



Sutton Farm, Fort Road  
Penarth, CF64 5UL



© South Wales Property Photography



# Sutton Farm, Fort Road

Penarth, CF64 5UL

**7 Bedrooms : 7 Reception Rooms : Swimming Pool**

Watts & Morgan are delighted to market Sutton Farm, a spectacular five bedroom house with an additional two bedroom lodge occupying a magnificent plot set in the gardens and grounds of just over 2.5 acres. Set in a rural spot but yet a short drive to Lavernock Point, Penarth, Cosmeston Lakes and Cardiff City Centre. Boasting circa 6500 sq.ft, Sutton Farm briefly comprises; porch, entrance hall, five reception rooms, kitchen, utility room. First floor landing, five spacious double bedrooms with three en-suites and a family bathroom. The Lodge is a spectacular two bedroom self-contained annex which offers a large open plan kitchen/dining room with bi-folding doors, living room, two spacious double bedrooms and family bathroom. Externally the property enjoys an electric gated driveway providing parking for several vehicles beyond which is a double garage, beautifully landscaped gardens & grounds and an outdoor heated swimming pool. EPC Rating: 'C'.

## Directions

- Penarth Town Centre 2.4 miles
- Cardiff City Centre 6.4 miles
- M4 (J33) 10.7 miles

**Your local office: Penarth**

T 02920 712266

E [penarth@wattsandmorgan.co.uk](mailto:penarth@wattsandmorgan.co.uk)





## Summary of Accommodation

### GROUND FLOOR

Entered via a composite door with glazed side panels into a porch benefiting from marble effect wood flooring with a uPVC double glazed window to the front elevation. Double glazed doors lead into a spectacular welcoming hallway enjoying continuation of marble effect wood flooring, a carpeted staircase leading to the first floor landing with a feature glass hand rail, a wall mounted alarm and lighting panel, uPVC glazed French doors providing access to the side patio and a gate intercom system.

The cloakroom serving the ground floor accommodation has been fitted with a 2-piece white suite comprising; a corner wash-hand basin and a WC. The cloakroom further benefits from continuation of marble effect wood flooring and a central ceiling light point.

The spectacular triple aspect lounge enjoys carpeted flooring, a central feature gas fireplace, uPVC double glazed windows to all aspects with uPVC double glazed French doors providing access onto the side garden.

The dining room enjoys carpeted flooring, a central feature wood burner, uPVC double glazed windows to front and rear elevations with 'Apollo' shutters and a loft hatch providing access into the loft space.

The sitting room is a versatile space enjoying carpeted flooring and two uPVC double glazed windows to the rear and side elevations.

The spectacular 'Wren' kitchen showcases a range of base and wall units with granite work surfaces. Integral appliances to remain include; a 'Neff' induction hob with an extractor hood over, two 'Neff' tilt & turn electric ovens, a 'Hotpoint' fridge/freezer and a 'Bosch' dishwasher. The kitchen further benefits from breakfast bar, feature undercounter lighting, tiled flooring, recessed ceiling spotlights, a bowl and a half inset sink and two uPVC double glazed windows to the front and side elevations.

The utility room has been fitted with a range of 'Wren' base units with granite work surfaces. Space and plumbing has been provided for freestanding white goods. The utility room further benefits from tiled flooring with underfloor heating, a lantern roof light, an inset sink with a drainer, two uPVC double glazed windows to the rear and side elevations and uPVC double glazed French doors providing access to the rear garden.

The living room enjoys 'Porcelanosa' tiled flooring, a central feature electric fire, a wall mounted 'Mitsubishi' air conditioning unit, a uPVC double glazed window to the front elevation and uPVC double glazed French doors providing access to the front garden.

The garden room is a versatile space and enjoys tiled flooring with underfloor heating, recessed ceiling spotlights, a lantern roof light, a uPVC double glazed window to the side elevation and uPVC double glazed French doors providing access to the rear garden.

### FIRST FLOOR

The first floor landing enjoys carpeted flooring, a large airing cupboard housing the hot water cylinder and a uPVC double glazed window to the side elevation enjoying elevated views over surrounding fields. A carpeted staircase leads to the second floor.



The spectacular master suite is a spacious double bedroom which enjoys carpeted flooring, a range of fitted wardrobes, a uPVC double glazed window to the front elevation, two 'Velux' roof lights, a loft hatch providing access to the loft space and a wall mounted gate intercom system. The en-suite has been fitted with a 3-piece white suite comprising; a large glass walk-in shower cubicle with a thermostatic rainfall shower over and a hand-held shower attachment, two wash-hand basins and a WC set within a vanity unit. The en-suite further benefits from fully tiled walls and flooring, recessed ceiling spotlight, a wall mounted chrome towel radiator and a 'Velux' roof light. Bedroom two is a generously sized double bedroom and enjoys carpeted flooring, a range of fitted wardrobes, two uPVC double glazed windows to the front and rear elevations and a loft hatch providing access into the loft space. The en-suite has been fitted with a 3-piece white suite comprising; a corner shower cubicle with a thermostatic rainfall shower over, a wash-hand basin and a WC set within a vanity unit. The en-suite further benefits from porcelain tiled walls and flooring, recessed ceiling spotlights and a wall mounted towel radiator.

Bedroom four is another spacious double bedroom enjoying carpeted flooring, a range of fitted wardrobes, a wall mounted 'Fujitsu' air conditioning unit and two uPVC double glazed windows to the side and rear elevations enjoying elevated countryside views.

Bedroom five is a further spacious double bedroom enjoying carpeted flooring, a range of fitted wardrobes and a uPVC double glazed window to the rear elevation enjoying elevated countryside views.

The spectacular family bathroom has been fitted with a 'Porcelanosa' 4-piece white suite comprising; a large glass shower cubicle with a thermostatic rainfall shower over, a marble panelled bath with a hand-held shower attachment, a marble wash-hand basin set within a vanity unit and a WC. The bathroom further benefits from 'Jasper Conran' tiled walls and flooring, a feature wall mounted towel radiator, recessed ceiling spotlights and an obscured uPVC double glazed window to the front elevation.



© South Wales Property Photography

## SECOND FLOOR

Bedroom three enjoys wood effect laminate flooring, recessed ceiling spotlights, access into the eaves storage and three 'Velux' roof lights enjoying spectacular countryside views. The dressing room benefits from continuation of wood effect laminate flooring and fitted shelves. The en-suite has been fitted with a 2-piece white suite comprising; a wash-hand basin set within a vanity unit and a WC. The en-suite further benefits from porcelain tiled flooring, a wall mounted towel radiator and a large 'Velux' roof light.

## THE LODGE

A composite front door provides access into a welcoming hallway benefiting from porcelain tiled flooring with underfloor heating, three uPVC double glazed windows to the front and side elevations and uPVC double glazed French doors with inset blinds providing access to the side garden.



© South Wales Property Photography



The spectacular open plan kitchen/dining room enjoys porcelain tiled flooring with underfloor heating, bi-folding doors providing access to the rear garden, a uPVC skylight, a uPVC double glazed window to the side elevation and a uPVC double glazed door with inset blinds providing access to the rear garden. The kitchen has been fitted with a range of base and wall units with granite work surfaces. Integral appliances to remain include; a 4-ring induction hob with a pop-up extractor fan, two electric ovens, a fridge/ freezer and a dishwasher. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from a bowl and a half sink, recessed ceiling spotlights and a breakfast bar.

The cloakroom has been fitted with a 2-piece white suite comprising; a pedestal wash-hand basin and a WC. The cloakroom further benefits from continuation of porcelain tiled flooring with underfloor heating, recessed spotlights and an obscured uPVC double glazed window to the side elevation.

A solid oak staircase with a glass balustrade provides access into the living room enjoying carpeted flooring, recessed ceiling spotlights, a large recessed storage cupboard housing the 'Worcester' combi boiler, a central feature electric fireplace, a wall mounted 'Fujitsu' air conditioning unit, two uPVC double glazed windows to the side elevation and a uPVC double glazed roof light.



Bedroom one is a generously sized double bedroom enjoying porcelain tiled flooring with underfloor heating, a wall mounted 'Mitsubishi' air conditioning unit, recessed ceiling spotlights and a uPVC double glazed window to the side elevation.

Bedroom two is a spacious double bedroom and enjoys porcelain tiled flooring with underfloor heating, recessed spotlights, a wall mounted 'Fujitsu' air conditioning unit and a uPVC double glazed window to the side elevation.

The family bathroom has been fitted with a 4-piece suite comprising; a large walk-in shower cubicle with a thermostatic rainfall shower over with a hand-held shower attachment, a tiled panelled bath with a hand-held shower attachment, a wash-hand basin set within a vanity unit and a WC. The bathroom further benefits from porcelain tiled flooring with underfloor heating, tiled walls, recessed ceiling spotlights, a wall mounted chrome towel radiator and an obscured uPVC double glazed window to the side elevation.

### GARDENS AND GROUNDS

Sutton Farm is approached off the road via electric gates onto a private driveway providing of road parking for several vehicles, beyond which is a double garage with two electric up and over doors. Occupying a magnificent plot of just over 2.5 acres, the beautifully landscaped garden and grounds enjoy superb panoramic countryside views. The property benefits from an outside heated swimming pool with a full height retractable dome cover, three sheds with electrical services and a large resin patio area providing ample space for outdoor entertaining and dining.

### SERVICES AND TENURE

Freehold.

Sutton Farm: Oil central heating, mains water and electric.

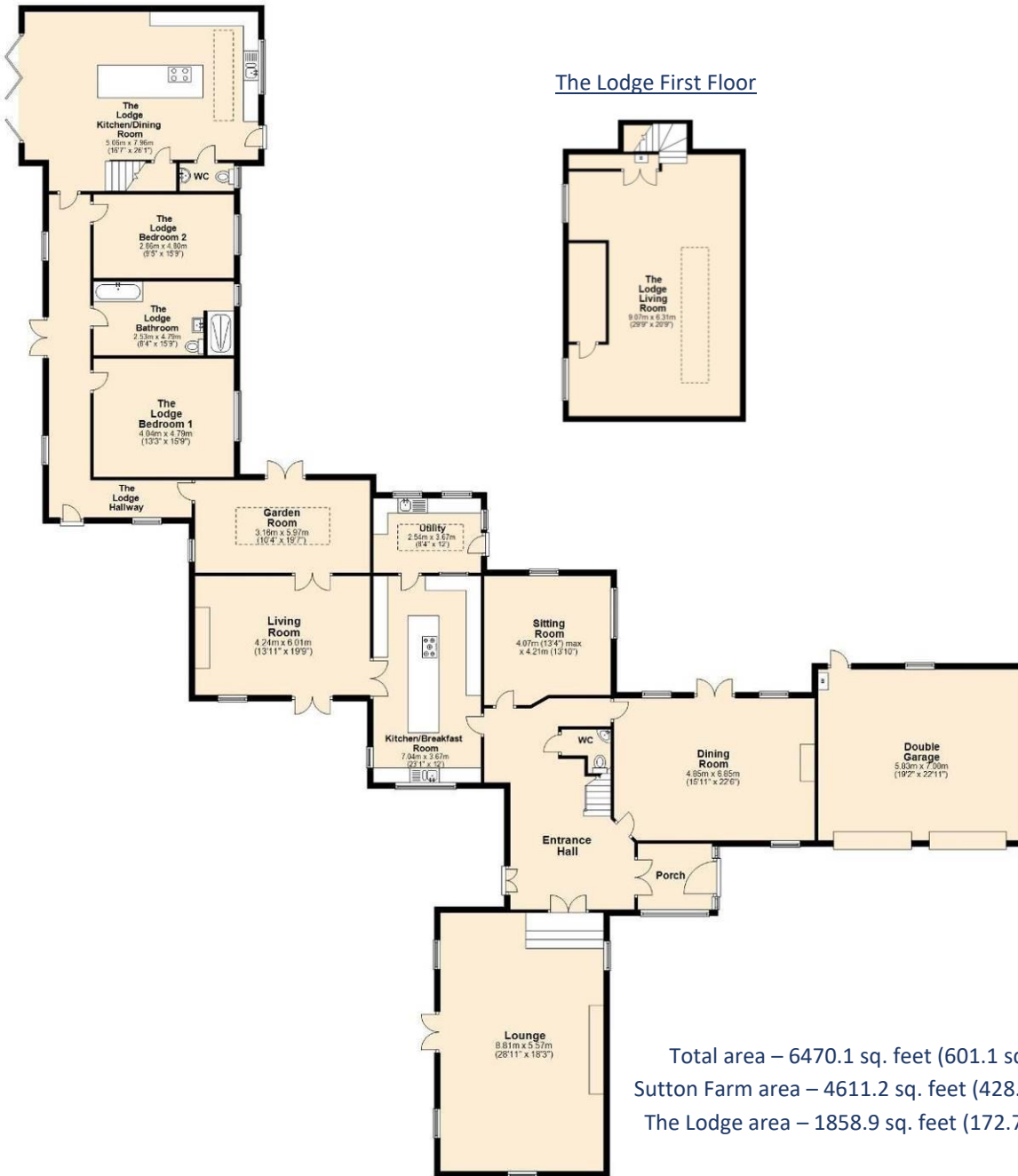
The Lodge: LPG gas central heating, mains water and electric.

Both properties are serviced by a 'Klargester' sewage treatment plant.

The property also benefits from an alarm and CCTV security system and solar panels.

## Ground Floor

## The Lodge First Floor



Total area – 6470.1 sq. feet (601.1 sq. metres)  
 Sutton Farm area – 4611.2 sq. feet (428.4 sq. metres)  
 The Lodge area – 1858.9 sq. feet (172.7 sq. metres)

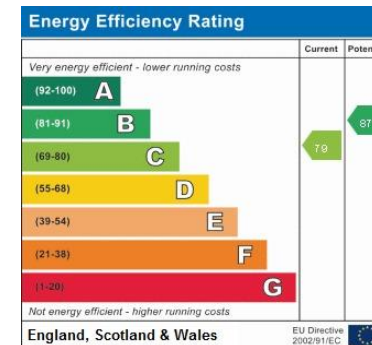
## First Floor



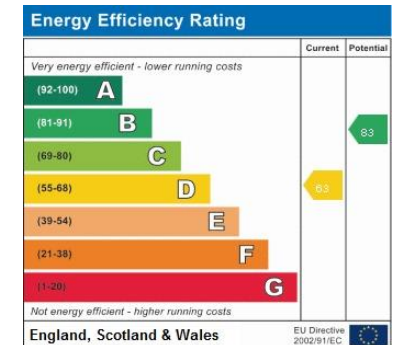
## Second Floor



## Sutton Farm EPC



## The Lodge EPC





© South Wales Property Photography

### Bridgend

T 01656 644 288

E [bridgend@wattsandmorgan.wales](mailto:bridgend@wattsandmorgan.wales)

### Cowbridge

T 01446 773 500

E [cowbridge@wattsandmorgan.wales](mailto:cowbridge@wattsandmorgan.wales)

### Penarth

T 029 2071 2266

E [penarth@wattsandmorgan.wales](mailto:penarth@wattsandmorgan.wales)

### London

T 020 7467 5330

E [london@wattsandmorgan.wales](mailto:london@wattsandmorgan.wales)



@WattsandMorgan



wattsandmorgan



wattsandmorgan.wales

