



## Old Farm House School Lane, Middleton, Rhossili, Swansea, City & County Of Offers Over **£599,995**

Welcome to this charming five-bedroom farmhouse nestled in the highly sought-after Gower location of Rhossili. Situated on an impressive plot of 0.15 acres, this property offers a perfect blend of rural tranquility and modern living. Boasting a spacious floor area of 1745.70 square feet, this farmhouse is a true gem, and it comes with the added benefit of being sold with no onward chain.

Upon entering, you are greeted by a welcoming porch that sets the tone for the warmth and character that permeates throughout the home. The ground floor encompasses a well-appointed kitchen/breakfast room, a spacious lounge/dining room, a delightful conservatory, and a versatile fifth bedroom with its own en-suite, providing flexibility for various living arrangements.

Ascending to the first floor, you'll find a tastefully designed bathroom and four generously-sized double bedrooms, with the primary bedroom featuring its own en-suite for added convenience.

### Entrance

Via a frosted glazed hardwood stable door into the porch.

### Porch

With a glazed hardwood door to the side. Glazed windows to the side. Door to the kitchen/breakfast room. Tiled floor.

### Kitchen/Breakfast Room 8'8" x 20'3" (2.654 x 6.187 )



With an opening to the lounge/dining room. Double glazed bay window to the side. A beautifully 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. Integral dishwasher. Plumbing for washing machine. Space for fridge/freezer. Integral induction hob with oven & grill under. Extractor hood over. Oil fired Aga. Exposed beams. Exposed brickwork. Tiled floor.

### Kitchen/Breakfast Room



### Kitchen/Breakfast Room



**Kitchen/Breakfast Room**



**Lounge/Dining Room**



**Lounge/Dining Room 13'10" x 22'8" (4.217 x 6.913 )**



**Lounge/Dining Room**



With stairs to the first floor. Double glazed windows to the rear. Door to bedroom five. Door to the conservatory. Three radiators. Exposed beams. Feature feature housing a wood burner set on slate hearth.

### Lounge/Dining Room



### Conservatory 11'5" x 7'3" (3.481 x 2.213 )



With a set of double glazed French patio doors to the rear garden. Double glazed windows to the rear garden. Tiled floor. Radiator.

### Bedroom Five 13'11" x 15'7" (4.245 x 4.757 )



With two sets of double glazed windows to the rear. Double glazed window to the side. Door to the ensuite. Two radiators. Exposed beams.

### Bedroom Five



### En-Suite 4'3" x 8'3" (1.302 x 2.524 )



With a frosted double glazed window to the side. Well appointed suite comprising; walk in shower. Low level w/c. Wash hand basin. Tiled floor. Part tiled walls. Spotlights. Extractor fan.

### En-Suite



### First Floor

#### Landing

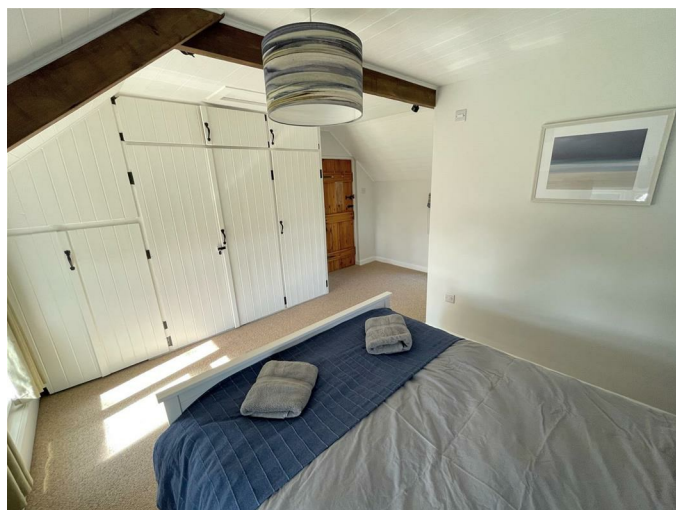
With a Velux roof window to the side. Door to the bathroom. Doors to bedrooms.

### Bedroom One 12'0" x 15'0" (3.671 x 4.574 )



With two double glazed windows to the rear. Double glazed window to the side. Radiator. Doors to built in wardrobes. Door to en-suite.

### Bedroom One



### En-Suite 6'1" x 4'7" (1.861 x 1.410)



Well appointed suite comprising; walk in shower. Low level w/c. Wash hand basin. Chrome heated towel rail. Part tiled walls. Spotlights. Extractor fan.

### Bedroom Two 8'8" x 11'8" (2.650 x 3.570)



With a set of double glazed windows to the rear. Radiator. Doors to built in wardrobes.

### Bedroom Two



### Bedroom Three 12'4" x 14'1" (3.765 x 4.317)



With a set of double glazed windows to the front & rear. Radiator.

### Bedroom Three



### Bedroom Four

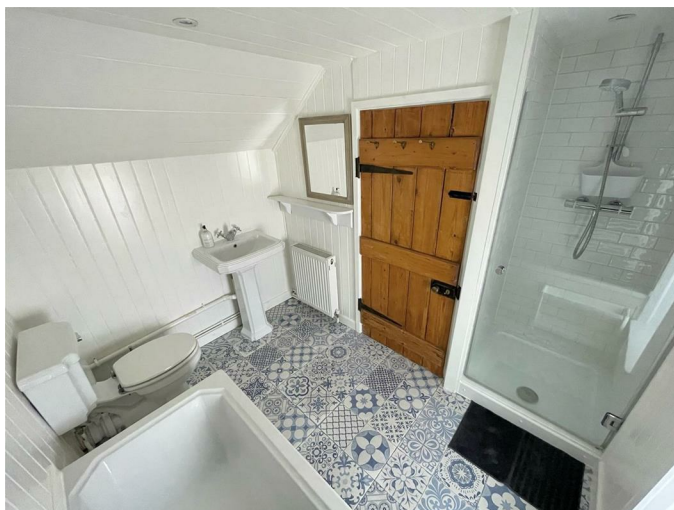


### Bedroom Four 11'11" x 14'5" (3.634 x 4.404 )



With a set of double glazed windows to the front. Radiator. Door to airing cupboard.

### Bathroom 8'6" x 8'6" (2.611 x 2.615 )



With a frosted double glazed window to the front. Well appointed suite comprising; bathtub. Corner shower cubicle. Low level w/c. Wash hand basin. Radiator. Spotlights. Extractor fan.

**Bathroom**



**Another Aspect**



**External**

**Another Aspect**



**Another Aspect**





## Front



You have a detached garage. Raised lawned area.

## Rear

You have a patio seating area with ample room for tables and chairs. Lawned garden with steps leading up to a further lawned garden. The garden is bordered by hedging and home to a variety of flowers, trees and shrubs.

## Services

Oil central heating. Mains electric. Mains sewerage. Mains water. Broadband type - superfast fibre. Mobile phone coverage available with O2 & Vodafone.

## Council Tax Band

Council Tax Band - G

## Tenure

Freehold.

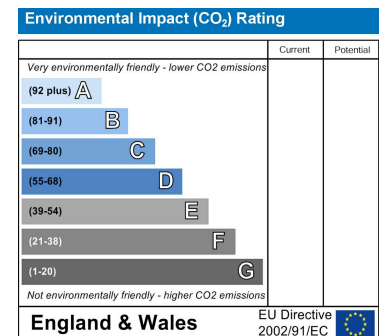
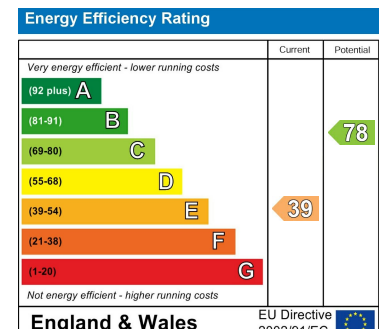
# Floor Plan



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.