



£340,000

School House Mews, Romilly Quarter, Barry

Semi-Detached House | 3 Bedrooms | 3 Bathrooms

01446 488288

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# Step Inside

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## Key Features

- Rarely available property, built and designed by Brownfield Green
- A beautiful property full of modern elements alongside original features
- Open Plan living
- Romilly Primary School and Whitmore High School Catchment
- West End location
- Allocated parking space

## Property Description

Welcome to School House Mews in Romilly Quarter, a truly exceptional and rarely available property that is an absolute must-see. Botham Williams is thrilled to present this beautifully converted school house for sale. This property seamlessly blends modern elements with original features, creating a unique and charming home where character and style harmoniously coexist. They were built and designed by Brownfield Green, a Bristol based property development company specialising in the conversion of historic buildings into contemporary and sustainable new homes

## Main Particulars

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The Romilly Road area, where Romilly Quarter is nestled, has a rich historical heritage that dates back to 1412 when the Romilly family acquired substantial estates in the vicinity. The construction of Barry docks marked a period of rapid growth in Barry, and in 1889, the Sunday School House was erected, serving as a church while the main chapel was under construction. A decade later, the impressive Neo-Gothic Chapel was inaugurated. It is believed that both the Chapel and the School House were constructed by the esteemed civil engineer, Thomas A. Walker. Mr. Walker was a figure of remarkable engineering accomplishments and made significant contributions to industrial development by overseeing the construction of the Barry Docks, Railway, and The Severn Tunnel.

Situated within walking distance of the vibrant High Street, with its array of boutique shops, delis, and essential amenities, this residence offers both convenience and charm. Additionally, it boasts excellent transportation connections and is within strolling distance of the local bays and parks.

The generously proportioned open-plan kitchen and dining space, complete with an island, seamlessly connects to the sunken living area, which, in turn, opens onto the rear garden, providing an ideal outdoor retreat. This delightful home is bathed in natural light, accentuating its original features.

The first floor features a spacious master bedroom with an en-suite bathroom, featuring unique shelf details and wooden panelling. A second bedroom boasts a walk-in wardrobe, while a charming third bedroom occupies the attic level. The fusion of modern amenities and original architectural elements makes this school house a truly outstanding residence, harmonizing character and style in perfect synergy.

Kitchen / Diner / Family Room:

9.1 x 3.3m (inc to 5.4) (29'10" x 10'10" (inc to 17'9"))

A fantastic open-plan space. Situated with a view towards the front, the kitchen features harmoniously coordinated wall and base units, complemented by wood and granite work surfaces. At the centre of it all, there's a peninsula fitted with a oven, a hob and an extractor fan for a functional and stylish cooking space.

There is space for a dining table, a door leading to the utility room and steps down to the lounge area.

The lounge area is very generous in size, has beautiful high ceilings, two windows and a floor to ceiling glass door leading to the garden.

#### Utility Room

The utility area boasts a clean and functional design with a plain ceiling and walls. It is equipped with base units and a stainless steel sink, along with plumbing for a washing machine. The space features durable tiled flooring and provides convenient understairs storage.

#### WC

This area features a simple design with a plain ceiling and walls. It includes an inset low-level WC, a wash hand basin, and wood flooring.

Master Bedroom: 5.8 x 3.3m (19'0" x 10'10")

This space is illuminated by a window on the rear aspect and a two Velux windows. It showcases exposed steel girders, plain walls, and carpet flooring, creating an industrial yet cosy ambiance. There's a door leading to the ensuite.

#### En Suite

Recently renovated with tiled walls, beautiful flooring, comprising of a WC, basin, double shower cubicle with thermostatic shower and chrome radiator.

Bedroom 2: 3.3 x 3.3m (10'10" x 10'10")

Velux to front aspect, plain walls, exposed beams, carpet flooring, door to walk-in wardrobe.

#### Bathroom

Plain ceiling, tiled walls, wood flooring, inset low level WC and wash hand basin, bath with shower over.

Bedroom 3: 3.6 x 3.3m (11'10" x 10'10")

Situated on the third floor, Velux to front aspect, plain walls , exposed beams, carpet flooring.

Outside

An allocated parking space to the rear of school house.

The garden is a great space with low maintenance astro turf and patio to the rear of the garden.



Telephone: 01446 488288



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