

Brook Cottage Sully Road

Penarth, Vale of Glamorgan, CF64 2TR



A breathtaking and unique 18th Century farm cottage on a plot of approximate 1.3 acres of land (subject to survey), completely renovated by the current owners and now offering modern living with original charm and character in a semi-rural setting on the outskirts of Penarth, close to Sully and within easy reach of Cardiff and the M4. The property comprises a very spacious open plan living and dining room, kitchen and cloakroom on the ground floor along with four double bedrooms and four bathrooms above. There is a private front garden, excellent off road parking, a rear courtyard garden and the additional paddock land accessed via a bridge over the brook that runs alongside the house. Viewing is essential in order to be able to appreciate all that this property has to offer. EPC: E.

**David
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Accommodation

Ground Floor

Hall

Wooden front door. Fitted carpet and door mat. New staircase to the first floor, with under stair cupboard. Two central heating radiators. Recessed lights. Coved ceiling. Power points. Doors to the dining room, kitchen and WC. Aluminium double glazed window to the side.

WC

Tiled floor. WC and sink with storage below. Aluminium double glazed window to the side. Recessed lighting. Coved ceiling. Central heating radiator.

Dining Room 18' 4" x 15' 9" (5.58m x 4.79m)

A very stylish dining room, which forms part of the open plan living and dining space to the front of the house. Two aluminium double glazed windows. Fitted carpet. Dado rails and coved ceiling. Recessed lights and fitted wall lights. Central heating radiator. Power points. Open the the sitting room.

Sitting Room 16' 7" x 15' 7" (5.06m x 4.74m)

A cosy, warm and welcoming sitting room with feature fireplace and wood burning stove. Two aluminium double glazed windows to the front overlooking the garden. Fitted carpet. Recessed lights and wall lights. Dado rails and coving. Power points and TV point.

Kitchen 15' 11" x 12' 11" (4.85m x 3.93m)

A magnificent kitchen comprising fitted wall and base units with grey gloss doors and granite work surfaces. Integrated appliances including a dishwasher and counter level fridge. Aga with triple oven. Integrated extractor hood. Aluminium double glazed window to the rear. Barn style door to the side into the garden. Pantry cupboard. Part tiled walls. Recessed lighting.

Utility Room 7' 1" x 12' 0" (2.16m x 3.65m)

Fitted wall and base units to match the kitchen. Aluminium double glazed window to the rear and a wooden door to the front. Space for a tall fridge freezer. Single bowl stainless steel sink with drainer. Plumbing for washing machine and dryer. Wall mounted gas combination boiler. Recessed lights. Power points.

First Floor

Landing

Fitted carpet to the stairs and landing. Four aluminium double glazed windows to the rear overlooking the neighbouring fields - all with fitted Roman blinds. Two central heating radiators. Power points. Doors to all bedrooms and the family bathroom. Attractive original roof beams.

Bedroom 1 17' 11" into wardrobes x 13' 8" (5.47m into wardrobes x 4.16m)

A main double bedroom with two aluminium double glazed windows to the front that give tremendous countryside views over open fields. Fitted shutters to both windows. Fitted carpet. Fitted wardrobes. Two central heating radiators. Power points and TV point. Recessed lighting.

En-Suite 7' 2" x 8' 0" plus storage areas (2.18m x 2.45m plus storage areas)

A spacious en-suite bathroom with suite comprising a large walk-in shower with twin head mixer shower, WC and wash basin with storage. below. Fitted bathroom cabinet. Heated towel rail. Tiled floor with under floor heating. Recessed lights. Extractor fan. Walk-in linen cupboard and additional eaves storage.

Bedroom 2 18' 4" x 11' 9" (5.58m x 3.57m)

Double bedroom to the front of the house. Fitted carpet. Two aluminium double glazed windows with fitted shutters, overlooking the front garden and the neighbouring fields. Fitted wardrobes. Central heating radiator. Exposed roof beams. Power points and TV point. Recessed lighting.

Bedroom 3 15' 11" x 12' 10" (4.86m x 3.92m)

Double bedroom with aluminium double glazed window to the rear that provides wonderful countryside. Fitted wardrobes. Fitted carpet. Recessed lighting. Power points. Door to the en-suite.

En-Suite 4' 10" x 5' 8" (1.48m x 1.73m)

Tiled floor with under floor heating. Fully tiled walls. Suite comprising a shower cubicle, WC and sink with drawers below. Fitted bathroom cabinet. Extractor fan. Recessed lighting.

Bedroom 4 17' 0" into wardrobes x 12' 6" (5.19m into wardrobes x 3.8m)

Double bedroom, again with two aluminium double glazed windows to the front, both with fitted shutters and both giving very pleasant countryside views. Traditional exposed roof beams. Fitted carpet. Fitted wardrobes. Recessed lights. Power points and TV point. Central heating radiator.

Family Bathroom 9' 0" x 9' 0" (2.74m x 2.74m)

A quality, stylish bathroom with tiled floor and fully tiled walls. Suite comprising a freestanding bath with hand shower fitting, shower cubicle with twin head mixer shower, WC and sink with storage below. Wall light and recessed lights. Central heating radiator. Under floor heating.

Outside

Front

The property has a very attractive, private front garden bordered by original stone walls and with paved patio, lawn and mature flower beds. Area of slate chippings. Covered external porch. Access to the garage and to the paddock land. This garden has a southerly aspect and is full of sun.

Rear Garden

There is a very private rear courtyard style garden, laid to natural stone paving and overlooking the brook. This garden has access into the garage and across the brook to the paddock.

Additional Paddock Land

The property benefits from around 1.3 acres (subject to measured survey) of additional land, accessed via a bridge over the brook that runs alongside the property and gives it its name. The land is flat and bordered by hedgerows on all sides. It offers wonderful potential for a number of uses and can simply be a truly magnificent garden.

Garage 19' 9" x 22' 2" (6.03m x 6.75m)

A double garage with electric roller shutter door to the front, door to the side into the garden and a window to the rear. Single bowl stainless steel sink with drainer. Wall mounted gas boiler. Electric light and power points.

Additional Information

Tenure

The property is held on a freehold basis (WA680017).

Council Tax Band

The Council Tax band for this property is H, which equates to a charge of £4248.02 for the year 2025/26.

Approximate Gross Internal Area

2730 sq ft / 253.6 sq m.

Utilities

The property is connected to mains electricity and water. It has LPG gas central heating and a cesspit sewerage system.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	39 E	
21-38	F		
1-20	G		

Floor Plan







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