



Pylewell Farm House, Pilton, Rhossili SA3 1PQ

Offers in the region of £599,995

Substantial Gower Home A Short Drive
Away From Local Beaches
Offers great B&B and Holiday-Let
Opportunities
Superb Rural Views
EER D55

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Potential		Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A		84	A		80
B			B		
C			C		
D			D		
E		55	E		46
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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CWJ/BT/58799/020817

DESCRIPTION

An outstanding property on the outskirts of Rhossili occupying a prime location for access to the beaches and countryside of Gower. Boasting far reaching rural views of Gower, this property is a wonderful family home, but also offers vast potential for a bed and breakfast or holiday home business. The ground floor consists of living and dining room, lounge, kitchen/breakfast room, utility and study. There are four double bedrooms (two with en suite), bathroom and balcony to the first floor. There are two double bedrooms (one with en suite) to the second floor. Externally the property is accessed via gated driveway with parking for a number of cars. There is a lawn to the rear with paved sun terrace enclosed by stone walls and planting. There is also a stone outbuilding with current planning permission, no 2013/1845 to convert into holiday rental accommodation, a detached garage and workshop with separate access from main road with door to garden. Rhossili is located at the most western part of Gower Peninsula. The village and surrounding areas are steeped in history and provide a fabulous unspoilt backdrop which makes this a popular destination for holiday makers, ramblers and surfers.

No Chain. EER: D55

ENTRANCE PORCH

Entered via panel door to entrance porch, tiled floor, door to:

LIVING ROOM

22'04 x 11'03 (6.81m x 3.43m)
Feature hearth with wood burner, 2 radiators, 2 double-glazed windows to front.

RECEPTION ROOM 2

16'02 x 13' (4.93m x 3.96m)
Feature hearth surround, 2 double-glazed windows to side and front elevations, radiator.

RECEPTION ROOM 3

20'10 x 14'09 (6.35m x 4.50m)
Radiator, 4 double-glazed windows to side and rear elevations.

KITCHEN

28'09 x 12'10 (8.76m x 3.91m)
Roll top work surfaces with base and eye-level kitchen cupboards, catering style with set up, 2 separate stainless steel sinks both with drainers and mixer taps, complying with HSE regulations, integral dishwasher, integral cooker and hob with extractor fan

over, electric range aga, part tiled walls, tiled floor, 2 double-glazed windows to side and rear elevations, spotlights to ceiling, radiator.

UTILITY

7'04 x 7'04 (2.24m x 2.24m)
Space for fridge freezer, space for dishwasher, washing machine and tumble dryer, radiator, 2 double-glazed windows to side and rear elevations, double-glazed door leading to rear garden.

FIRST FLOOR LANDING

Staircase leading to first floor landing, double-glazed patio doors onto balcony with views overlooking Gower.

BEDROOM 1

16'05 x 13' (5.00m x 3.96m)
Radiator, double-glazed window to front elevation.

BEDROOM 2

9'10 x 9'06 (3.00m x 2.90m)
Radiator, coving to ceiling, patio door leads onto balcony, door to:

EN SUITE

Jack and Jill entrance to en suite, shower cubicle with electric shower, wash hand basin, WC, heated towel rail, tiled floor, tiled walls, double-glazed window to rear.

BEDROOM 3

13'03 x 11'05 (4.04m x 3.48m)
Radiator, double-glazed window to front.

MAIN BATHROOM

Double shower cubicle with electric shower, wash hand basin, WC, heated towel rail, tiled floor, tiled walls, double-glazed window to side.

BEDROOM 4

11'07 x 9'08 (3.53m x 2.95m)
Radiator, double-glazed window to front, door to:

EN SUITE

Double shower cubicle, wash hand basin, WC, part tiled walls, radiator, double-glazed window to side.

SECOND FLOOR LANDING

Combi boiler, Velux window to rear.

BEDROOM 5

17'06 x 8'09 (5.33m x 2.67m)
Radiator, walk-in wardrobe, Juliet type balcony, double-glazed window to side.

BEDROOM 6

16'11 x 16'10 (5.16m x 5.13m)

Radiator, double-glazed window to rear elevation, door to:

EN SUITE

Shower cubicle with electric shower, wash hand basin, WC, part tiled walls, tiled floor, extractor fan, radiator, double-glazed window to side, Juliet balcony, under eaves storage.

EXTERNALLY

To the front there is a gated driveway.

SERVICES

We are advised that main services are connected to property. Septic tank.

SOLICITORS

Graham Evans & Partners
Moorgate House
5-6 Christina House
Swansea
SA1 4EW
Contact: Mr Jeremy Clayton

VIEWING

By appointment with the selling Agents on 01792 360060 or e-mail mumbles@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our office, proceed to the foreshore. At the mini-roundabout, take a left-hand turn onto Mumbles Road. Continue through to West Cross and through to Mayals. At the part time traffic lights, take the left-hand turn onto Mayals Road. Continue through Murton and through to Kittle. Continue passing the shops at Kittle and take the right-hand turn onto Vennaway Lane and at the junction take the left-hand turn onto South Gower Road. Continue through to Scurlage and take a right-hand turn signposted Rhosilli. Continue for 1.6 miles and Pylewell Farmhouse is on your right-hand side.