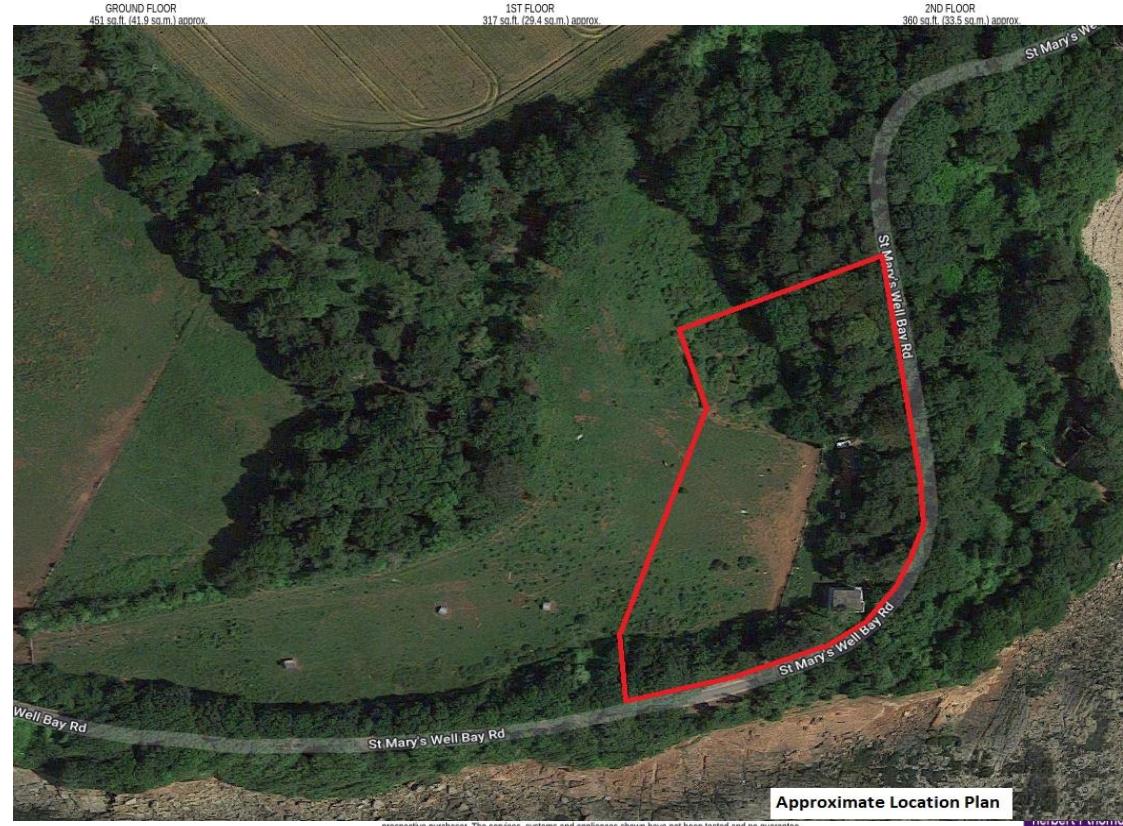
The pre- application scheme would allow for an innovative, three storey eco house with approximate floor area of 434m<sup>2</sup> plus large garage. A copy of the pre application response form the Vale of Glamorgan dated 02.12.2021 is available for inspection, which is generally positive and includes;

"... in conclusion subject to the comments set out above, and if in line with the suggested comments made, I see no reason why the proposal could not meet the requirements of policy MD12 (dwellings in the countryside)". More generally, and as relayed in the meeting, the importance is that policy MD12 can be satisfied and if so, it is likely the proposal would not have an adverse impact on the wider rural character of the area".

Within the larger statement it also states;

"The dwelling sits within a large curtilage and a replacement dwelling, whilst larger in size will still be served by adequate provision of garden space to satisfy the councils standards".

**But please note, this is a pre application statement not a planning consent.**





## Directions

From Penarth travel east along Lavernock Road passing Cosmeston Country Park on your right hand side. Continue straight on and after approx 1/2 mile take the second turning left onto St Mary's Well Bay Road, continue without deviation for approx 3/4 mile (passing The Bay caravan park on your left) where The Block House lies on your right hand side before the road dips.

## Tenure

Freehold

## Services

Mains water and electricity, cesspit drainage and electric heating  
Council Tax Band  
EPC Rating

Viewing strictly by appointment through Herbert R Thomas

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