

Ref: 0mor86 Morawel, Middleton, Rhossili, Gower, Swansea, SA3 1PJ

**The Glorious Gower – Very Spacious 5 Bed Semi-Detached House –
10 mins' walk from Rhossili Bay & Worm's Head
Surf, Sea, Sand, Scenery ... Walking & Watersports ... Towering Cliffs & High Downs**

Guide Price: £475,000



A 10 minute walk to Rhossili Beach



Tucked away in the quiet hamlet of Middleton, a lovely community on the fabulous Gower Peninsula, this delightful property enjoys an enviable location at the southern side of Rhossili Down (The Beacon) only 10 minutes' walk from the renowned Rhossili Bay, legendary Worm's Head and Rhossili Cliffs. The charming lesser known Mewslade Bay and Fall Bay are also within a 10 minute walk. This desirable property comprises an extended period Semi-Detached Family Residence with a slate roof (with solar panels), uPVC double glazing, oil-fired central heating, and light and airy, very well presented accommodation. Being in an elevated position, the property has the benefit of distant sea views across the Bristol Channel (as far as the North Devon coast on a clear day).

Ground Floor: Porch, Entrance Hall, Sitting Room, Lounge, Kitchen/Dining Room, Utility Room, Boiler/Store Room, Shower Room.

First Floor: Master Bedroom with En Suite Shower Room, 4 Further Bedrooms, Family Bathroom, and Shower Room. (EER: C)

Externally: Detached Garage and parking for numerous vehicles. Large attractive established gardens with paved terraces and a lovely outlook with views to the sea in the distance.

(The property is ideally located for offering Bed & Breakfast if required.)

Rhossili village is only half a mile away, set above the cliffs looking northwards along the sweeping sandy beach on Rhossili Bay and westwards to Worm's Head stretching out to sea and becoming an island when the tide comes in. The lofty cliffs are home to various sea birds and the bay is backed by the moorland common of Rhossili Down, which also offers interesting bird life as well as wild Gower ponies, wonderful walks and spectacular views ("The Beacon" on Rhossili Down is the highest point on the Gower at 193 metres – and is easily accessible from the end of the no-through approach lane to the property). Although a popular area with walkers, surfers, paragliders, canoeists, and holiday-makers, Rhossili hasn't lost its quiet natural charm and remains uncommercialised and beautiful with amazing vistas and sunsets. There is a church, village hall, hotel with bar and restaurant, bistro café, gift and craft shops, National Trust shop, and a car park near the beach, toilets and eateries. The region has opportunities for a range of activities from physically challenging watersports to a cliff top stroll or a paddle. There is a Gower Activity Centre in Middleton offering a range of activities with qualified instructors, and there is a riding stables a mile or so away. The Gower has several scenic golf courses.

Scurlage is about 3 miles easterly with a post office, medical practice, and chemist, whilst Knelston is 4½ miles north-easterly, with a primary school and local garage with mini supermarket.

Mewslade Bay is a 10 minute walk southerly, and only accessible on foot, through a valley to a sandy beach, although there is no beach at high tide, edged by rocks and cliffs. It is possible to walk to neighbouring Fall Bay at low tide, otherwise this secluded beach is quite difficult to get to with a steep final descent from a cliff top walk.

The celebrated Gower Peninsula was the first designated Area of Outstanding Natural Beauty (AONB) in Britain (in 1956), a region rich in history, nature reserves, diverse landscapes and glorious vistas, with a magnificent coastline that includes wildlife estuary seashores, sandy bays, secluded coves, and dramatic limestone cliffs, with a mild climate warmed by the Gulf Stream.

Other popular sandy beaches are within easy driving distance, including Port Eynon about 5 miles south-easterly, Oxwich Bay 8 miles or so easterly, Three Cliffs Bay 9 miles, and The Mumbles 15 miles easterly at the south-western tip of Swansea Bay with a lighthouse, Victorian pier and Oystermouth Castle.

The City of Swansea is about 18 miles distant easterly, with excellent shopping and leisure amenities, hospital, university, bus and railway stations, lovely parks and gardens, etc. and access to the M4 Motorway (J.47), giving easy travel to Cardiff (c.60 miles) and the Severn Crossing.

THE ACCOMMODATION COMPRISES:

Ground Floor –

- ENTRANCE PORCH:** Entrance door leads into the Front Porch with two windows to the front, window to the side, ceramic tiled floor, and glass-panelled door into the Entrance Hall.
- ENTRANCE HALL:** Staircase to the first floor and doors off to the Sitting Room and the Lounge.
- SITTING ROOM:** 17' x 11'10". Dual aspect with window to the front with lovely views across countryside to the distant Bristol Channel, and window to the rear. Open fireplace with inset tiling to both sides, tiled hearth, and mantel shelf over.
- LOUNGE:** 17' x 15'2" (excluding bay). Large attractive bay window to the front aspect with built-in seating with cupboards below, also enjoying lovely views to the sea in the distance, and further small window to the rear. Raised contemporary fireplace with stainless steel pebble-effect electric fire, bamboo wood flooring, understairs storage cupboard, and door through to the Kitchen/Dining Room.
- KITCHEN/DINING ROOM:** 25'8" x 12'. A superb open-plan room with oak flooring throughout and ceiling downlights, enjoying superb far reaching views over the surrounding countryside to the distant Bristol Channel.
The kitchen area has a range of cream high-gloss Shaker-style wall and base units with granite-effect work surfaces, stainless steel Belfast-style sink unit with swan-neck mixer tap, tiled splashbacks, cooker control point and Range Master stainless steel cooker with stainless steel chimney hood extractor above, three glass-fronted wall display cabinets, integral dishwasher, integral stainless steel wine fridge, large cupboard, window to the front aspect and window to the rear.
A wide arched opening leads through to the Dining Area with window to the front aspect and fully glazed French doors to the side elevation.
Door from the Kitchen Area and door from the Dining Area both lead into the Rear Utility Room.
- UTILITY ROOM:** Window to the side aspect, stainless steel sink unit with swan-neck mixer tap and granite-effect work surface, plumbing and space for a washing machine, space for a tumble dryer, space for a fridge and freezer, tiled floor, and half-glazed external side door, access to the rear Boiler/Store Room, and door to Shower Room.
- BOILER/STORE ROOM:** 18' x 8'5". Oil-fired boiler to one corner serving the central heating and hot water system, tiled floor, window to the rear and window to the side, access to loft space above.
- SHOWER ROOM:** White suite comprising wall-mounted wash hand basin and close coupled W.C., attractive glass brick partitions, tiled shower cubicle with electric shower unit, and curtain rail, fully tiled walls, ceramic tiled floor, and window to the side aspect.

First Floor –

- LANDING:** The staircase in the Entrance Hall leads up to the first floor landing, with access to the loft via a retractable ladder, window to the rear aspect looking out to Rhossili Down, and doors off to the Bedrooms and Bathrooms.
- LOFT/STORE:** The loft has been fully boarded, has power and light, and Velux roof windows to the front and rear with particularly far reaching views to the Bristol Channel and the North Devon coast on clear days.

MASTER BEDROOM 1: 15' x 13'6". A lovely dual aspect room with window to the front and French doors with Juliet balcony to the side, both enjoying beautiful views over the surrounding countryside to the Bristol Channel beyond. Bamboo flooring. Lobby area with access to the Walk-In Wardrobe with window to the side aspect, and door to the En Suite Shower Room.

EN SUITE SHOWER ROOM: Contemporary white suite comprising circular wash hand basin with mixer tap and close coupled W.C., large shower enclosure with glass screen, chromium heated towel rail, partially tiled walls, ceramic tiled floor, and window to the rear aspect.

BEDROOM 2: 11'10" x 11'4". Window to the front with superb sea and country views, vanity unit with inset wash hand basin with mixer tap and pine cabinet below, tiled surround, bamboo flooring.

BEDROOM 3: 15' x 9'. Window to the front, again with country views to the Bristol Channel in the distance, vanity unit in recess with wash hand basin and mahogany unit below, tiled surround, bamboo flooring.

BEDROOM 4: 9' x 7'8". Window to the rear aspect looking out to Rhossili Down.

BEDROOM 5: 10' x 9'4". Presently used as an office, with window to the front with views to the sea.

FAMILY BATHROOM: 9' x 7'8". Contemporary white suite comprising double ended bath with mixer tap, wall-mounted wash hand basin and close coupled W.C., fully tiled shower enclosure, chromium heated towel rail, half tiled walls, tiled floor, ceiling downlights, window to the rear aspect.

SHOWER ROOM: White suite comprising wall-mounted wash hand basin and close coupled W.C., shower cubicle, fully tiled walls, tiled floor, and window to the rear.

EXTERNALLY:

THE APPROACH: The property is approached along a no-through country lane and then via a long tarmacadamed driveway that turns off the lane and leads via a five-bar double gated entrance edged by a stone wall up to a large tarmacadamed parking and turning area in front of the Double Garage, with space for numerous vehicles.

The country lane turns off the B4247 road that leads to Rhossili from Scurlage.

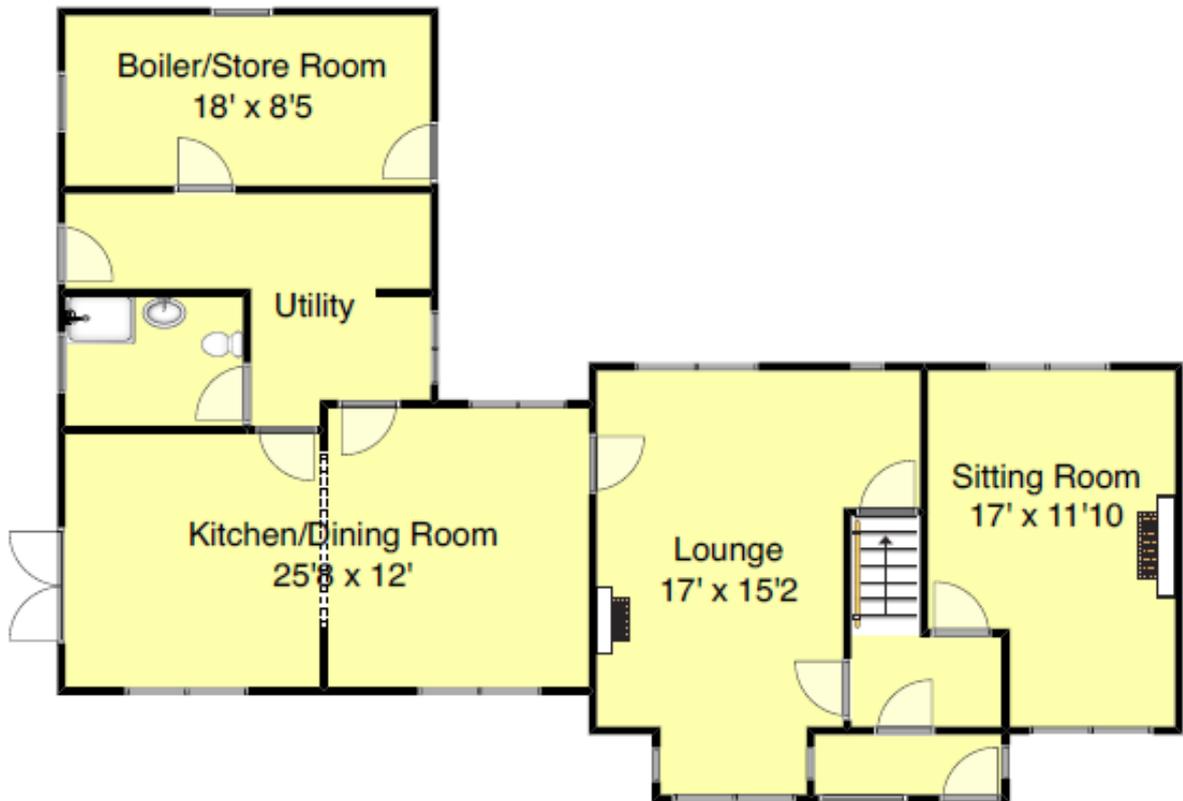
DETACHED DOUBLE GARAGE: 20' x 20'. Traditional block built double garage with rendered elevations, up-and-over door to the front, window and pedestrian door to the side, power and lighting connected.

GARDENS: We understand that the property as a whole amounts to approximately half an acre (to be confirmed).

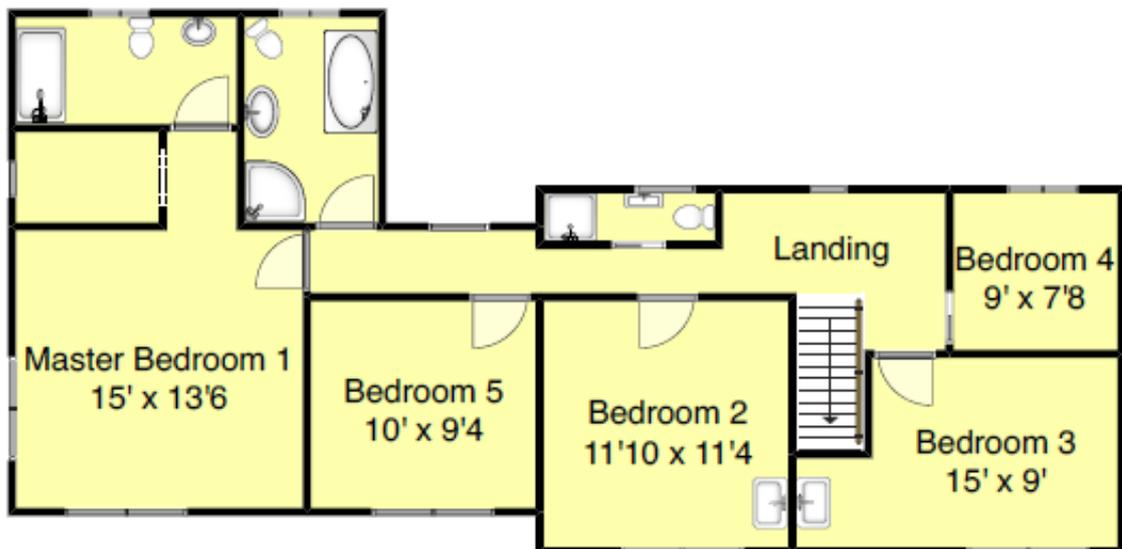
Beyond the parking area is an extensive raised paved terrace providing a splendid platform for enjoying the wonderful sights and scenes all around and taking in the clear sea air. The lovely established gardens to the front, side and rear of the house have been well designed and neatly landscaped for ease of maintenance and privacy, and include large expanses of lawn and a variety of mature shrubs and trees, fruit trees, beds and borders, and further seating areas. A paved pathway leads up from alongside the approach drive through the front garden to access the front door, from where a pathway continues round to the side.

FLOOR PLANS:

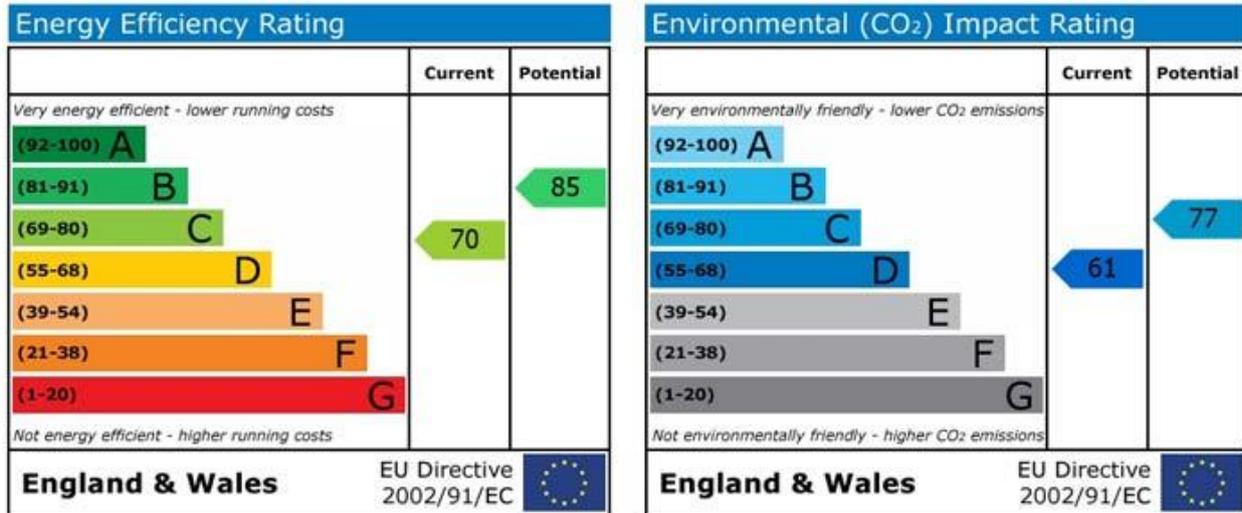
Ground Floor:



First Floor:



ENERGY PERFORMANCE:



SERVICES:

We understand that the property is connected to mains electricity, mains water, and mains drainage. The residence has oil-fired central heating and roof-mounted solar panels for supplementary hot water. Telephone is understood to be connected and should be available to purchasers subject to the usual transfer arrangements.

COUNCIL TAX:

We are informed that the property is within Council Tax Band "F" (City and County of Swansea Council)

FIXTURES & FITTINGS:

Fixtures and fittings that are referred to within these particulars will be included in the sale unless otherwise stated.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY:

The property is sold subject to and with the benefit of all wayleaves, easements and rights of way declared and undeclared.

TENURE & POSSESSION:

We are informed that the property is freehold with vacant possession on completion, by arrangement.

VIEWING:

By appointment with PROFILE HOMES



Tel: 01550 777790
Email: contact@profilehomes.com
Website: www.profilehomes.com

NOTES:

PROFILE HOMES as agents for the vendors of this property give notice that these particulars have been produced in good faith and are intended only for guidance and assistance. These particulars do not constitute a contract or any part of a contract. The vendors have checked and approved these details.

PROFILE HOMES have visited the property but have NOT surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage, etc. Measurements and room dimensions are not guaranteed to be accurate and are given for guidance only. Purchasers must rely on their own and/or their Surveyor's inspections and their Solicitor's enquiries to determine the overall condition, size and acreage of the property, and also on Planning, Rights of Way, and all other matters relating to it.

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