



Hill House, Llanmadoc, Gower SA3 1DB

Offers in the region of £599,950

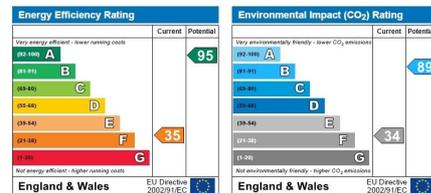
A Four Double Bedroom Detached Period
Property

Just Shy Of One Acre Grounds

Estuary Views

Idyllic Setting and Location

EER F 35



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DESCRIPTION

Set in the most idyllic of settings is a period detached property that dates back some 200 years with additions in the 1800's, 1970's and 1990's with sea and countryside views, located in the village of Llanmadoc on the North side of the famous Gower Peninsula.

The property sits in its own grounds just shy of one acre, with garage and off road parking. The accommodation has an entrance porch and hallway, dining room opening to the farmhouse kitchen, family size lounge and downstairs shower cloakroom and W.C.

On the first floor are four double bedrooms, study area and bathroom with separate WC.

The property comes with many original features to include quarry tiled floors, original "Inglenook fireplace" and much more.

Run by either the Rayburn multi fuel stove or oil for central heating and hot water.

The gardens are mainly laid to lawn with a gentle slope plus trees, shrubs, perennials and wild flowers.

The current owners have frequented the property for 32 years and have lovingly enhanced and maintained the dwelling to a high standard.

The village has a Tea shop, Post Office and a Pub all within walking distance with other amenities and shops in the village of Penclawdd area short drive away.

Viewings a MUST.....

ENTRANCE PORCH

7'8 x 6'5 (2.34m x 1.96m)

Window to side, half tiled floor, exposed stonework, doors to:

HALLWAY

21'6 x 6'0 max (6.55m x 1.83m max)

Stairs to first floor, storage cupboards.

DINING ROOM

14'3 x 11'6 (4.34m x 3.51m)

French doors to side, window to rear, quarry tiled floor, opening to:

KITCHEN

16'0 x 14'3 (4.88m x 4.34m)

Window to side. Farmhouse kitchen with a range of cream

shaker style wall and base units with granite and part oak worktops, built-in Butler sink, five ring gas hob and two electric double ovens, built in fridge, plumbing for dishwasher, multi-fuel Rayburn providing central heating and hot water or alternatively the central heating and hot water from oil boiler, central island, quarry tiled floor. Steps up to:

UTILITY ROOM

Half tiled, Belfast sink, plumbing for automatic washing machine and electricity box.

FAMILY LOUNGE

21'9 x 14'3 (6.63m x 4.34m)

Two windows to front, original inglenook fireplace with multi-fuel burner and wooden beam over, bread oven, exposed beams to ceiling, door to hallway.

SHOWER CLOAKROOM

9'9 x 4'3 (2.97m x 1.30m)

Window to side, mains shower, WC, wash hand basin, part tiled walls.

FIRST FLOOR LANDING

11'2 x 6'5 (3.40m x 1.96m)

Window to side, storage cupboards.

STUDY AREA

6'5 x 5'6 (1.96m x 1.68m)

Storage cupboard.

BEDROOM ONE

13'3 x 11'8 (4.04m x 3.56m)

Window to rear, loft access, door to:

DRESSING / VANITY ROOM

7'2 x 5'5 (2.18m x 1.65m)

Wardrobes, wash hand basin, saddle ceiling,

BEDROOM TWO

14'8 x 11'10 (4.47m x 3.61m)

Window to front, saddle ceiling and original Victorian fireplace.

BEDROOM THREE

14'0 x 12'8 (4.27m x 3.86m)

Window to front, saddle ceiling, loft access.

BEDROOM FOUR

12'1 x 10'8 (3.68m x 3.25m)

Half saddle window to front, fitted wardrobes.

BATHROOM

5'9 x 5'8 (1.75m x 1.73m)

Window to side, bath, wash hand basin, part tiled walls.

EXTERNALLY

The property is set in its own grounds of just shy of one acre with lawns, wild flowers, trees and shrubs, store tool shed, green house and large shed and a single garage with storage and spectacular views of the estuary to the front and countryside to the rear.

SEPARATE WC

Window to rear, WC.

SERVICES

Mains services are connected.

VIEWING

By appointment with the selling Agents on 01792 297800 or e-mail killay@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 Killay office proceed in the direction of Upper Killay onto Fairwood Common. Then take the first right onto the North Gower Road and continue along heading towards Llanrhidian passing the new homes, and on reaching the junction alongside the petrol station turn left. Continue through Oldwalls and at the Grey Hound Public House (now closed down) turn right sign post Llanmadoc. Continue along for a mile and a half then coming into the village of Llanmadoc. Passing the Britannia Public House on the right, continue along up the hill where you will then see the village store and tea room. Continue along and turn left with the phone box on the right proceed straight along the lane and up where a red house can be seen ahead take a right turn up the hill passing the detached garage in the field on the left go straight up and park at the top where Hill House can be found.