

**WATTS &  
MORGAN**

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Established 1857

**Lettons House, Lettons Way, Dinas Powys, Vale Of Glamorgan, CF64 4BY**  
**Guide Price - £450,000 Freehold**



**A substantial detached property in beautifully landscaped grounds. Accommodation comprises a reception hall, cloakroom, lounge, dining room, kitchen/breakfast room, sitting room, utility, billiard room, master bedroom with en-suite bathroom, 4 further double bedrooms and a family bathroom. Off-road parking. Sold subject to agricultural / rural enterprise occupancy restriction.**

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### **BRIEF DESCRIPTION**

A substantial detached property in beautifully landscaped grounds. Accommodation comprises a reception hall, cloakroom, lounge, dining room, kitchen/breakfast room, sitting room, utility, billiard room, master bedroom with en-suite bathroom, 4 further double bedrooms and a family bathroom. Attractive gardens. Off-road parking. Sold subject to agricultural/rural enterprise occupancy restriction.

### **SITUATION**

The Village of Dinas Powys includes a selection of local shops and a railway station for ease of access to the City of Cardiff. The Town of Penarth in the Vale of Glamorgan has managed to preserve its special Victorian character and remains a seaside Town of considerable charm and elegance. There are walks along the cliff tops and leisurely walks in Windsor Gardens, the Seafront Park, with views across the Bristol Channel to the Somerset coast. A good road and rail links provides access to the City of Cardiff. The M4 Motorway skirts the northern part of the Vale of Glamorgan. "The Vale" as it is often known, offer attractive countryside, a mixture of sandy and stony beaches along the Heritage Coast Conservation area and a good range of leisure and country pursuits. Cardiff (Wales) Airport, which offers both International and National flights is also within easy travelling distance.

### **ACCOMODATION**

Fitted carpets, as seen, are included in the guide price. The accommodation, with approximate room sizes, briefly comprises:-

### **ENTRANCE**

Access to the property is gained via an aluminium framed door with obscured double glazed and coloured inserts and matching double glazed side screen, set under a canopied porch with external light. Door leads through into reception hall.

### **RECEPTION HALL**

The spacious and light reception hall benefits from two windows, both aluminium framed double glazed, one to the front and one to the side aspect. There is a quarter turn flight of stairs with traditional spindled wooden balustrade with a door underneath to a useful walk-in space which is currently used as a bar and has a serving hatch through to the lounge. Smooth plastered ceiling with central ceiling light and ceiling

rose. Decorative cornice to ceiling. Doors off to the kitchen/breakfast room, lounge and the cloakroom.

### **CLOAKROOM 6' 10" x 4' 5" (1.78m x 1.35m)**

The cloakroom is fitted with an olive suite comprising of low level wc and pedestal wash basin. Ceramic tiled walls and floor and a side facing aluminium framed double glazed window. Smooth plastered ceiling with decorative cornice. Oval shaped wall mounted mirror with electric lighting unit behind.

### **LOUNGE 12' 5" x 24' 3" (3.81m x 7.40m)**

A large, bright principal reception room which benefits from a pair of sliding patio doors to the front of the property opening out onto the porch and a front facing aluminium framed double glazed window. Feature of the room is a hot coal effect gas fireplace set within a granite surround. This has a working flue and log burning stove could be instated if chosen. Smooth plastered ceiling with decorative cornice and side lights. The room is of an open plan nature with an archway through to the dining room. Serving hatch through to the under stairs bar and double doors through to the entrance hall.

### **KITCHEN/BREAKFAST ROOM 10' 0" x 22' 6" (3.07m x 6.87m)**

The large kitchen/breakfast room is of an open plan nature with an archway through to the rear sitting room. The kitchen is fitted with a matching range of base cupboards and wall units finished in cream with roll edge food preparation surfaces over. Inset stainless steel 2½ bowl sink with chrome mixer tap over. Integral four ring electric hob with extractor canopy/fan and lighting unit over. Integral stainless steel grill and oven. Integral Hotpoint fridge. Tiled splashback around the food preparation surfaces. Good range of units including glazed fronted wall mounted display cabinet. Side facing aluminium framed double glazed window overlooking the landscaped gardens. The room is very spacious and comfortably accommodates breakfast arrangement of a table and chairs. Decorative cornice in part to ceiling. Smooth plastered ceiling with adjustable ceiling spotlights. Nylon wood effect floor. Archway through to:

### **SITTING ROOM 10' 2" x 13' 11" (3.10m x 4.26m)**

A very pleasant and spacious room, added some years after the house was built, which provides a useful extra reception room. It has a rear facing aluminium framed double glazed window with seat and also sliding aluminium framed patio doors with double glazed inserts. Both windows provide a pleasant outlook over the gardens. Flooring continuous with



that of the kitchen and of same type. Decorative cornice with smooth plastered ceiling. Side lights. Door through to

storage furniture. Smooth plastered ceiling with cornice. Side lights. Door off to en-suite bathroom.

**UTILITY ROOM 10' 2" x 8' 4" (3.10m x 2.55m)**

The large utility room provides a useful work space and has plumbing in place for a washing machine and tumble dryer. Stainless steel sink and draining board with low level storage cupboards beneath and brief tiled splashback to wall. Range of wall mounted cupboards finished in white. Side facing aluminium framed double glazed window and aluminium framed door with obscured double glazed insert opening out onto garden. Smooth plastered ceiling. Pine effect cushioned flooring. A door leads from the kitchen/breakfast room though to the dining room.

**ENSUITE 10' 0" x 5' 11" (3.06m x 1.82m)**

The bathroom is fitted with a cream suite comprising of lower level wc, bidet, pedestal wash basin and panelled Jacuzzi style bath with side jets and wall mounted 'Triton Unichrome' power shower with multiple side jets. Ceramic tiled walls. Wood effect boards to floor. Rear facing aluminium framed double glazed window. Smooth plastered ceiling.

**DINING ROOM 12' 5" x 14' 11" (3.79m x 4.56m)**

This large room comfortably accommodates a family dining suite and benefits from a aluminium framed double glazed pair of sliding patio doors which again provides a pleasant outlook over the rear garden. There is also a rear facing aluminium framed double glazed window. Smooth plastered ceiling with decorative cornice. Side lights. The room is of an open plan nature with an archway through to the lounge and glazed doors leading through to the games room.

**BEDROOM 2 12' 5" x 12' 2" (3.81m x 3.71m)**

A spacious double bedroom which easily accommodates a double bed and bedroom storage furniture. It benefits from two aluminium framed double glazed windows overlooking the front garden, with views to field and woods beyond. Smooth plastered ceiling with decorative cornice. Side lights.

**GAMES ROOM 23' 9" x 17' 2" (7.25m x 5.24m)**

This very large reception room is currently used as a billiards room and easily accommodates a full sized snooker table, which is to be sold with the property. Aluminium framed double glazed windows to the front and rear, the latter providing views over the back garden. Exposed brickwork to one wall. Smooth plastered ceiling with decorative cornice. Side lights and a suspended central lighting unit over the snooker table. Safety door leading through to the attached garage.

**BEDROOM 3 11' 1" x 11' 8" (3.39m x 3.57m)**

An L-shaped double bedroom which again has an aluminium framed double glazed window overlooking the front garden and which can comfortably accommodate a double bed and storage furniture is provided by a double and a single set of fitted storage cupboards. Decorative cornice with smooth plastered ceiling and side lights.

**LANDING**

The quarter turn stairs from the entrance hall lead up to the first floor landing. The landing has fitted carpet. Side lights. Smooth plastered ceiling with decorative cornice. Front facing double glazed window. Door to large walk-in airing cupboard fitted with slatted shelving, giving access to loft. Doors off to bedrooms 1 & 5 and family bathroom.

**BEDROOM 4 11' 1" x 9' 8" (3.39m x 2.95m)**

A bright and airy room which benefits from aluminium framed double glazed windows to both the front and side aspects, providing a pleasant outlook. Smooth plastered ceiling with decorative cornice and side lighting. Again the room is able to accommodate a double bed and storage is again provided by a double and a single set of fitted wardrobes with chest of drawers and high level storage cupboards.

**MASTER BEDROOM 12' 5" x 14' 10" (3.80m x 4.54m)** A very large double bedroom which benefits from a aluminium framed double glazed picture window which provides elevated views over the landscaped rear garden and the countryside beyond. The room easily accommodates a large bed and additional

**BEDROOM 5 10' 1" x 8' 7" (3.08m x 2.62m)**

This room, currently used as a home office/craft room, has a double fitted wardrobe with overhead storage cupboard and can accommodate a double bed. It has a side facing aluminium framed double glazed window with a pleasant view. Smooth plastered ceiling with decorative cornice and side lights.



**BATHROOM 10' 1" x 7' 1" (3.08m x 2.18m)**

Fitted with a quality 'Roca' white suite with chrome fittings comprising of low level wc with concealed cistern and wash basin set into a vanity unit with roll edged top and low level storage cupboards and set into a roll edged top. Corner shower cubicle with sliding curved glass doors housing a wall mounted 'Triton' power shower with multiple side jets and adjustable head. Aluminium framed double glazed window with obscured glazing to the rear. Wood effect boards to floor. Walls are tiled to half height around the room and to full height around the shower cubicle. Coved and smooth plastered ceiling with adjustable ceiling spot lights

**GARAGE 23' 10" x 15' 9" (7.27m x 4.81m)**

Good functional double garage with shelving, workbench, front and rear power points, strip lighting and water supply. Rear facing aluminium framed double glazed window. Electrically operated up-and-over door. Wall mounted gas boiler provides hot water and central heating (two circuits). Access to loft via hatch with unfolding wooden step ladder

**OUTSIDE**

A tarmac driveway runs from the end of Lettons Way to Lettons House, broadening out in front of the garage to provide off-road parking for many vehicles.

To the rear of the property the sliding doors from the dining room and sitting room open onto a patio, above which is an electrically operated retractable awning with recessed halogen lighting. The owners passion for horticulture is evident in the gardens at Lettons House, which include many interesting and unusual plants. The grounds are landscaped and feature a pair of fishponds, gravel paths and other points of interest. Photo graphs of the garden from spring, summer and autumn of 2010 are shown (respectively of the top pond, the gravel garden and the front garden). The property is set in a plot measuring approx 0.81 acres.

**SERVICES**

Drainage to cesspit. Liquid gas fired central heating with two heating circuits; one for the ground floor, the two bathrooms and the fifth bedroom; another for the remaining bedrooms. Water is metered. Mains electric.

**COUNCIL TAX BAND** To be advised.

**TENURE**

Freehold with vacant possession, subject to an agricultural occupancy restriction. For further details please contact Mr Robin Jones on 01446 774152.

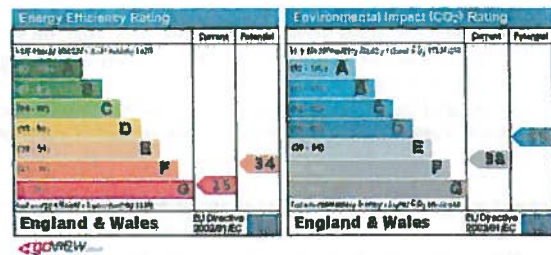
**PLANNING/OCCUPANCY RESTRICTION**

In accordance with Planning Permission Number 2011/00503/FUL dated 27 July 2011 the property is subject to a planning condition restricting occupation to a person solely or mainly working or last working on a rural enterprise in the locality or a widow, widower or surviving civil partner of such a person and to any resident dependants.

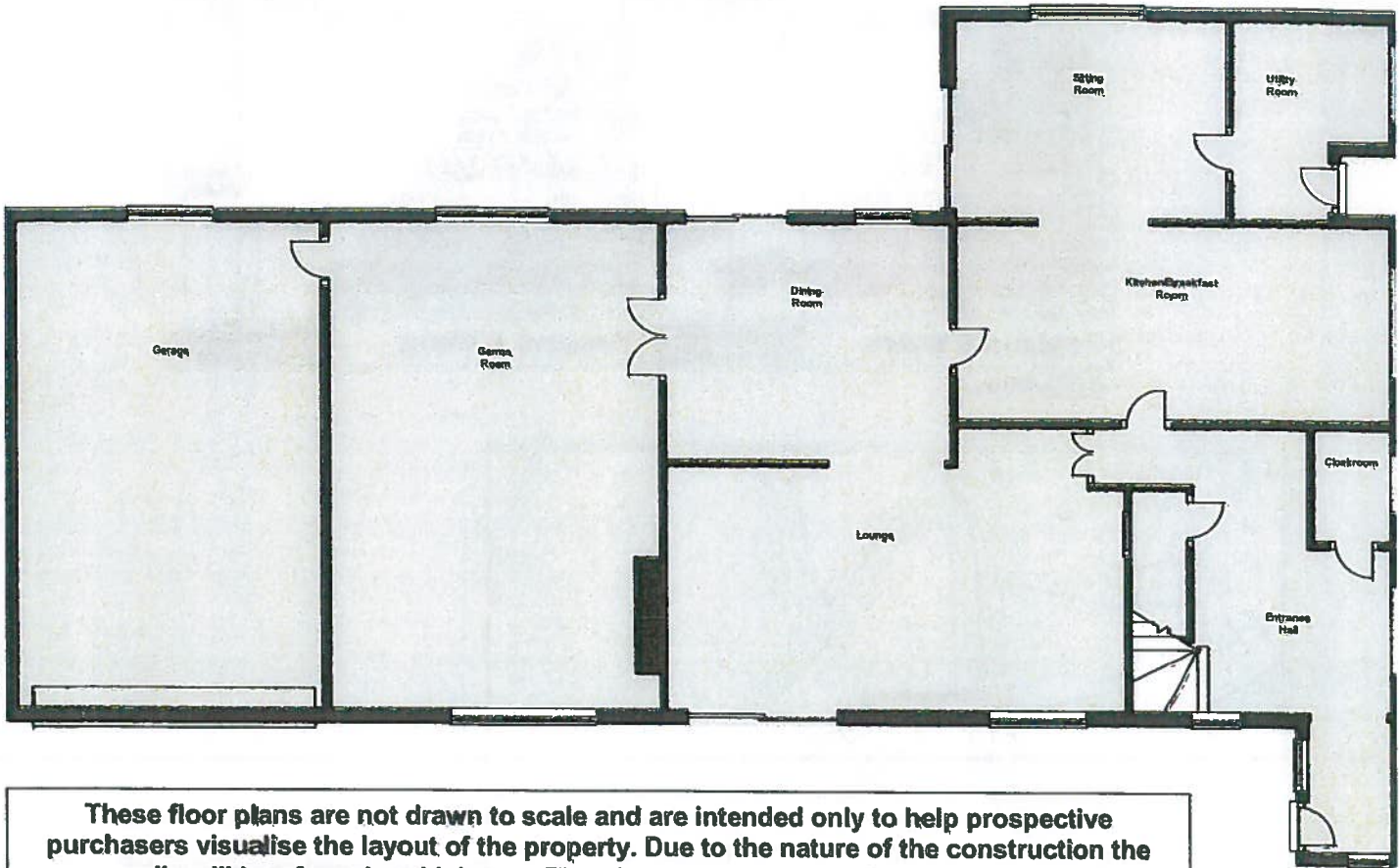
**DIRECTIONS** Travelling along the A4232 (Cardiff Distributor Road), take the turning at the junction signposted Penarth. Proceed towards Penarth, and take the second exit on the roundabout (Barry Road - A4055). Go straight ahead into Cardiff Road (A4055) - (after approx 1 mile) turn right onto Millbrook Road, left onto Pen-Y-Turnpike Road and then immediately right at the church into Lettons Way. Lettons House is at the head of this cul-de-sac, accessed up a private road.

**PROCEEDS OF CRIME ACT 2002**

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



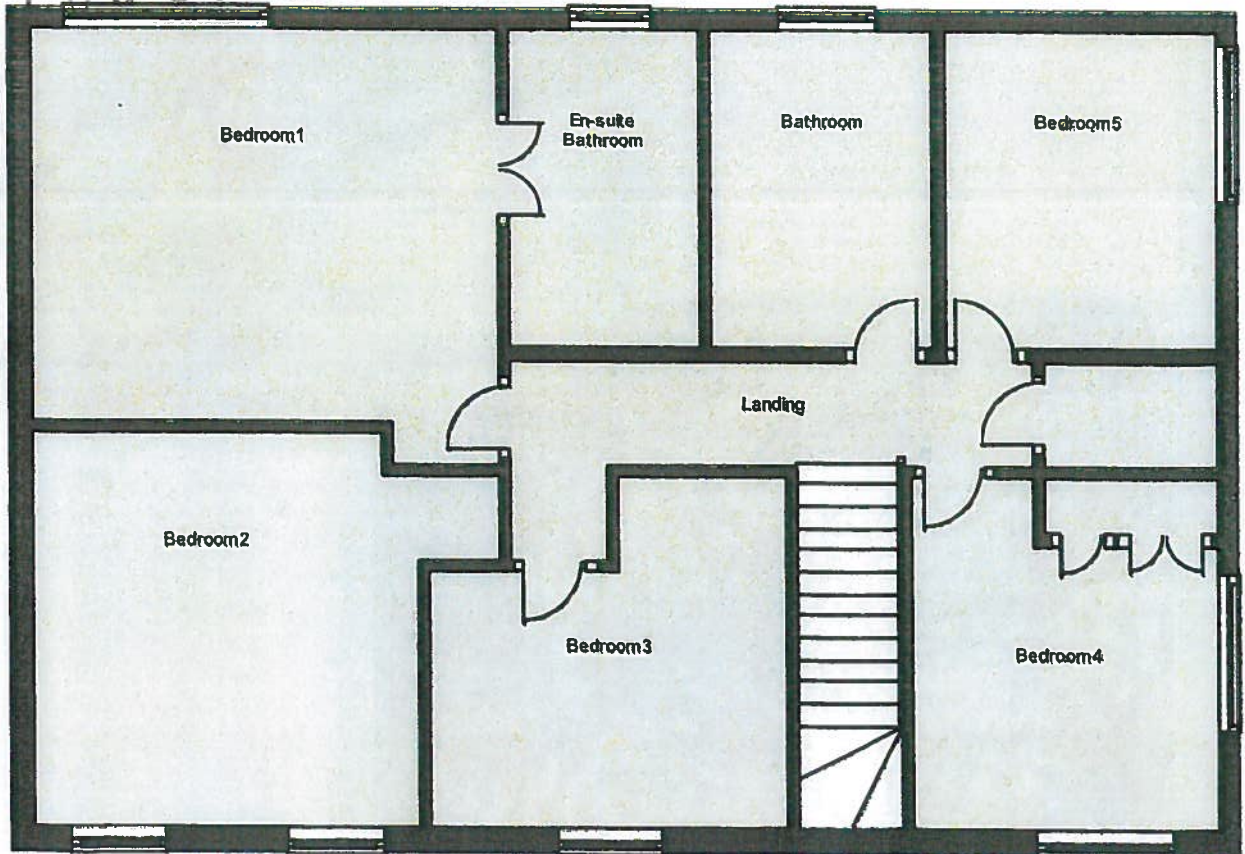
**Ground Floor**  
Approx. 921sq. metres (9998 sq. feet)



**These floor plans are not drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. Due to the nature of the construction the walls will be of varying thickness. The plans do not form part of any contract.**

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**First Floor**  
Approx. 85.1sq. metres (916.1sq. feet)



| Energy Efficiency Rating                     |   | Current                 | Potential |
|--|---|-------------------------|-----------|
| Very energy efficient - lowest running costs |   |                         |           |
| (92 - 100)                                   | A |                         |           |
| (81 - 91)                                    | B |                         |           |
| (69 - 80)                                    | C |                         |           |
| (55 - 68)                                    | D |                         |           |
| (39 - 54)                                    | E |                         |           |
| (21 - 38)                                    | F |                         | 34        |
| (1 - 20)                                     | G | 15                      |           |
| Not energy efficient - highest running costs |   |                         |           |
| England & Wales                              |   | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                   |   | Current                 | Potential |
|--|---|-------------------------|-----------|
| Very environmentally friendly - lowest CO <sub>2</sub> emissions |   |                         |           |
| (92 - 100)   | A |                         |           |
| (81 - 91)  | B |                         |           |
| (69 - 80)  | C |                         |           |
| (55 - 68)  | D |                         |           |
| (39 - 54)  | E |                         | 55        |
| (21 - 38)  | F | 38                      |           |
| (1 - 20)   | G |                         |           |
| Not environmentally friendly - highest CO <sub>2</sub> emissions |   |                         |           |
| England & Wales  |   | EU Directive 2002/91/EC |           |

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