



Orchard House, Cog Road, Sully, Penarth CF64 5TE

**£725,000** Freehold

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# Orchard House, Cog Road, Sully, CF64 5TE

**Situated on a very generous plot, and approached from the road via large wrought iron gates mounted on pillars, this very well presented detached family home has gardens adjacent to open fields and enjoys magnificent views from the house across the countryside towards Wenvoe and the Vale. The property has a large double garage as well as an annex attached to the garage and offers superb potential to enlarge and extend - subject to the necessary planning.**

**The ground floor accommodation briefly comprises a wide reception hallway which is large enough to use as a study/music room and in turn leads to the inner hall, a spacious lounge and a separate sitting room, a 29ft kitchen/dining room fitted with an extensive kitchen area with a range cooker and a fireplace with a log burning stove, a cloakroom/wc, plus a sizeable utility room with storage areas off.**

**To the first floor there's a long landing providing access to the five double bedrooms and the family bathroom with a separate wc. Further features include double glazing and gas central heating.**

**The extensive outside space is made up of generous parking areas to the side and rear of the house and lawned gardens. The front lawn is surrounded by trees and shrubs and makes a lovely secluded area for sitting or dining al-fresco. The main rear garden is again mainly to lawn, has a large deck with an ornamental stone pond and is adjacent to the open fields.**

## Location

Sully, being a coastal village, has excellent walks along its beach and along designated coastal paths. Within a short drive there's Cosmeston Park and Lakes as well as Penarth Town where there are numerous parks plus the award winning and fully restored pier located on the Esplanade. In recent years Penarth has been voted by the readers of the Sunday Times as one of the best places in Wales to live. The schools in both Sully and Penarth are held in particularly high regard and the property is in the catchment for Sully Primary School which is a feeder school for Stanwell Secondary School. In Penarth there is also a private school which caters for children aged from 5 years to 18 years.

Within the village and the surrounding area there are many dining options ranging from village pubs to fine dining restaurants. For shopping Penarth offers a wide variety of independent retailers but within the area are numerous supermarkets and a larger 'out of town' retail park can be found at Culverhouse Cross. Cardiff International Airport is approximately 20 minutes' drive away and there are excellent road links to the M4 motorway. South Road is a short drive from both the Dinas Powys and Penarth railway stations.

## Ground Floor Accommodation

### Reception Hall

**11' 11" x 8' ( 3.63m x 2.44m )**

Entered via a panelled front door with panelling and glazing to the sides. Radiator. Coving to the ceiling. Door to:-





### Inner Hall

The inner hall provides access to all the main ground floor rooms and has a full turn staircase rising to the first floor landing. A high level window above the staircase floods the hall with natural light. Radiator. Coving to the ceiling.

### Cloakroom/wc

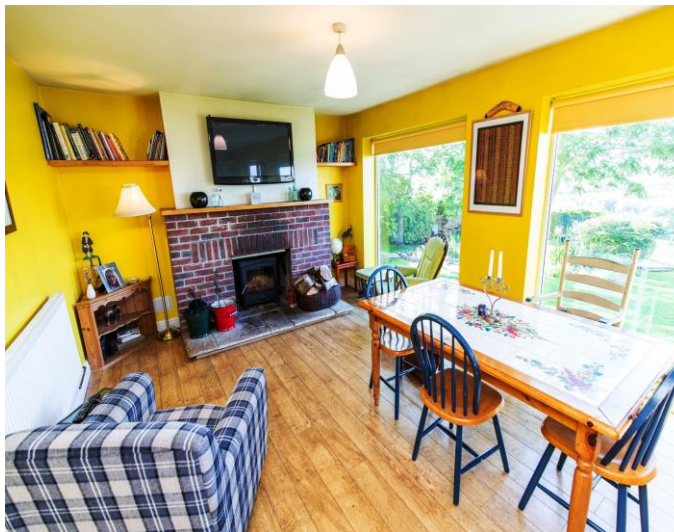
**7' 7" x 6' 1" ( 2.31m x 1.85m )**

A white suite comprises a close coupled wc, bidet and a pedestal wash hand basin. Ceramic tiled floor. Inset lighting to the ceiling. Radiator. Opaque double glazed window.

### Lounge

**.17' 10" x 14' 9" into bay ( 5.44m x 4.50m into bay )**

A generously proportioned lounge with a double glazed round bay window overlooking the gardens to the front. Imitation electric powered 'log burner' mounted on a marble hearth. Two separate radiators. Fitted wall lights.



### Sitting Room

**18' 6" into bay x 11' ( 5.64m into bay x 3.35m )**

Another reception room of excellent proportions, enjoying a dual aspect from the double glazed round bay window to the front and two further double glazed windows facing the driveway at the side. Radiator. Coving to the ceiling.

### Open Plan Kitchen/ Dining Room

**29' 10" x 11' 9" extending to 13' 3" ( 9.09m x 3.58m extending to 4.04m )**

A very spacious and open plan room which enjoys stunning views across the gardens and open countryside from two full length double glazed windows in the dining/seating area and from a further double glazed window in the kitchen. At one end is a large, brick built fire surround with a stone hearth and housing a cast iron log burning stove. 'Oak' flooring and radiator. Open to the kitchen area which is fitted with a extensive range of cream fronted wall and base units incorporating contrasting dark granite work surfaces and a matching breakfast bar with a large wine rack beneath. Inset 'Belfast' sink with mixer taps. Large, multi-oven range cooker with a 6 burner gas hob and concealed cooker



hood over. Built-in fridge, freezer, dishwasher and microwave. 'Oak' flooring. Inset lighting. Double glazed and panelled stable-gate door to the rear courtyard and driveway.

### Utility Room

**13' 8" x 13' 8" ( 4.17m x 4.17m )**

Fitted with a range of units incorporating work surfaces and an inset stainless steel 'one and a half bowl' sink and drainer. Double glazed windows to the side and rear. Door to:-

### Rear Lobby And Store Room

The lobby area has a door and double glazed window to the rear courtyard, plus a wash hand basin. From the lobby there's a door to the useful store room.

### First Floor Accommodation - Landing

From the landing, and above the staircase, there's a large double glazed window with 'stained and leaded' detailing. Radiator. Fitted wall lights. Coving to the ceiling.





#### Bedroom One

**15' 1" max. x 12' ( 4.60m max. x 3.66m )**

A generous double bedroom with two double glazed windows to the front aspect and a further double glazed window with a window seat beneath enjoying the magnificent views across the open countryside towards the Vale. Either side of the side window are fitted double wardrobes. Radiator. Coving to the ceiling.

#### Bedroom Two

**12' x 10' 11" ( 3.66m x 3.33m )**

A double glazed window faces the front gardens. Radiator. Fitted wall lights. Coving to the ceiling.

#### Bedroom Three

**12' x 11' 1" ( 3.66m x 3.38m )**

A double size bedroom with a dual aspect from the double glazed windows to both the front and side elevations. Radiator. Coving to the ceiling.



#### Bedroom Four

**9' 11" x 8' ( 3.02m x 2.44m )**

The fourth double bedroom has a double glazed window to the side, a radiator and a loft access hatch.

#### Bedroom Five

**9' 10" x 7' 8" ( 3.00m x 2.34m )**

The last double bedroom has a double glazed window to the rear. Radiator.

#### Bathroom

A white suite comprises a double ended bath with centre mounted taps, a shower screen and a thermostatic shower over. Wash hand basin set on a vanity unit. Ceramic tiled walls and floor. Heated towel rail. Inset lighting to the ceiling. Built-in airing cupboard. Opaque double glazed window.

#### Separate Wc

Close coupled wc. Tiled walls and floor. Opaque double glazed window.



#### Gardens

Approached from the road via large wrought iron gates mounted on pillars, the property has a very generous and gravelled parking area which can accommodate numerous vehicles. Behind the house is another large parking area/courtyard which provides access to the double garage.

To the front of the house is a lovely garden which is mainly to lawn and surrounded by an abundance of mature trees and shrubs providing a good degree of privacy. From the front garden a pathway leads to the rear garden where there are additional seating areas to enjoy the views as well as a sun deck with an ornamental pond to the side fed by a stone lined brook. The garden is again laid to lawn and adjacent to open fields. To the side of the lawn is a kitchen garden area with a green house and block built sheds. Outside lighting.





### Double Garage

**23' 5" x 16' 9" ( 7.14m x 5.11m )**

The double garage has electrically operated roller shutter doors. Power and lighting. Window to the side and door to the rear.

### Annex And Outbuildings

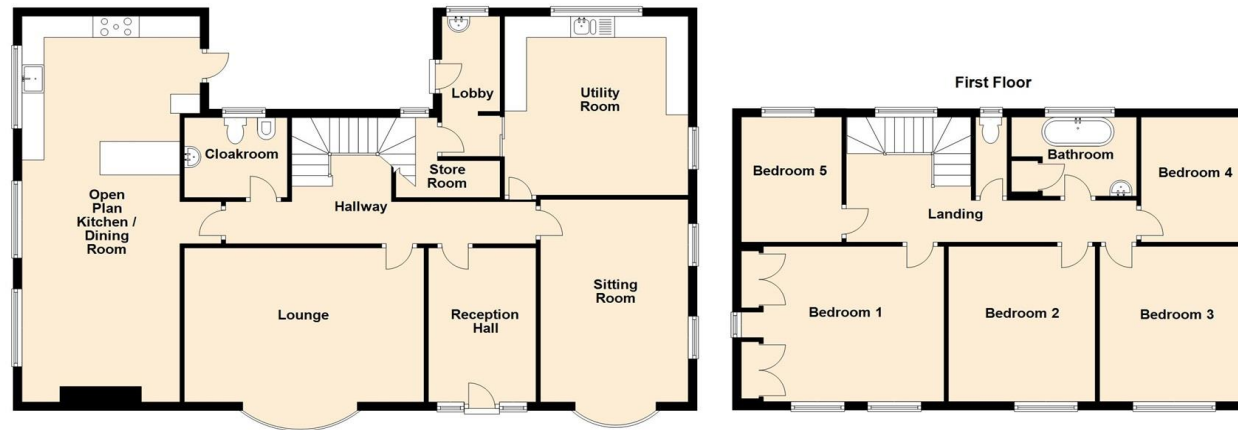
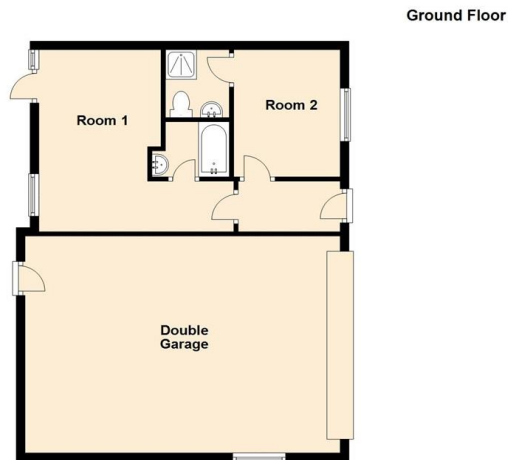
Attached to the double garage is a useful annex which could be utilised in a number of different ways - subject to the necessary planning consents being obtained. It presently comprises a two main rooms and two bathroom areas.











This floorplan is a purely representative illustration of the layout and should not be used as an exact scale.  
Plan produced using PlanUp.

Office: 3 Windsor Road, Penarth, Vale of Glamorgan, CF64 1JB

EPC Rating: D

Property Ref: PTH302385 - 0005



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