

The Bower Cottage, Port Eynon, Gower, SA3 1NL



The Bower Cottage is a beautiful thatched cottage in the heart of Port Eynon Village, just moments from the beach in this quintessential Gower village.

With three bedrooms, three bathrooms and two reception rooms the property offers 1,057sqft of living space and it is full of character.

The property is in great condition throughout and has had a brand new thatch and roof in 2024.

Externally there is ample off street parking and a number of attractive garden areas for enjoying the sun.

The property has been run as a successful holiday cottage for six years (occupancy rates - aprox 35 weeks p.a.

<https://www.thebowercottage.co.uk/>) and is offered with no chain.

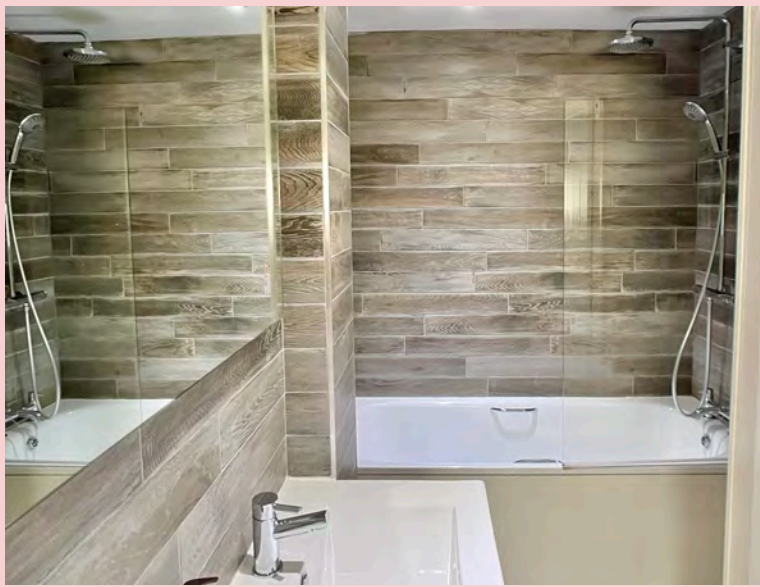


£560,000 FREEHOLD













The property is FREEHOLD

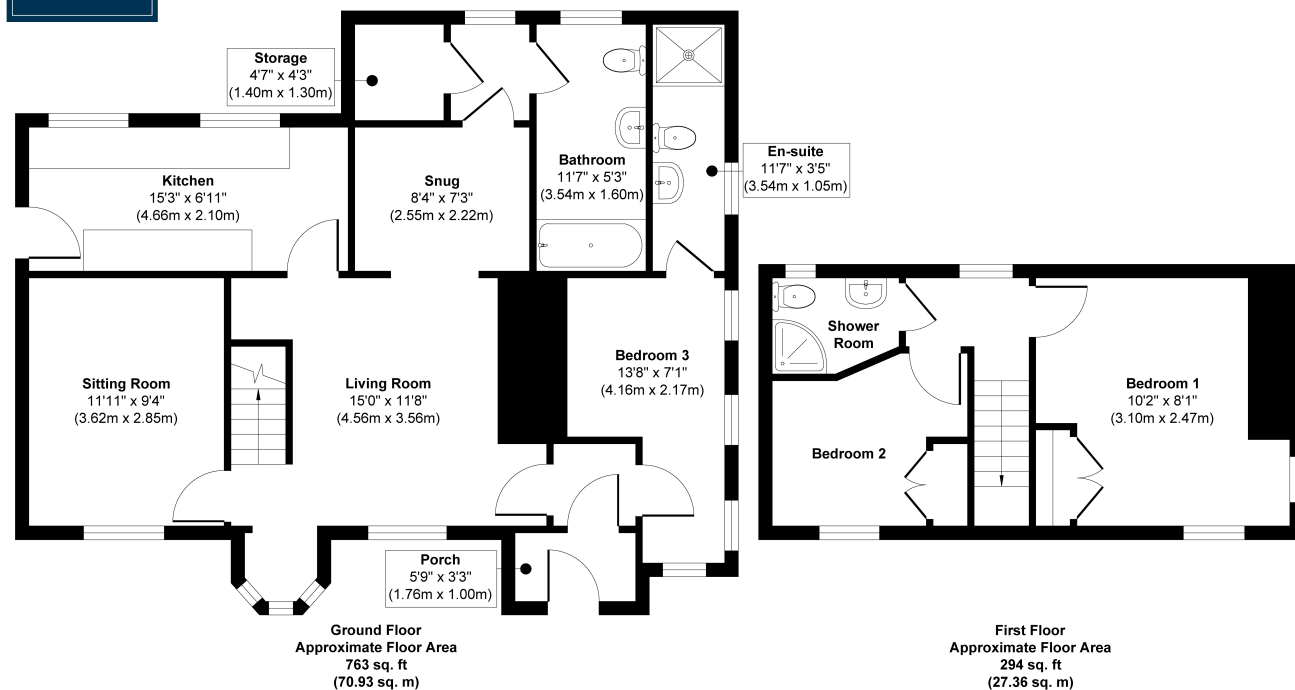
The property is connected to mains drainage, water and electricity. The heating is electric.

The Council Tax is Band G (£3,364p.a.) Currently exempt as the property is on business rates.

The EPC rating is F



## The Bower Cottage, Port Eynon



**Approx. Gross Internal Floor Area 1057 sq. ft / 98.29 sq. m**

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

Produced by Elements Property



The Bower Cottage can be found in the heart of Port Eynon village, accessed via a gated driveway which provides off street parking for a number of cars. There are pretty gardens surrounding the house that are mainly terraced offering sunny seating areas which are surrounded by mature flower and shrub borders.

A stone porch leads into the house which in turn leads into an entrance hall. On the right is bedroom three with ensuite shower room.

Going into the main part of the house, there is a living room which currently offers a dining area and snug, there is a lovely fireplace with log burner and delightful cottage windows to the front of the house. Also at the front of the house there is a cozy sitting room which also has a log burner.

The kitchen runs across the rear of the house and it is rustic in style with large windows overlooking the rear courtyard garden.

Behind the snug there is a rear hallway with storage cupboard and door leading to the main bathroom.

Upstairs there are two double bedrooms which are full of character and there is also a modern shower room on this floor.



The Gower Peninsula was designated as the UK's first Area of Outstanding Natural Beauty back in 1956, and we're glad to say it's still the nation's favourite – as 'Which?' readers voted it the best AONB in Wales in October 2020!

The Gower Peninsula is a rich and varied environment which is as ecologically diverse as it is beautiful – from open, wild moors and dramatic limestone cliffs to golden, sandy beaches. Gower is a geological goldmine with inspiring landscapes and a captivating coastline.

Port Eynon is the most southerly point on Gower and is thought to be named after an Eleventh Century Welsh Prince, Eynon. It is believed that he built Port Eynon castle which has disappeared over the years. Once there was a booming trade in Oyster fishing (the remains of the Oyster Pools and the old harbour wall can be seen at low tide), limestone quarrying, lobstering and crabbing, but as with many little ports also came reports of smuggling.

Port Eynon village is an ideal base for beach lovers, walkers, families and groups. The Ship Inn and Smuggler's Haunt are seconds away from The Bower Cottage. A one minute stroll takes you to the award winning glorious beach, sand dunes and stunning cliff walks with beautiful views.

Port Eynon is 16 Miles from Swansea City Centre  
The village is 17 miles from the M4 at Penllergaer (Junction 47)





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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.

