



**PORTHKERRY HOUSE,  
PORTHKERRY, VALE OF GLAMORGAN, CF62 3BZ**



# PORTHKERRY HOUSE, PORTHKERRY, VALE OF GLAMORGAN, CF62 3BZ

A BEAUTIFULLY APPOINTED GEORGIAN HOME IN THE MOST FANTASTIC LOCATION  
LOOKING OUT OVER OWN GARDENS AND GROUNDS ONTO THE BRISTOL CHANNEL.

- Cardiff City Centre 12.3 miles
- Cowbridge 11.4 miles
- M4 (J33) 10.9 miles

## Accommodation and amenities:

Porch • Hallway • Lounge • Family Room •  
Dining Room • Drawing Room • Kitchen-breakfast  
Room • Cloakroom • Utility Room • Boiler Room

Five Bedrooms • Bathroom • Shower Room

## Garaging & Parking

Extensive Gardens and Grounds including Terrace,  
Outdoor Heated Swimming Pool, Extensive Gardens  
and Grounds, in total close to 17 acres.

EPC Rating: G10



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## ABOUT THE PROPERTY

A pillared entrance porch leads to the grand reception hall with elaborate, period moulded plaster detailing to the ceiling and a wide staircase to the first floor and gallery over. From here is access to the 4 reception rooms, a cloakroom, and kitchen-breakfast room. The formal reception rooms include a family room, an elegant dining room with breathtaking views and an adjoining drawing room with a bay window and French doors opening to the front terrace. A lounge provides a well-proportioned living room adjacent to the kitchen & breakfast room. The kitchen is fitted with a range of storage units and has walk-in pantry; an external door leads out to a separate utility room with adjoining boiler room.

The first floor is arranged around a galleried landing with ornate moulded plaster detailing to match that in the hallway. There are 5 double bedrooms, one of which is being utilised as a dressing room and includes a good number of fitted wardrobes and storage shelves. All bedrooms have either coastal or garden views and share the use of two contemporary bath / shower rooms.

## GARDENS AND GROUNDS

Set within extensive grounds, an electric-gated entrance opens onto a driveway running through a wooded valley solely to Porthkerry House. Fronting the property is a south facing paved terrace framed by a stone balustrade and offering a tremendous vantage point from which to appreciate the property's unrivalled setting and its views across the coast.

The grounds comprise of woodland and more formal gardens and paddocks. There is an enclosed swimming pool adjacent to the front terrace, enjoying the same wonderful southerly views across the coast. To the rear of the property is a large courtyard with detached garaging and stores. The gardens and grounds are close to 17 acres in total.

## TENURE AND SERVICES

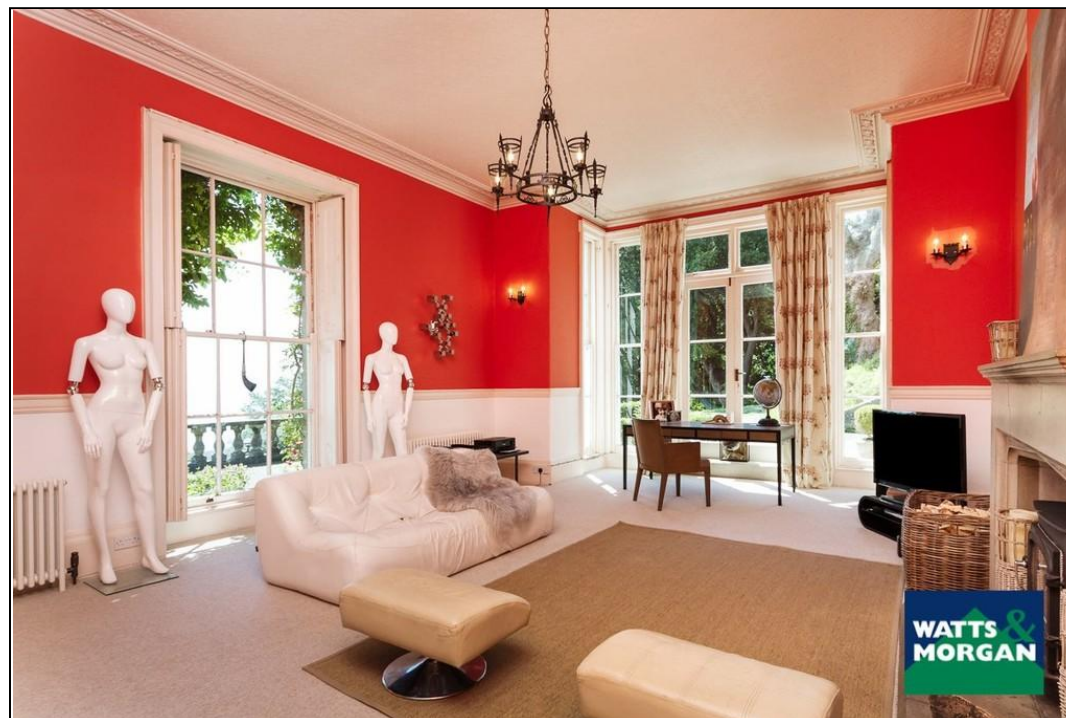
Freehold. Mains electric and water connect to the property. Oil-fired central heating. Cess pit drainage.

## DIRECTIONS

From Cowbridge; join the A48 and travel East towards Cardiff. Travel through the village of Bonvilston, and shortly afterwards take a right hand turning onto "5 Mile Lane". Continue on this road until you reach a roundabout, and at this take the third exit. Continue on this road, passing over the subsequent roundabouts following signs for Rhoose and Porthkerry. As you pass Cardiff International Airport on your right, a turning will be signposted on your left to Porthkerry. Take this turning and then immediately turn right. After approximately 50 yards you will see a pair of gates which provide access to the private driveway that leads to Porthkerry House.

## PROCEEDS OF CRIME ACT 2002

Watts & Morgan LLP are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

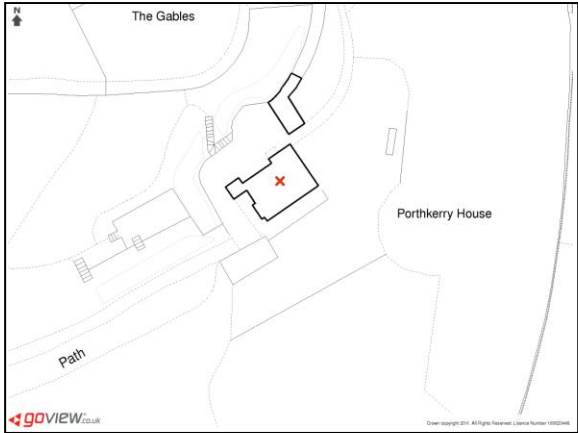


### Ground Floor

Approx. 220.1 sq. metres (2368.6 sq. feet)

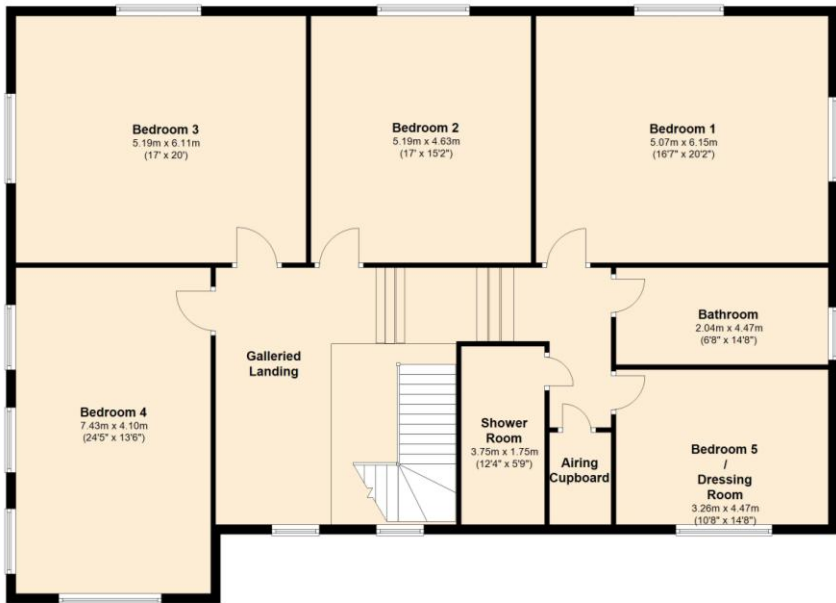


Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form part of any contract.



### First Floor

Approx. 188.7 sq. metres (2030.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	10	20
Not energy efficient - higher running costs			
		EU Directive 2002/91/EC	
England, Scotland & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(02-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	11	20
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		EU Directive 2002/91/EC	
England, Scotland & Wales			





