



Hayes Farm House Reynoldston, Gower, Swansea, SA3 IHN

£1,250,000

Welcome to the extraordinary, award-winning Hayes Farmhouse an authentic Welsh Long House crafted from local stone. Sensitive and sympathetically renovated and extended by the current owners in 2002 using local traditional materials, meticulous attention was given to the local vernacular and recognised through a number of awards including Lord Mayors design awards, Gower Society vernacular award and recognition by the Civic Trust for Wales. Furthermore Hayes Farm House was featured as a finalist on C4's Britain's Best Homes. This stunning Gower Long House has breathtaking panoramic countryside views and exceptional craftsmanship throughout.

This remarkable home features four bedrooms, four reception rooms, four bathrooms, and two kitchens, complemented by practical spaces such as a utility room. Outside, a detached garage and pool house overlook the swimming pool and scenic country views. The beautifully landscaped gardens, set on a plot just under half an acre, further enhance the charm of this exceptional property.

Entrance

Via an aluminium door into the porch.

Porch

With an oak door to the kitchen. A set of glazed hardwood doors to the hallway. Timber framed double glazed window and shutters to the front with feature slate window sill. Clay tiled floor.

Kitchen 14'6" x 12'4" (4.435 x 3.767)



With timber framed double glazed windows to the rear. Exposed beams. Clay tiled floor. Radiator. Oak door to utility room. The kitchen is well appointed and fitted with a range of base and wall units, running granite and splash back, incorporating a five ring Falcon cooker with extractor hood over. Integral fridge. Integral dishwasher.

Utility Room 8'3" x 7'0" (2.520 x 2.158)

With an oak door to the cloakroom. Double glazed aluminium door to the rear. Clay tiled floor. Running granite work surface incorporating a integral freezer. Washing machine. Tumble dryer. Cupboard and wall units. Exposed beams.

Cloakroom 7'4" x 5'0" (2.241 x 1.548)

With a timber framed double glazed window and shutters to the front. Suite comprising; W/C. Wash hand basin. Slate running work surface. Extractor fan. Exposed beams. Tiled floor. Chrome heated towel rail.

Hallway



With a timber framed double glazed window and shutters to the front with a slate window sill. Oak stairs to the first floor. Velux roof window to front. Exposed stone feature wall. Doors to lounge. Radiator. Slate tiled floor.

Lounge 13'2" x 25'9" (4.020 x 7.858)



With a set of timber framed double glazed windows and shutters to the rear boasting countryside views. Set of glazed hardwood doors to the rear porch. Doors to the study. Door to the family room. Feature inglenook fireplace housing a cast iron, wood burner. Exposed beams. Slate tiled floor. Three cast iron radiators.

Lounge



Family Room 14'5" x 14'2" (4.401 x 4.339)



Lounge



With a set of double glazed aluminium bi-fold to the rear offering incredible countryside views. Double height ceiling with two Velux conservation roof windows to the front. Door to kitchen/living room. Tiled floor. Exposed beams. Feature stone wall.

Family Room



Study 6'3" x 12'6" (1.929 x 3.815)

With a set of timber framed double glazed windows to the front with feature slate window sill. Radiator. Slate tiled floor.

Kitchen/Living Room 22'0" x 13'3" (6.709 x 4.039)



Vaulted ceiling with exposed beams. With a hardwood stable door to the front. Two timber framed double glazed windows to the front. Wrought iron spiral staircase leading up to the snug. A set of double glazed aluminium bi-fold to the rear offering extensive panoramic countryside views. Oak doors to bedrooms three and four. Feature cast iron wood burner set on stone tiled hearth. Radiator. The kitchen area is well appointed and fitted with a range of base and wall units, running granite work surface incorporating a sink with mixer tap over. Four ring induction hob. oven. Extractor hood over. Integral dishwasher. Two integrated fridges. Slate and oak flooring.

Kitchen/Living Room



Kitchen/Living Room



Bedroom Three 10'11" x 9'9" (3.334 x 2.976)



With a set of timber framed double glazed windows with oak shutters to the side. with feature slate window sill. Radiator. Hardwood floor. Oak door to ensuite.

En-Suite 6'1" x 8'1" (1.858 x 2.469)



With a timber framed frosted double glazed window to the front. Well appointed suite comprising; bathtub with shower over. W/C. Wash hand basin. Radiator. Tiled floor. Part tiled walls.

Bedroom Four 10'10" x 9'10" (3.327 x 3.016)



With a set of timber framed double glazed windows to the rear offering countryside views with feature slate window sill. Hardwood floor. Radiator. Oak door to en-suite.

En-Suite 6'3" x 8'1" (1.921 x 2.466)

With a timber framed frosted double glazed window to the rear. Well appointed suite comprising; corner shower cubicle. W/C. Bidet. Wash hand basin. Radiator. Tiled floor. Part tiled walls.

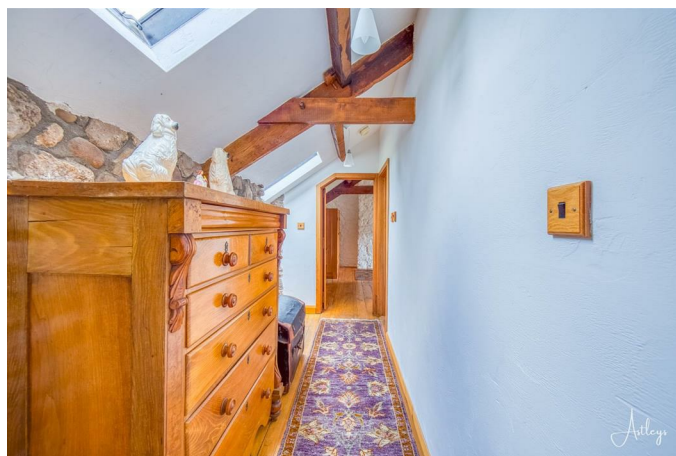
Snug



Via the spiral stair case. Timber framed double glazed window with oak shutters to the side offering countryside views. Velux roof windows to the front and to the rear. Radiator. Hardwood floor. Doors to eaves storage.

First Floor

Landing



With a set of conservation roof windows to the front. Oak doors to bathroom and bedrooms one and two.

Bathroom 8'2" x 11'5" (2.512 x 3.484)



With a set of timber framed double glazed windows to the rear offering countryside views with feature slate window sill. Well appointed suite comprising; free standing bathtub. Corner shower cubicle. W/C. Wash hand basin. Bidet. Slate tiled floor. Cast iron and chrome radiator. Exposed beams.

Bathroom



Bedroom One 12'3" x 14'7" (3.754 x 4.446)



With a set of timber framed double glazed windows with shutters to both the rear and front offering countryside views with feature slate window sill. Radiator. Spotlights and apex ceiling. Oak door to dressing area.

Bedroom One



Dressing Area 6'10" x 8'4" (2.108 x 2.549)

With a door to the en-suite. Timber framed double glazed window to the front. Spotlights.

En-Suite 8'6" x 7'10" (2.601 x 2.392)

With a set of timber framed double glazed windows to with shutters the rear offering countryside views with feature slate window sill. Well appointed suite comprising; Corner shower cubicle. W/C. Wash hand basin. Bidet. Slate tiled floor. Radiator. Extractor fan. Spotlights.

Bedroom Two 13'7" x 13'2" (4.147 x 4.026)



With a set of timber framed double glazed windows with shutters to the rear offering countryside views with feature slate window sill. Radiator. Feature fire place. Vaulted ceiling with exposed beams. Hardwood floor.

External

Another Aspect



Front



You have driveway parking leading to the rear.

Rear



You have parking for two to three vehicles. Access to the pool house. Outdoor heated swimming pool with patio seating area offering jaw dropping countryside views. Lawned garden home to a variety of flowers, trees and shrubs. Several patio seating areas with ample room for tables and chairs.

Pool House



Sitting Room



Sitting Room 9'8" x 16'4" (2.958 x 4.996)



With a two sets of aluminium double glazed bi fold doors to the pool and garden. Radiator. Tiled floor. Door to summer kitchen

Summer Kitchen 10'2" x 12'6" (3.111 x 3.834)



With a set of aluminium double glazed bi fold doors to the rear. Door to shower room. Door to recreational room. Tiled floor. Radiator. Loft access. The kitchen is fitted with a running marble work surface incorporating a stainless steel sink. Space for fridge/freezer.

Shower Room 10'5" x 3'3" (3.180 x 0.995)

With a Velux roof window to the side. Suite comprising; shower cubicle. W/C. Wash hand basin. Radiator. Tiled floor. Spotlights. Extractor fan.

Recreational Room 15'10" x 10'9" (4.835 x 3.302)

With a Velux roof window to the side. Two double glazed windows to the side. Double glazed aluminium door to the side. Slate tile floor. Radiator.

Brick Garden Store

Entered via wooden double doors. Velux window, Slate floor,

Gardens



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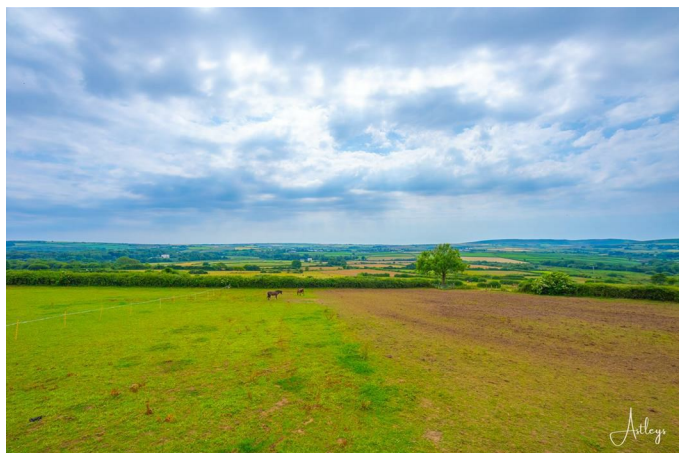
Gardens



Gardens



View



Aerial Aspect



Aerial Aspect



Aerial Aspect



Services

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

Council Tax Band

Council Tax Band - G

Tenure

Freehold.

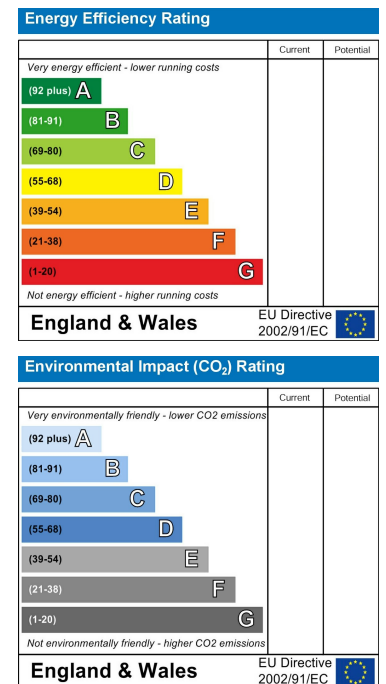
Floor Plan



Area Map



Energy Efficiency Graph



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