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The Rookery, St. Marys Well Bay Road, Swanbridge, Penarth, CF64 5UJ.

£1,575,000

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A truly unique detached 5 or 6 bedroom house, built circa 1980 to an individual design, providing 2935 square feet, with a layout that offers great versatility, and occupying a stunning idyllic garden plot of approximately one acre, tree lined and level and comprising large areas of lawned gardens, an orchard with Apple, Pear, Plum and Cherry trees, and a super-sized double skin detached barn/garden room/home office/ guest accommodation, measuring (48'2 x 18'7), equipped with power and light together with a wc and wash handbasin.

This handsome home has a first-floor balcony that overlooks this marvellous totally private plot. The Rookery is located at the end of St Marys Well Bay Road, tucked away at the far end of a private entrance, just a stone's throw from the picturesque Pebble Beach of Swanbridge Bay which boasts magnificent views across the Bristol Channel and onto both the Islands of Steep Holm and Flat Holm, providing a stunning coastal location.

The Rookery provides versatility offering five and six bedrooms, four bathrooms, three being ensuite, whilst the generous and well-designed ground floor living space includes a quality fitted bespoke open plan kitchen and breakfast room (24'0 x 16'0), with stylish high spec Miele integrated appliances, a contemporary log burner, solid granite work tops and floor, and white PVC stable doors which open onto the surrounding grounds.

There is a large lounge (23'7 x 14'0) with White PVC French doors, a spacious formal dining room (19'4 x 12'6), a large study/sitting room, a quality downstairs shower room with natural copper fittings, and a sizeable separate utility room.

Outside the residence is approached from a long private road which leads to just three detached homes, whilst two further sets of private gates lead onto a wide and deep private tarmacadam entrance drive with parking for multiple cars, and onto a substantial double garage (24'10 x 18'1).

The property also includes replacement PVC double glazed windows and outer doors, white inside and Rosewood externally, a wood parquet block floor, electric underfloor heating within the entrance reception hall and the open plan kitchen, and a new consumer unit with electrical certificate completed circa 2020.

The current first floor design provides a capacious master bedroom suite, to include a double sized master bedroom (18'3 x 11'2), a large ensuite full size bathroom (18'1 x 7'9), a large walk-in wardrobe-dressing room (12'0 x 8'7), and a further relaxing room (12'8 x 10'4), with access to the balcony.

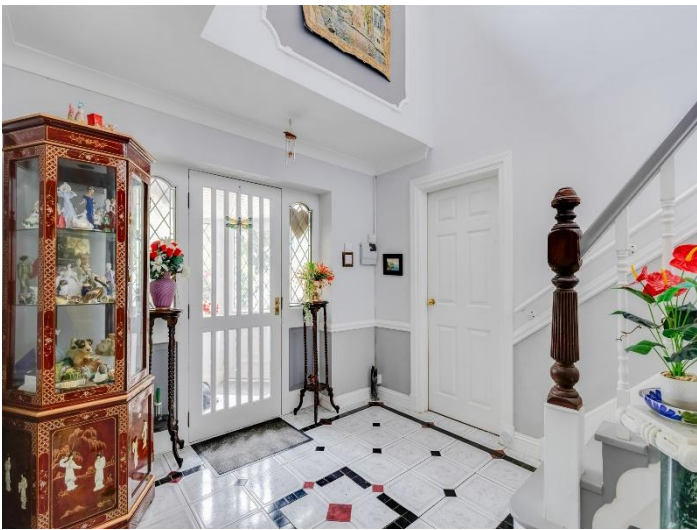
A superb opportunity to acquire a large family home set within exquisite grounds of circa an acre, located away from passing traffic, yet a short walk from a truly beautiful coastal location.

Location

Swanbridge is a scenic, tranquil hamlet on the Vale of Glamorgan coast near Sully, Wales, located just a few miles from Cardiff. It is best known for its rocky beach and the natural tidal causeway that connects the mainland to Sully Island. Swanbridge Bay Beach is a small, mostly rocky shoreline on the Glamorgan Heritage Coast, located between Penarth and Sully.

Within a short walk is the charming Captains Wife Pub and Restaurant, plus two further restaurants, whilst within a short drive are the stunning Costmeston Lakes.





AML FEE

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Ground Floor Entrance Porch

7' 4" x 5' 5" (2.24m x 1.65m) Approached via a PVC part panelled double glazed front entrance door with diamond leaded lights with matching side screen windows, ceramic tiled flooring.

Entrance Reception Hall

16' 10" x 9' 7" (5.13m x 2.92m) Approached via a glass panelled wooden entrance door with pretty diamond leaded side screen windows opening into a central hall with ceramic tiled flooring and a wide returning spindle balustrade staircase leading to a large and impressive gallery landing, coved ceiling, dado rail, useful under stair cloaks hanging cupboard, radiator, further built out cloaks-hanging cupboard.

Ground Floor Shower Room

Stylish modern contemporary white suite with porcelain tiled floor and marble walls installed 2025, and comprising a large double length walk in shower with natural copper fittings including waterfall fitment and separate hand fitment, clear glass shower panel, w.c, mounted copper wash hand basin with copper mixer taps and pop-up waste, imported from Morocco, Radiator with glass front, double glazed window to rear.



Kitchen And Breakfast Room

24' x 16' (7.32m x 4.88m) A high quality fully fitted open plan kitchen and breakfast room with bespoke units in gloss white with solid granite work surfaces, glass splashbacks, and an extensive range of Miele appliances, including a four-ring induction hob, an integrated fan assisted electric oven with warming drawer, dishwasher, and additional integrated microwave. Throughout the kitchen there are stylish features including under unit lighting, retractable pantry style chrome shelving, soft closing doors, deep pan drawers, an integrated fridge freezer (Miele), a pantry style unit with wide retractable chrome shelving, additional units with deep storage drawers, two corner carousel units, retractable spice shelves, a Franke extractor hood and a Blanco Belfast style white sink with chrome mixer taps and granite drainer. Granite tile throughout with electric under floor heating on two independent circuits, ample space for breakfast bar and stools, stylish contemporary log burner, PVC double glazed stable doors open onto a wide sun terrace with views onto the large and lovely surrounding gardens, two further PVC double glazed windows enjoy additional outlooks across a tree lined garden quite exceptional and tranquil. Ceiling speaker system for entertainment.

Utility Room

14' 4" x 7' 2" (4.37m x 2.18m) With panel fronted units and a double Belfast stainless steel sink with mixer taps and drainer, space with a Bosch washing machine, and a tumble dryer, part ceramic tiled walls, ceramic tiled floor, ample space for the housing of numerous fridge freezers if required, white PVC double glazed outer door opening onto a paved sun terrace.



Formal Dining Room

19' 4" x 12' 6" (5.89m x 3.81m) Porcelain flooring throughout, coved ceiling, fan light, and dado rail, radiator, double glazed white PVC French doors with diamond leaded lights open onto the gardens. Double traditional style panel doors also lead to...

Sitting Room

13' x 11' 7" (3.96m x 3.53m) Also independently approached from the entrance hall via a white traditional style panel door, also inset with a box bay window providing additional bay window space measuring 4 ft 6 x 2 ft 3 equipped with a radiator, and PVC double glazed windows with outlooks across the private driveway. Coved ceiling, dado rail. A further sitting room or a study.

Lounge

23' 7" x 14' (7.19m x 4.27m) Approached independently from the entrance reception hall via a white traditional style panel door leading to a supersize principal lounge inset with a square bay window providing additional room space measuring 4 ft 5 x 2 ft 4, equipped with white PVC double glazed windows with pretty diamond leaded lights with outlooks across the large and enclosed gardens, further white PVC double glazed French doors with diamond leaded lights open onto the gardens, two radiators, further arch recess providing additional room space measuring 7 ft x 2 ft 1. Antique marble feature fireplace with mantel.



First Floor Gallery Landing

There is a very impressive large gallery landing with a spindle balustrade inset with a PVC double glazed window to the front, providing access to all the principal rooms, equipped with dado rail, double radiator, coving, access to roof space and a built-in airing cupboard housing a factory insulated copper hot water cylinder. Clean air ventilation system (filter change every five years).

Master Suite

18' 3" x 11' 2" (5.56m x 3.40m) PVC double glazed window with diamond leaded lights with outlooks across the large and lovely rear gardens, radiator. Ample wall sockets and lighting placement for alteration of bed position. The master suite offers special versatility as a suite of rooms or split into further bedrooms.

Sitting Room

12' 8" x 10' 4" (3.86m x 3.15m) Inset with white PVC double glazed PVC French doors which open onto a raised first floor spindle balustrade balcony with beautiful outlooks across the surrounding gardens and grounds. Coved ceiling, radiator.



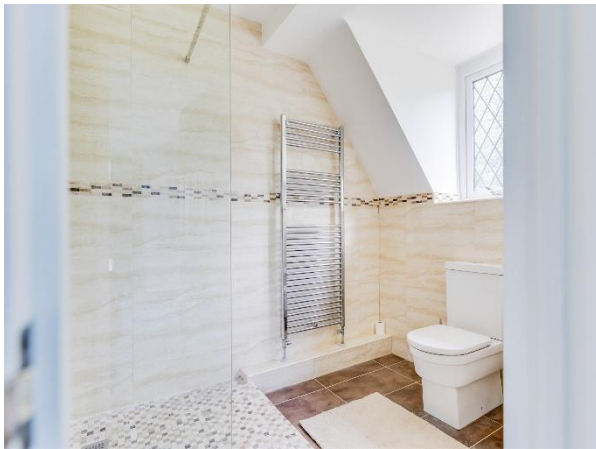
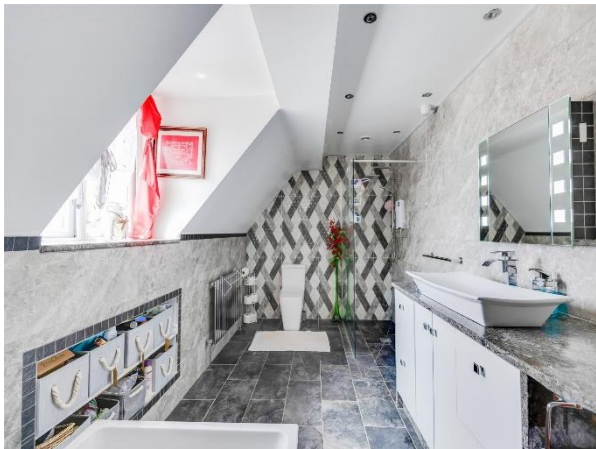
En Suite Bathroom

18' 1" x 7' 9" (5.51m x 2.36m) Stylish remodelled white suite with tiled porcelain walls and floor, comprising wet room style contemporary shower with chrome shower unit including waterfall fitment and separate hand fitment, Mira shower unit, clear glass shower screen, slimline w.c, stylish radiator, PVC double glazed window to front, high quality contemporary shaped wash hand basin with chrome mixer taps mounted onto a full width vanity unit with white high gloss doors and laminate worktops, freestanding full sized bath with chrome mixer taps and mixer shower fitment, additional chrome vertical towel rail, ceiling with two system spotlights. UNDER FLOOR WATER HEATING.

Dressing Room/ Laundry Room

12' x 8' 7" (3.66m x 2.62m) Independently approached from the en suite bathroom, equipped a further door that leads into the entrance vestibule that provides direct access to the entire master suite so essentially this room could be a bedroom if required, equipped with fitted wardrobes, a radiator and a PVC double glazed window with diamond leaded lights and outlooks to front. Plumber for washing machine.





Guest Bedroom Two

15' x 13' 3" (4.57m x 4.04m) Coved ceiling with ceiling rose, Velux double glazed window to side with blackout blind, large radiator, further single radiator, square bay window providing additional room space measuring 5 ft 7 x 3 ft and equipped with white PVC double glazed windows with diamond leaded lights with outlooks across the sizeable front gardens and across towards the orchard and towards Sully Island. This bedroom also benefits from a full width walk in wardrobe which measures 13 ft 1 x 4 ft 2 with full length hanging space and is approached by an entrance dressing area which is equipped with panel fronted wardrobes along one wall providing extra room space measuring 9 ft 4 x 6 ft 4.

En Suite Shower Room

9' 6" x 6' (2.90m x 1.83m) Stylish suite with tiled floor and marble mosaic tiled wall in shower area, comprising triple length walk in contemporary shower with Mira shower unit and chrome fittings and clear glass shower screen, slimline w.c, shaped pedestal wash hand basin with chrome mixer taps and pop up waste, ceiling with spotlights, extractor, stylish vertical radiator, PVC double glazed window with diamond leaded lights with outlooks onto the orchard.

Bedroom Three

12' 4" x 11' 1" (3.76m x 3.38m) Plus an entrance recess which measures 6 ft 1 x 3 ft. Approached independently from the landing via a white traditional style panel door and leading to a good sized bedroom currently fitted with mirror fronted wardrobes along one wall and equipped with a radiator and a pretty PVC double glazed window with diamond leaded lights enjoying a garden view.

En Suite Shower Room

6' 1" x 5' 6" (1.85m x 1.68m) Quality suite with ceramic tiled floor and walls comprising large corner shaped shower with Mira shower unit and chrome fittings with clear glass shower doors and screen, stone oval shaped wash hand basin with chrome mixer taps and pop up waste mounted onto a granite patterned work surface with built out vanity drawers, w.c, stylish chrome vertical towel rail/radiator, Velux double glazed window to side, air ventilator.

Bedroom Four

13' 1" x 8' Max (3.99m x 2.44m Max) PVC double glazed window with garden outlooks, built in wardrobe which currently runs to match the entrance recess. Radiator.

Bedroom Five

13' 5" x 6' 8" (4.09m x 2.03m) Approached independently from the landing, with multiple storage shelving, radiator and a PVC double glazed window with diamond leaded lights with a rear garden outlook. Small built out storage cupboard with pine panelled doors. This room would be an ideal home office or study.

Integral Double Garage

24' 10" x 18' 1" (7.57m x 5.51m) Approached via two independent up and over doors, full electric power and lighting, within one of the garages there is the wood pellet heating system(Cordivari) made in Italy, Easypell heating system with tank. Courtesy door opening into the rear gardens.

The Barn

48' 2" x 18' 7" (14.68m x 5.66m) Constructed approximately 20 years ago with cavity block fitted with mains sewerage and electric power and lighting, with an open storage roof space beneath a pitched slate roof covering, approached from the garden by two sets of double doors, and equipped with two additional windows, together with a pub bar and and cupboards, wood door to pedestal wash hand basin room with mixer taps and tiled splashback, and a separate w.c with tiled floor, electric heater, air ventilator and light enclosed by a farm house style pine panel door as is the wash hand basin room. A very versatile room perfect as an activity/garden room or full potential to be a home office or even potential living accommodation.

Services

The property benefits mains electricity, water and drainage, whilst the heating system and hot water is provided by a new eco-friendly wood pellet system, owned outright and providing a rebate of approximately £540 from ofgem every four months for the period remaining. The Cordivari hydronic heating system for efficient space heating was installed in 2023, last serviced in 2026, and installed at a cost £18,000. Approximate cost over the year is £2500 per year.



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