



The Stables Reynoldston, Swansea, SA3 1AE

Offers Over £800,000

Welcome to "The Stables," a splendid four-bedroom detached family home set in the highly sought-after Gower location of Reynoldston. This exceptional property also boasts the presence of "The Barn," a separate one-bedroom detached cottage situated on its expansive grounds and an additional outbuilding. Set on a generous plot of over a quarter of an acre, The Stables offers an idyllic retreat with breathtaking countryside views.

Upon entering The Stables, you are greeted by a charming porch, leading to a practical utility room and a spacious hallway. The ground floor further unfolds to reveal a convenient shower room, a delightful sitting room, a welcoming lounge, and a well-appointed kitchen. The thoughtful layout ensures seamless flow and functionality for day-to-day living.

Ascend to the first floor, where you will discover a tastefully designed bathroom and four bedrooms, with the second bedroom benefiting from its own en-suite facilities. Each room is adorned with the warmth of natural

Entrance

Via a hardwood stable door into the porch.

Porch

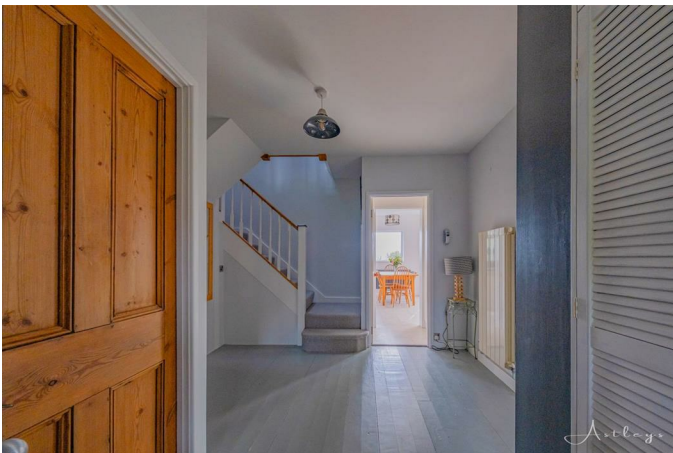


With a glazed hardwood door into the hallway. Double glazed sash window to the front. Door to the utility room. Quarry tiled flooring.

Utility Room 7'4" x 6'2" (2.258 x 1.883)

With a double glazed sash window to the front. Double glazed windows to the side. Running work surface incorporating a stainless steel sink and drainer unit. Plumbing for washing machine. Space for fridge/freezer. Tiled floor.

Hallway



With stairs to the first floor. Door to the shower room. Door to the lounge. Door to the kitchen. Door to the sitting room. Radiator. Doors to built in storage cupboard.

Hallway



Shower Room 4'7" x 6'9" (1.409 x 2.062)



Well appointed with a corner shower cubicle. Low level w/c. Wash hand basin. Tiled floor. Tiled walls. Extractor fan.

Lounge 20'4" x 14'5" (6.216 x 4.418)



With two double glazed sash windows to the front. Two radiators. Feature wood burner set in fireplace. Set of double glazed doors to the rear seating area.

Lounge



Lounge



Lounge



Sitting Room 14'4" x 9'0" (4.393 x 2.764)



With a double glazed sash window to the front. Radiator. Sliding double glazed door to the rear.

Sitting Room



Kitchen 11'7" x 16'5" (3.547 x 5.022)



With a set of double glazed windows to the rear offering a pleasant countryside outlook. Double glazed bi-fold doors to the rear seating area. Radiator. Door to the pantry. A well appointed kitchen fitted with a range of base and wall units, running marble work surface incorporating a ceramic sink with mixer tap over. Four ring Smeg induction hob with extractor hood over. Space for dishwasher. Space for fridge/freezer. Integral Neff oven and grill.

Kitchen



Kitchen



Kitchen

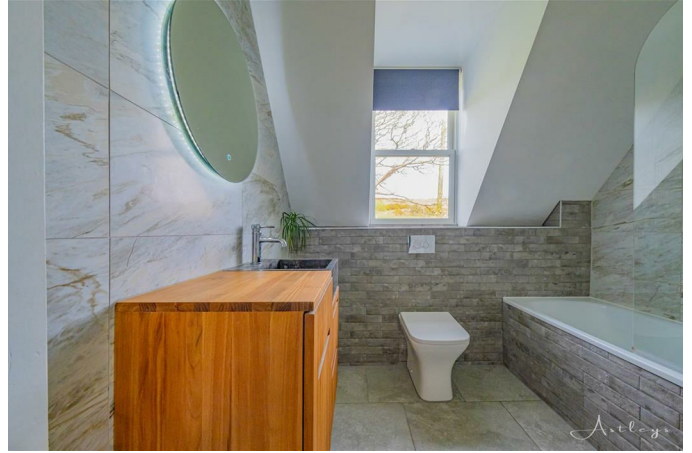


First Floor

Landing

With a Velux roof window to the rear. Radiator. Doors to built in storage cupboard. Doors to bedrooms. Door to the bathroom.

Bathroom 8'5" x 7'11" (2.566 x 2.421)



With a double glazed sash window to the front offering a countryside outlook. Well appointed suite comprising; bathtub with shower over. Low level w/c. Wash hand basin. Tiled floor. Tiled walls. Chrome heated towel rail. Solid oak, wall hung cabinet

Bathroom



Bedroom One 14'4" x 14'7" (4.375 x 4.463)



With two double glazed sash windows to the front offering countryside views. Two double glazed sash windows to the rear offering countryside views. Doors to built in wardrobes. Radiator.

Bedroom One



Bedroom One



Bedroom Two 11'8" x 14'4" (3.558 x 4.371)



With two double glazed sash windows to the rear offering countryside views. Radiator. Doors to built in wardrobe. Door to en-suite.

Bedroom Two



En-Suite 5'3" x 7'6" (1.604 x 2.302)

Suite comprising; bathtub with shower over. Low level w/c. Wash hand basin. Radiator. Tiled walls. Spotlights.

Bedroom Three 13'9" x 9'9" (4.207 x 2.996)



With a double glazed sash window to the front offering countryside views. Velux roof window to the rear offering countryside views. Radiator.

Bedroom Three

Bedroom Four 10'0" x 7'9" (3.071 x 2.365)



With two double glazed sash windows to the front offering countryside views. Radiator. Loft access.

External

Front

You have private parking for two to three vehicles leading to the detached garage. Raised lawned garden. Door to the Barn. Gate to the rear garden.

Detached Garage 15'8" x 17'11" (4.778 x 5.486)



Accessed via a roller door. Power and light.

Garden Room Adjoined To Garage 16'9" x 8'6" (5.129 x 2.594)



With power & light.

Garden Room Adjoined To Garage



Garden Room Adjoined To Garage



Rear

To the rear you have breathtaking countryside views. A lawned area with a garden pond. Patio area with a door to the outbuilding adjoined to the garage. Further lawned garden home to a variety of flowers trees and shrubs. Raised patio seating area. Detached garden shed.

The Barn



The Barn



Kitchen/Living Room



Kitchen/Living Room 12'5" x 16'4" (3.793 x 4.993)



With two double glazed windows to front. Door to cupboard. Door to shower room. Door to bedroom. Underfloor heating. Exposed beams. The kitchen area has a running work surface with a stainless steel sink and drainer unit. Two ring induction hob with oven & grill under. Integral fridge.

Shower Room 10'2" x 3'10" (3.124 x 1.171)



Well appointed suite fitted with a walk in shower with oversized shower head above. Low level w/c. Wash hand basin. Chrome heated towel rail. Spotlights. Exposed beams. Tiled floor. Part tiled walls.

Bedroom 10'8" x 8'4" (3.268 x 2.558)



With a double glazed window to the front. Double glazed door to the front. Radiator. Exposed beams. Underfloor heating. Spotlights.

External

You have a raised patio seating area with ample room for tables and chairs. Lawned garden. Outside w/c.

Gardens



Gardens



Gardens



Aerial



Gardens



Aerial



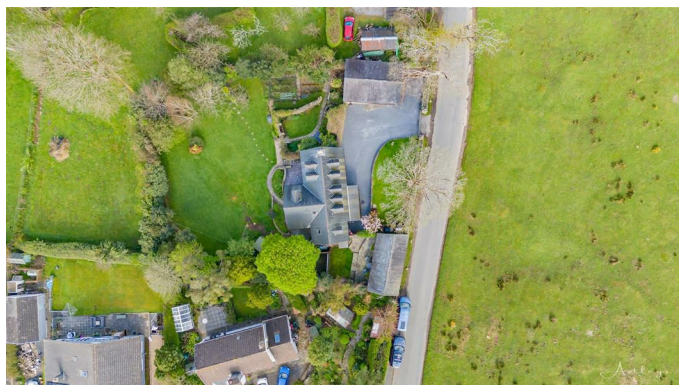
Gardens



Aerial



Aerial



Services

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

Council Tax Band

Council Tax Band - G

Agents Note

All the windows in the Stables are Anderson bespoke windows.

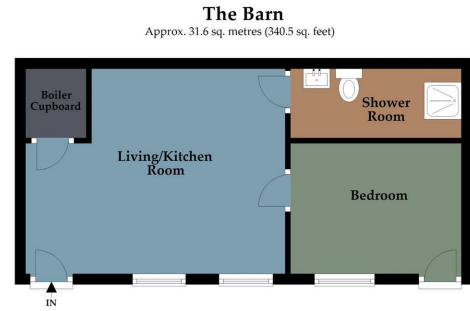
Tenure

Freehold.

Floor Plan



Total area: approx. 175.5 sq. metres (1886.7 sq. feet)
 Astleys use all reasonable endeavours to supply accurate property information in line with the consumer protection (unfair trading) regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective purchasers and it should not be assumed that property has all the necessary building regulations and planning permissions. Any heating, services and appliances have not been checked or tested. Floor plan is not to scale and is for illustrative purposes only. Plan produced using PlanUp.

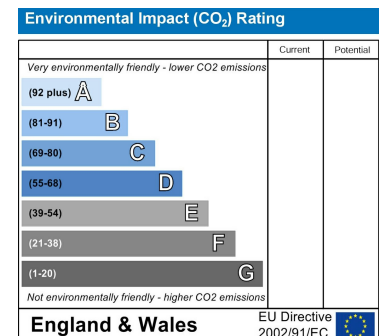
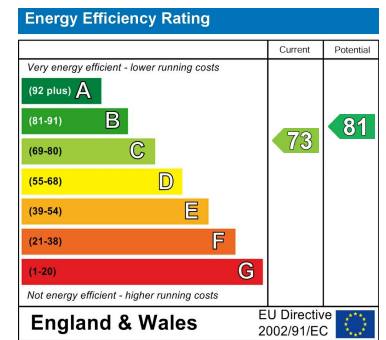


Total area: approx. 31.6 sq. metres (340.5 sq. feet)
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Area Map



Energy Efficiency Graph



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