

Primrose Hill, Pilton, Rhossili, Gower, SA3 1PQ



A beautiful Gower home with an attached paddock nestled in the idyllic countryside of Pilton, Rhossili.

The property extends to 1.18 acres in total.

The house offers 1,515sqft of living space with three bedrooms and three reception rooms, a modern kitchen next to the dining room and open to the sitting room.

All the bedrooms enjoy stunning views and almost every living area in the house has a double aspect so the house is flooded with natural light and green views.

Whilst in great condition throughout offers loads of potential for the incoming purchaser to put their own stamp on the property including increasing the size (subject to planning).

There is a private driveway and the gardens surround the house and the rear garden is South facing.

The paddock is accessed via gate from the driveway of Primrose Hill.



£549,995 FREEHOLD







Primrose Hill is accessed off the Rhossili Road by a private driveway which is bordered by lovely gardens and leads up to a parking area to the front of the house.

There is a porch to the front of the house that leads into an inviting and spacious entrance hall, with stairs leading to the first floor and doors to the living room and the dining room. The living room is a lovely L-shaped room with windows to three sides and parquet flooring and a log burner. The dining room is arranged across the rear of the house with a South facing aspect and french doors leading out to the sun terrace (South facing).

The kitchen is situated next to the dining room, it has windows to front and rear and is cointemporary in style. From here there is an archway leading into the sitting room which is a cosy space.

The rear hallway is off the sitting room and as well as leading outside, gives access to a storage cupboard and the downstairs WC.

Upstairs there are three bedrooms all with amazing views of the surrounding countryside. There is a spacious bathroom and separate WC also.

Externally, mature gardens wrap around the house and the paddock is level grazing land.





The property is FREEHOLD

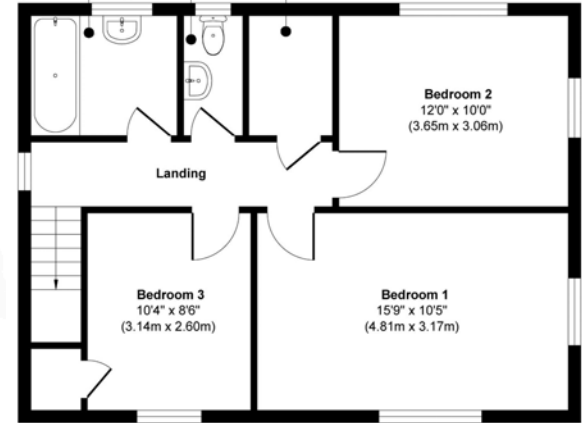
The property is connected to a private sewerage, LPG Gas and mains services for electricity and water.

The Council Tax Band is E (£2,314p.a.)

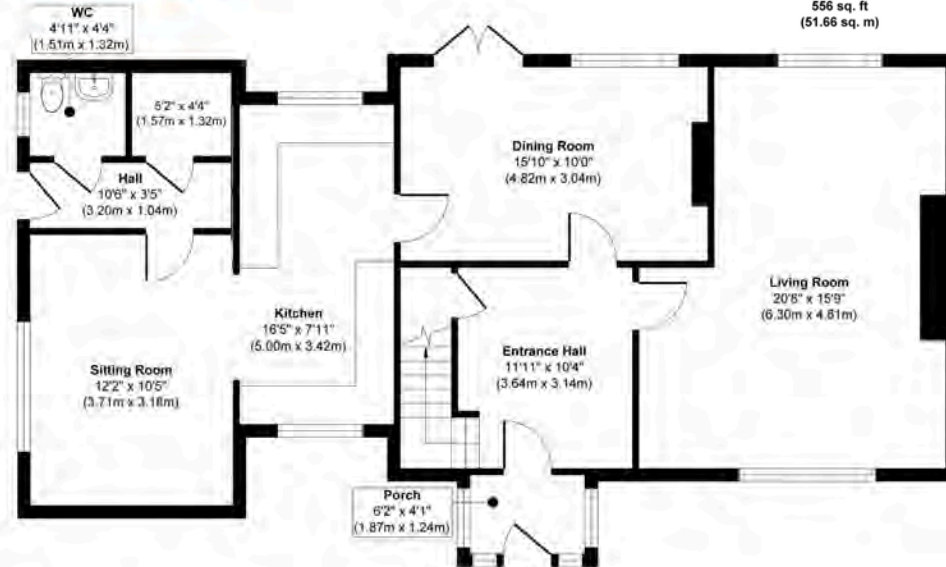
The EPC rating is F



<b>Bathroom</b> 8'0" x 6'3" (2.43m x 1.91m)	<b>WC</b> 6'3" x 3'1" (1.91m x 0.94m)	<b>Airing Cupboard</b> 6'3" x 4'4" (1.91m x 1.31m)
---	---	--



**First Floor**  
Approximate Floor Area  
556 sq. ft  
(51.66 sq. m)



**Ground Floor**  
Approximate Floor Area  
959 sq. ft  
(89.14 sq. m)

**Approx. Gross Internal Floor Area 1515 sq. ft / 140.80 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Rhossili is a beautiful village located on the Gower Peninsula. It is known for its stunning landscapes, including the iconic Wormshead and Rhossili Bay, which has been voted as one of the best beaches in the world.

Living in Rhossili, Gower offers a unique and idyllic lifestyle surrounded by breathtaking landscapes, a strong sense of community, and no end of outdoor activities.

Primrose Hill is 16 miles from Swansea City centre and 16 miles also from the M4 at Penllergaer.

Rhossili is located at the most Western part of the Gower Peninsula. The most photographed part of Gower, The Worms Head, stretches out to sea and becomes an island when the tide comes in. The breathtaking view is completed by the long sandy beach and the towering cliffs and this makes it a popular destination throughout the year with surfers, paragliders and ramblers. However, Rhossili still manages to maintain its tranquility and unspoilt beauty.

The village and surrounding area are steeped in history. The prominent wreck of the Helvetia, which ran aground on Rhossili Bay in November 1887 bears witness to the challenging weather conditions and the tales of our ancestors, who lured boats ashore to plunder their hold.

The arch over the doorway of the church dates from the twelfth century and is believed to have been moved from the lost village (built in around 1100 and buried possibly by sand storms some time in the early part of the fourteenth century).

The parish of Rhossili stretches from the village itself towards Scurlage and encompasses the hamlets of Middleton, Pitton and Pitton Cross.

Walkers are most definitely in their element with some of the most fantastic views and sunsets.







01792 986099

info@thegreenroomhomes.com

www.thegreenroomhomes.com



Whilst every effort has been made to ensure these details are accurate, they are for illustrative purposes only and should be read as a guide and not relied upon. Internal floorplans may be subject to alteration. Dimensions listed are maximum and approximate. computer generated images are for illustrative purposes only.

