



Old Farm House School Lane, Middleton, Rhossili, Swansea, City & County Of Offers Over **£585,000**

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



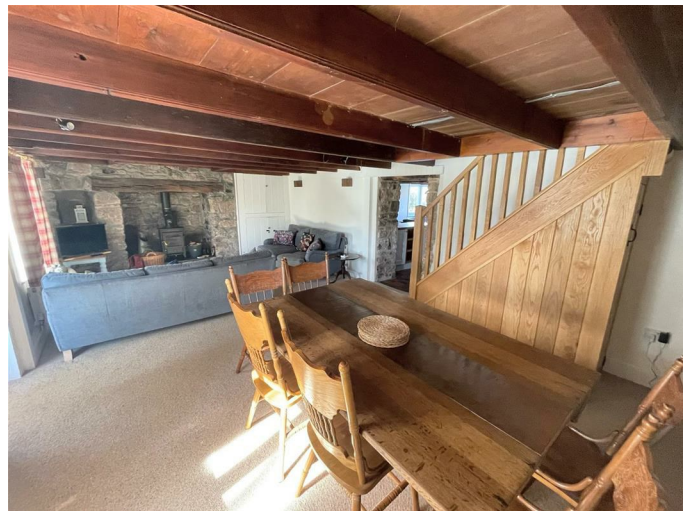
Lounge/Dining Room



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

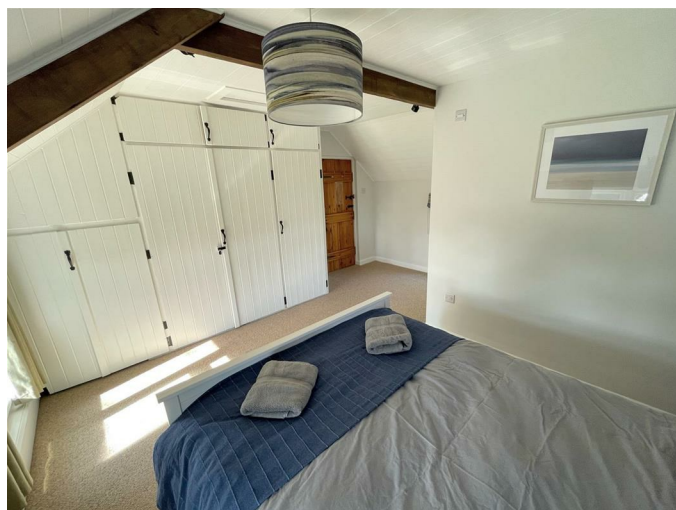
With a Velux roof window to the side. Door to the bathroom. Doors to bedrooms.

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

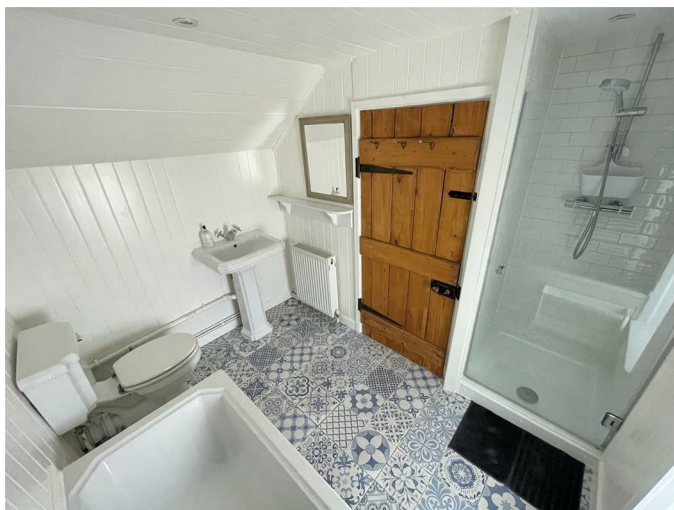


Bedroom Four 11'11" x 14'5" (3.634 x 4.404)



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.

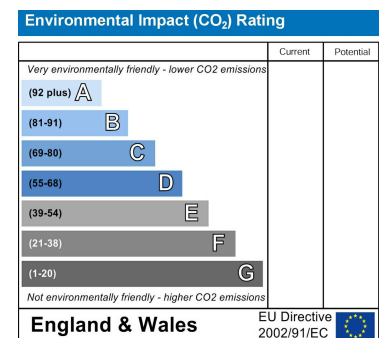
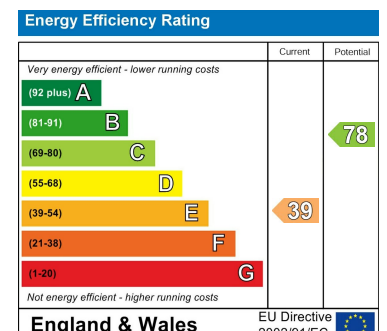
Floor Plan



Area Map



Energy Efficiency Graph



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