

# Clive House, Bradford Place

Penarth, Vale of Glamorgan, CF64 1AF



An elegant, stylish and imposing period home of rare quality and character, located in an excellent position close to Penarth town centre, with Bristol Channel views from every floor. This property has been expertly renovated by the present owners and is a wonderful family home. Accommodation comprises the entrance hall, three reception rooms, cloakroom and kitchen / diner on the ground floor along with three bedrooms and three bathrooms on the first floor and three further bedrooms plus shower room above. The property benefits from a well-proportioned basement - ideal for storage - off road parking, and attractive lawned front garden and a private, westerly courtyard to the rear. Viewing advised. EPC: D.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

**£1,350,000**

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## **Accommodation**

### **Ground Floor**

#### **Entrance Hall**

Wooden front door with glazed panel that looks out over the Bristol Channel. Original tiled floor, deep skirting boards, ornate cornice and staircase to the first floor. Central heating radiator. Doors to the sitting room, living room, kitchen, WC and basement. Power points. Built-in shoe cupboard. Wooden double glazed panel door to the rear.

#### **Sitting Room** *14' 6" into recess x 17' 2" into bay (4.43m into recess x 5.22m into bay)*

A magnificent sitting room with sea views. Wooden double glazed sash bay window. Painted timber floor. Original cornice, picture rails, cast iron fireplace (open) with wooden surround and tiled hearth along with deep skirting boards. Power points and TV point. Central heating radiator.

#### **Kitchen / Dining** *18' 1" x 16' 4" (5.5m x 4.98m)*

Timber floor. Wooden double glazed sash windows and a door to the side into the garden. Fitted kitchen comprising wall units, base units and a central island all with white gloss doors and quartz work surfaces. Chimney breast with recess for a range cooker - currently a Rangemaster Professional with large electric oven and five gas burner hob. Extractor over. Single bowl ceramic sink with drainer. Recess for American style fridge freezer. Integrated dishwasher. Original cornice and picture rails. Space for a dining table and chairs. Recessed lights and feature pendant lights. Central heating radiator.

#### **Living Room** *16' 0" x 12' 9" (4.88m x 3.89m)*

A versatile room that is equally suited to being a relaxed living room, TV snug or dining room. Wooden sash windows to both sides. Fitted carpet. Original wooden fire surround. Power points and TV point. Central heating radiator. Coved ceiling. Recessed lights.

#### **Study / Boot Room / Garden Room** *10' 10" x 12' 10" (3.29m x 3.91m)*

Another versatile room to the rear of the house. Stone paved floor. Wooden double glazed windows and doors to the rear into the garden. Central heating radiator. Utility cupboard with plumbing for a washing machine and with fitted shelving. Recessed lights. Central heating radiator. Power points.

#### **WC** *4' 7" x 7' 10" (1.4m x 2.4m)*

Tiled floor. WC and wash hand basin. Central heating radiator. Wooden sash window to the side. Part timber clad walls. Recessed lights. Extractor fan.

#### **Basement**

A well-proportioned basement with high ceilings and flagstone flooring throughout. Split into three rooms (5m x 4.29, 2.59m x 5m and 2.59m x 5m) at present and with the front room having a high level window. Electric light in each of the rooms.

### **First Floor**

#### **Landing**

Fitted carpet to the stairs and landing. Wooden double glazed window to the rear with opaque glass and a further wooden sash window over the side return. Two central heating radiators. Power points. Original cornice and deep skirting boards. Recessed lights and feature pendant lighting. Large walk-in airing cupboard with timber floor, hot water cylinder and gas boiler.

#### **Bedroom 1** *19' 7" max x 17' 3" into bay (5.98m max x 5.25m into bay)*

Double bedroom across the full width of the front of the property with wooden double glazed sash bay window overlooking the Bristol Channel and an additional wooden double glazed sash window to the front. Painted original timber floor. Original cornice. Original wooden fire surround with stone hearth. Central heating radiator.

**En-Suite 5' 7" x 16' 3" (1.71m x 4.96m)**

Tiled floor and part tiled walls. Large walk-in shower, side-to-wall free standing bath, WC and wash hand basin. Wooden double glazed window to the side. Original cornice. Recessed lights. Extractor fan.

**Bedroom 2 12' 0" x 16' 1" (3.66m x 4.91m)**

Double bedroom with en-suite bathroom and a wooden double glazed window to the side. Fitted carpet. Original cornice, deep skirting boards and fireplace with cast iron grate and wooden surround. Power points. Central heating radiator. Door to the en-suite.

**En-Suite 6' 0" x 8' 7" (1.82m x 2.61m)**

Tiled floor and part tiled walls. Suite comprising a walk-in shower, WC and wash hand basin. Heated towel rail. Wooden double glazed sash window to the side. Recessed lighting. Extractor fan.

**Bedroom 3 10' 11" x 15' 10" into bay (3.33m x 4.83m into bay)**

Double bedroom to the rear of the property with wooden double glazed sash window to the side. Fitted carpet. Original wooden fire surround with cast iron grate. Central heating radiator. Power points.

**Bathroom 9' 3" x 11' 0" (2.83m x 3.35m)**

The family bathroom, with suite comprising a tiled floor, central freestanding bath with hand shower fitting, WC and wash hand basin with storage below. Wooden double glazed sash window to the side with opaque glass. Heated towel rail. Recessed lights. Extractor fan.

**Second Floor**

**Landing**

Fitted carpet to the stairs and landing. uPVC double glazed window to the rear. Hatch to the loft space. Doors to the three second floor bedrooms and a shower room. Power point.

**Bedroom 4 14' 8" into recess x 13' 1" (4.47m into recess x 4m)**

This is a fantastic double bedroom with wooden double glazed windows to the front that provide impressive panoramic views across the Bristol Channel. Fitted carpet. Original fireplace with cast iron surround. Central heating radiator. Power points.

**Bedroom 5 7' 10" max x 16' 1" max (2.38m max x 4.91m max)**

Double bedroom with fitted carpet, uPVC double glazed window to the side, central heating radiator and power points.

**Bedroom 6 10' 6" max x 16' 2" max (3.2m max x 4.94m max)**

The sixth and final double bedroom, with fitted carpet, uPVC double glazed window to the side, central heating radiator and power points.

**Shower Room 4' 4" x 15' 3" (1.33m x 4.65m)**

A newly created shower room that serves the three second floor bedrooms. Tiled floor and part tiled walls. Suite comprising a walk-in shower with mixer shower and glass screen, WC and wash hand basin. Heated towel rail. Wooden double glazed window to the front with sea views. Recessed lights. Extractor fan.

**Outside**

**Front and Side**

An attractive front garden with a wide natural stone pathway from the front gate to the front door and an area of well landscaped lawn. Stone built raised beds, full of mature plants and shrubs. Original stone walls to the front and side. The pathway runs along front and side of the house and leads to a patio area and an off road parking space before reaching the gated access to the rear garden. Outside lights over the front door.



Rear Garden

An enclosed, private, paved garden with a westerly aspect, ideal for sun in both the morning and afternoon / evening. Natural stone paved floor. Outside light. High original stone wall and newer wooden fencing. Gated access to the side area. A large side return which is ideal for storage.

Additional Information

Tenure

The property is held on a freehold basis (WA603820).

Council Tax Band

The Council Tax band for this property is G, which equates to a charge of £3,540.02 for the year 2025/26.

Approximate Gross Internal Area

3250 sq ft / 302 sq m.

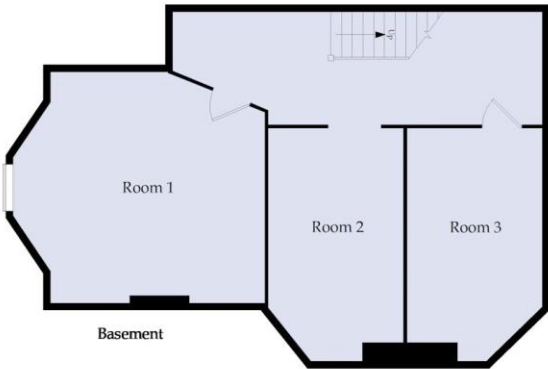
Utilities

The property is connected to mains electricity, gas, water and sewerage services.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan



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