



New Bush Cottage Kennexstone, Llangennith, Gower, Swansea, SA3 1DR

Offers In Excess Of £750,000

Welcome to New Bush Cottage. Privately positioned within grounds of 4.77 acres, this immaculately presented 4-bedroomed home boasts the most wonderful of countryside views from every aspect.

Originally constructed in the 1700s, this fantastic rural home has been extended and sympathetically renovated by the current owners to suit modern family life. Featuring an open-plan kitchen/dining room and four double bedrooms, the property also offers further versatility through two reception rooms and a first floor room currently used as an office.

Nestled at the foot of Llanmadoc Hill in the beautiful Gower countryside, the property is accessed via a single lane track and located within a short drive of Llangennith beach and Whiteford sands whilst the village of Llanmadoc, which offers amenities such as a local community run shop, village hall and the award winning Britannia Inn, is also nearby.

Entrance

Via a frosted double glazed PVC door into the hall.

Hall

With an opening to the lounge. Door to the bathroom. Tiled floor.

Living Room 12'6" x 26'4" (3.835 x 8.040)



With stairs to the first floor. Hardwood door to the kitchen/breakfast room. Three double glazed windows to the front. Feature fireplace housing a multi fuel burner set on tiled hearth. Oak flooring. Exposed beams. Two radiators.

Living Room



Living Room



Living Room



Living Room



Kitchen/Dining Room 13'11" x 24'10" (4.25 x 7.59)



With a door to the sitting room. Door to the utility room. Double glazed window to the rear. Double glazed French patio doors to the rear. Two radiators. A well appointed kitchen fitted with a range of base and wall units, running work surface incorporating a one and a half bowl ceramic sink with mixer tap over. Space for Rangemaster cooker. Space for fridge/freezer. Central breakfast island. Exposed beams. Tiled floor.

Kitchen/Dining Room



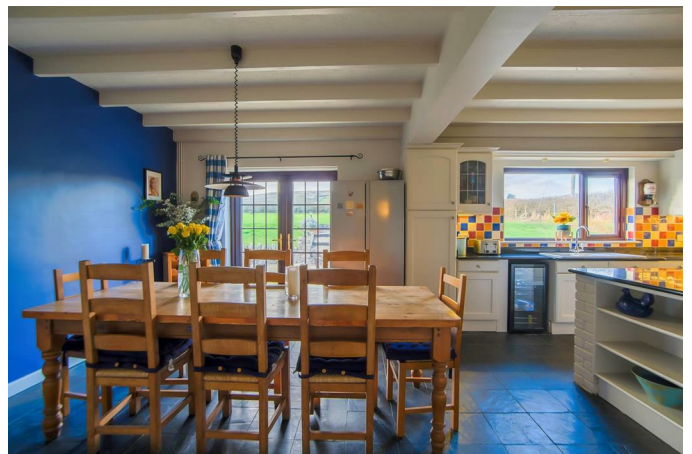
Kitchen/Dining Room



Kitchen/Dining Room



Kitchen/Dining Room



Kitchen/Dining Room



Kitchen/Dining Room



Kitchen/Dining Room

Utility Room 9'3" x 6'6" (2.825 x 1.994)



With a double glazed window to the rear. Door to the front. Tiled floor. Radiator. Plumbing for washing machine. Space for dishwasher.

Bathroom 14'3" x 8'7" (4.365 x 2.617)



With a frosted double glazed window to the front. Frosted double glazed window to the side. Well appointed suite comprising; bathtub with shower over. Low level w/c. Wash hand basin. Bidet. Radiator. Tiled floor. Part tiled walls. Extractor fan. Door to airing cupboard.

Bathroom



Sitting Room 13'11" x 13'11" (4.259 x 4.246)

With a double glazed window to the rear. Double glazed window to the side. Radiator.

First Floor

Landing

With loft access. Doors to bedrooms and bathroom.

Bedroom One 15'7" x 14'2" (4.766 x 4.319)



With a double glazed window to the rear & side boasting countryside views. Radiator. Door to built in storage cupboard. Door to the office.

Bedroom One



Bedroom One

Bedroom One



Office 12'6" x 9'2" (3.834 x 2.817)

With a double glazed window to the side boasting countryside views. Doors to built in storage. Radiator.

Bedroom Two 13'11" x 17'6" (4.264 x 5.355)



With a double glazed window to the rear boasting countryside views. Radiator. Doors to built in storage cupboards.

Bedroom Two



Bedroom Two



Bedroom Two

Bedroom Two



Bedroom Three 12'2" x 12'6" (3.727 x 3.831)



With a double glazed window to the front. Radiator. Door to built in storage cupboard.

Bedroom Three



Bedroom Four 10'11" x 12'7" (3.334 x 3.846)



With a double glazed window to the front. Radiator. Door to built in storage cupboard.

Bedroom Four



Bathroom 10'7" x 5'3" (3.249 x 1.609)



With a double glazed window to the rear boasting countryside views. Suite comprising; shower cubicle. Low level w/c. Wash hand basin. Radiator. Extractor fan.

External

Plot

Plot

Front

You have private driveway parking via electric gates leading to the detached garage. Parking for several vehicles. Lawned garden bordered by fencing home to a variety of trees and shrubs.

Detached Garage 24'3" x 11'5" (7.396 x 3.498)

Via 'up & over' door. Power and light.

Rear

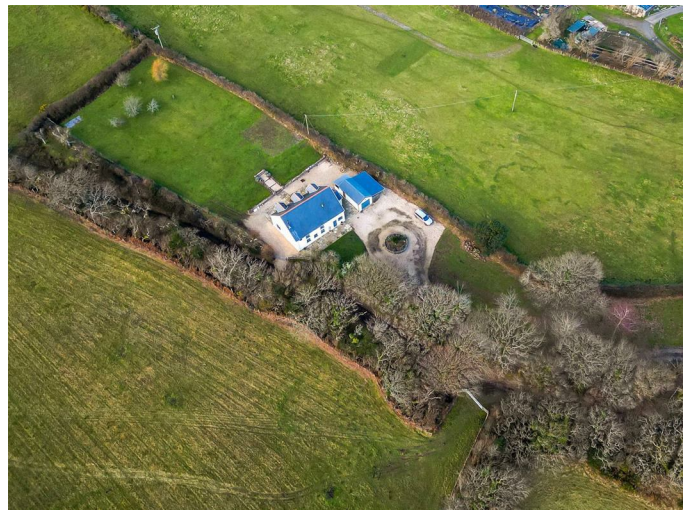
You have a barbeque area. Gravelled area. Patio seating area with ample room for tables and chairs. Lawned garden home to a variety of trees and shrubs.

Aerial Aspect

Aerial Aspect



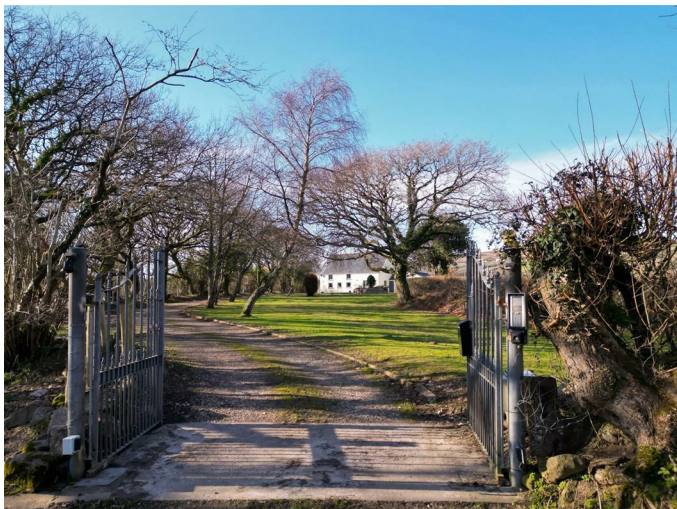
Aerial Aspect



Aerial Aspect



Grounds



Grounds



Grounds



Grounds



Grounds

What3Words

download.cakes.reference

Council Tax Band

Council Tax Band - F

Council Tax Estimate - £2,575

Agents Note

We are advised that there is a public right of way across One of the fields,

The property encompasses a generous 4.77-acre plot,

but if a smaller land area is preferred, there are additional options available to accommodate such preferences.

Tenure

Freehold.

Living Room



Living Room

Living Room

Floor Plan

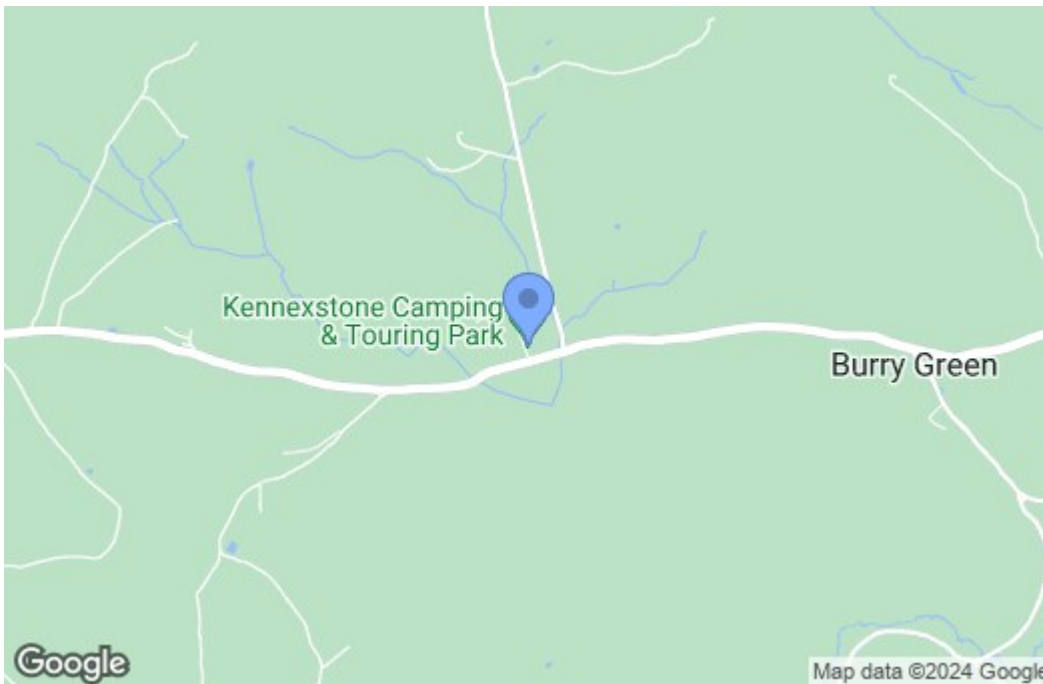


Total area: approx. 207.4 sq. metres (2232.9 sq. feet)

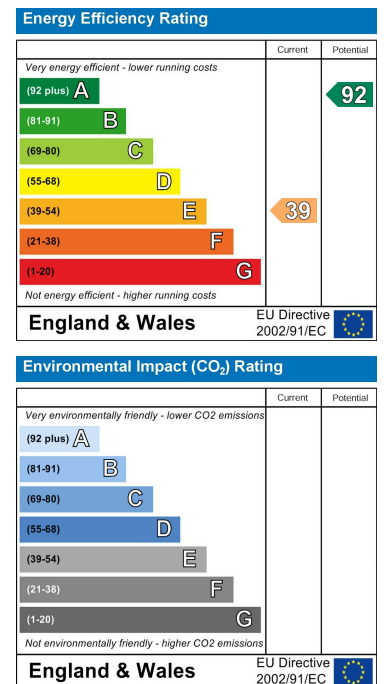


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Area Map



Energy Efficiency Graph



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