



Scurlage Court Farm Scurlage, Reynoldston, Swansea, SA3 1BA

Offers Over £1,000,000

Discover this captivating traditional Welsh slate farmhouse in the picturesque Gower, offering over 4,500 sqft of versatile living space. Set on an impressive 1.10-acre plot, this property includes an adjoined one-bedroom annex, known as The Granary, and a separate two-bedroom detached cottage, The Old Dairy. This unique property is ideal for multi-generational living, guest accommodation, or potential rental income via holiday-lets as currently used making it a rare find.

The main house exudes charm and character throughout, with spacious and flexible accommodation. The ground floor features a welcoming porch, an inviting breakfast room perfect for morning gatherings, and a comfortable lounge for relaxation. The kitchen is well-equipped and inviting, with ample storage, while the utility room offers additional functional space for laundry and storage. The ground floor also includes two conveniently placed cloakrooms, a impressive dining room ideal for entertaining, and a study that provides an excellent space for working from home.

Entrance

Via a composite door into the porch.

Porch

With a glazed stable door into the breakfast room. Double glazed windows to the front. Tiled floor.

Breakfast Room 13'7" x 16'3" (4.141 x 4.974)



With a set of double glazed windows to the front. Radiator. Door to the lounge. Opening to the kitchen. Door to storage cupboard. Feature recessed exposed stone fireplace including a bread oven housing a wood burner. Exposed stone. Radiator.

Kitchen 18'0" x 15'2" (5.511 x 4.645)

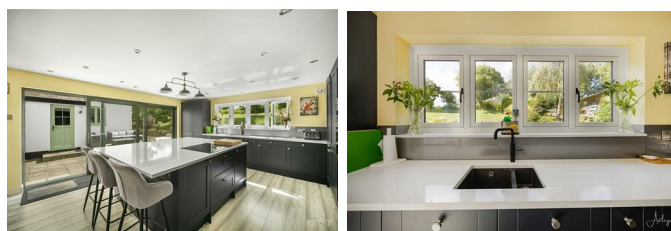


With a door to the inner hall. Double glazed windows to the rear. Double glazed triple sliding door to the rear patio. Spotlights. Timber floor. Vertical radiator. A beautifully appointed kitchen fitted with a range of

base and wall units, running granite work surface incorporating a one and a half bowl sink and drainer with boiling tap over and glass splashback. Large central breakfast island with a four ring ceramic hob. Integral oven & grill. Integral combi oven/microwave plus warming draw. Integral fridge. Integral freezer. Integral dishwasher. Extractor fan

Kitchen

Kitchen



Inner Hall

With a door to the dining room. Door to the cloakroom. Door to utility room. Door to the rear.

Utility Room 8'11" x 8'3" (2.731 x 2.520)

With a set of double glazed windows to the rear. Fitted with a range of base and wall units, running granite work surface incorporating a stainless steel sink with mixer tap over. Radiator. Plumbing for washing machine. Space for tumble dryer.

Cloakroom 4'1" x 4'3" (1.258 x 1.314)

With a frosted double glazed window to the rear. W/C. Wash hand basin. Radiator. Timber floor.

Dining Room 13'8" x 24'6" (4.190 x 7.489)



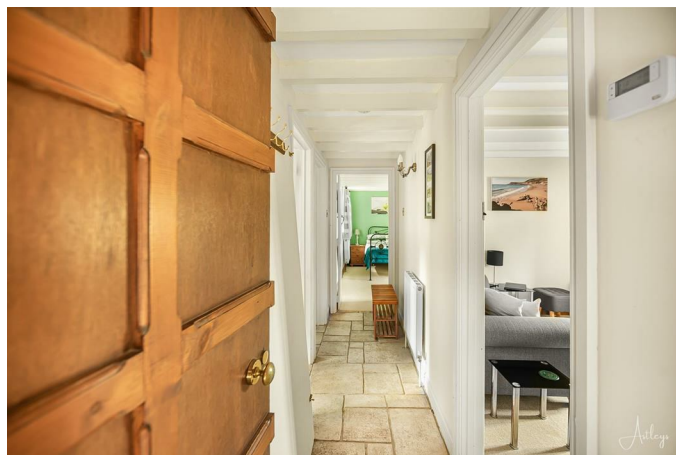
With a door leading to the Granary (adjoined annex). Stairs leading up to bedroom five via mezzanine landing. Velux roof window to the rear. Double glazed windows to the front. Double glazed PVC doors to the rear. Double glazed PVC doors to the front. Radiator. Tiled floor. Exposed stone. Exposed beams. Vaulted ceiling.

Dining Room

The Granary (Adjoined Annex)



Hallway - The Granary (Adjoined Annex)



With a door to the lounge. Door to the kitchen. Door to the bathroom. Door to bedroom. Radiator. Tiled floor.

Lounge/Dining Room - The Granary (Adjoined Annex) 10'4" x 12'8" (3.169 x 3.883)



With a set of double glazed windows to the front. Radiator. Exposed timber beams. Storage cupboard. Carpet flooring.

Bathroom - The Granary (Adjoined Annex) 7'0" x 9'4"
(2.148 x 2.849)



With a frosted double glazed window to the rear. Suite comprising; corner shower cubicle. Free standing roll top bathtub. W/C. Wash hand basin. Radiator. Tiled floor. half tiled walls. Spotlights. Extractor fan.

Kitchen - The Granary (Adjoined Annex) 6'9" x 9'8"
(2.065 x 2.961)



With a set of double glazed windows to the rear. Double glazed PVC door to the rear. The kitchen is fitted with a range of base and wall units, running work surface incorporating a stainless steel sink and drainer unit. Radiator. Space for cooker. Space for fridge/freezer. Plumbing for washing machine or dishwasher. Tiled floor. Extractor hood.

Bedroom - The Granary (Adjoined Annex) 13'7" x 13'4"
(4.156 x 4.082)



With a set of double glazed windows to the front & rear. Radiator. Door to the en-suite. Exposed timber to the ceiling. Carpeted flooring.

En-Suite - The Granary (Adjoined Annex) 5'1" x 4'4"
(1.562 x 1.334)

With a frosted double glazed window to the side. W/C. Wash hand basin. Door to storage cupboard. Radiator. Half tiled walls. Tiled floor.

Rear



Enclosed private garden with a seating area. Access to the main garden and rear access gates.

Bedroom Five 17'3" x 13'2" (5.282 x 4.015)



Accessed via mezzanine gallery over the dining room. Vaulted ceiling. Door to airing cupboard. Exposed timber floorboards. With a set of Velux roof windows to the front and rear. Door to the en-suite. Radiator.

En-Suite 7'7" x 8'11" (2.313 x 2.733)

With a set of frosted double glazed windows to the rear. Door to large eaves storage cupboard. The bathroom suite comprising; double shower cubicle. W/C. Bidet. Twin wash hand basins. Radiator. Spotlights. Tiled floor. Tiled walls. Extractor fan.

Lounge 13'10" x 30'1" (4.238 x 9.178)



Accessed off the breakfast room With four double glazed windows to the front. Double glazed window to the side. Double glazed French patio doors to the rear. Door to the inner hall. Two feature fireplaces with original stone hearth one housing a wood burner. Tiled floor. Two radiators. Exposed timber beams.

Lounge



Lounge

Inner Hall

With stairs to the first floor. Door to the cloakroom. Door to the study. Door to the rear. Door to under stairs cupboard. Radiator. Quarry tiled floor.

Cloakroom 5'6" x 2'11" (1.691 x 0.907)

With a low level w/c. Wash hand basin. Radiator. Tiled floor. Extractor fan.

Study 13'3" x 9'10" (4.046 x 3.016)

With a set of double glazed windows to the rear. Double glazed French patio doors leading to the side patio. Radiator. Quarry tiled floor.

First Floor

Landing

With two double glazed windows to the rear. Radiator. Door to the bathroom. Door to airing cupboard. Doors to bedrooms. Carpet flooring. Velux to the rear.

Bedroom One 13'8" x 16'7" (4.178 x 5.077)



With two double glazed windows to the front and side. Radiator. Spotlights. Door to en-suite. Feature stone. Wood flooring.

En-Suite 10'2" x 4'8" (3.118 x 1.426)

With a set of frosted double glazed windows to the front. Well appointed suite comprising; Walk in double shower. W/C. Wash hand basin. Radiator. Tiled floor. Spotlights. Loft access.

Bedroom Two 13'2" x 11'5" (4.016 x 3.504)



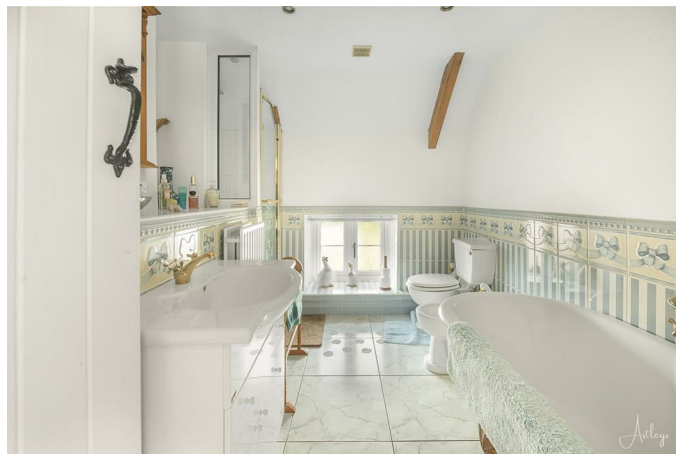
With a set of double glazed windows to the side and rear. Radiator. Door to built in storage cupboard. Door to en-suite. Feature fireplace. Timber flooring.

En-Suite 6'1" x 6'6" (1.857 x 1.982)

With a frosted double glazed window to the side. Well appointed suite comprising; Walk in shower. W/C.

Wash hand basin. Radiator. Tiled floor. Spotlights. Exposed timber floors.

Bathroom 9'11" x 8'9" (3.043 x 2.676)



With a set of frosted double glazed windows to the front. Well appointed suite comprising; Free standing bathtub. Walk in shower. W/C. Bidet. Wash hand basin. Radiator. Tiled floor. Spotlights.

Bedroom Three 18'6" x 9'4" (5.664 x 2.853)



With a set of double glazed windows to the front. Radiator. Wash hand basin. Velux roof window to the rear. Feature slate chimney breast. Exposed beams. Vaulted ceiling. Timber flooring.

Bedroom Three

Bedroom Four 17'3" x 10'8" (5.262 x 3.264)

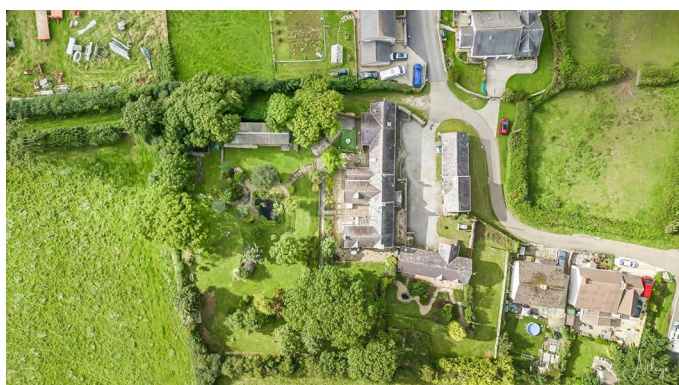


With a set of double glazed windows to the side. Window seat to the side with storage area. Radiator. Door to built in wardrobe. Timber flooring. Exposed timber to vaulted ceiling. Eaves cupboards.

External

To the front you have parking for several vehicles. Lane leading to the rear garden that also provides parking. Detached outbuilding providing parking (subject to planning could be turned into a garage). To the rear you have several patio seating areas with ample room for tables and chairs ideal for al fresco dining leading to a breathtaking lawned garden home to a variety of flowers, trees and shrubs with separate orchard area. Garden pond. Detached greenhouse. Detached garden shed. Stables. Gate to enclosed paddock.

Aerial Aspect



Aerial Aspect



Aerial Aspect



Aerial Aspect



Outbuilding



Another Aspect



Another Aspect



Rear Aspect

Rear Garden

Rear Garden

Rear Garden

Rear Garden

Another Aspect



Rear Garden



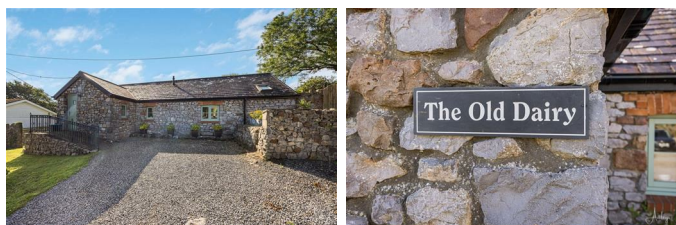
Rear Garden



Rear Garden



The Old Dairy (Detached Cottage)



Entrance

Via a composite door into the hallway.

Hallway



With a double glazed window to the side. Double glazed window to the front. Door to the utility. Door to storage cupboard. Door to the lounge. Door to the bathroom. Doors to the bedrooms. Radiator. Tiled floor.

Utility Area 6'2" x 3'5" (1.904 x 1.052)

With a double glazed window to the side. Radiator. Wash hand basin. Plumbing for washing machine.

Lounge/Dining Room 14'6" x 12'5" (4.445 x 3.810)



With a double glazed window to the front. Double glazed French patio doors leading out onto the rear garden. Radiator. Timber flooring. Stone wall with exposed timber ceiling beams.

Lounge/Dining Room

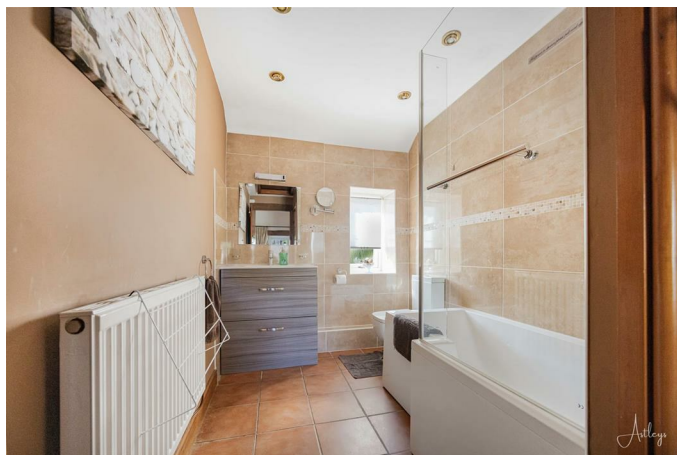
Kitchen 11'0" x 10'4" (3.370 x 3.162)

With a set of double glazed windows to the rear. Double glazed PVC door to the rear. The kitchen is fitted with a range of base and wall units, running granite work surface incorporating a one and a half bowl sink with mixer tap over. Four ring electric hob with oven and grill under. Extractor hood over. Space for dishwasher. Space for fridge/freezer. Tiled floor. Radiator. Spotlights.

Kitchen



Bathroom 11'6" x 6'6" (3.516 x 1.995)



With a frosted double glazed window to the rear. Suite comprising; bathtub with shower over. W/C. Wash hand basin. Radiator. Tiled floor. Tiled walls. Spotlights. Extractor fan. Door to the boiler cupboard.

Bathroom

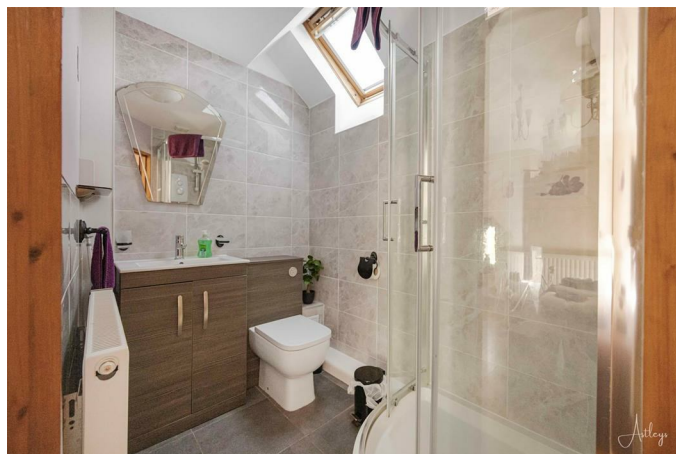
Bedroom One 14'7" x 13'1" (4.469 x 3.988)



With a set of double glazed windows to the front & rear. Frosted double glazed windows to the side. Door to en-suite. Radiator. Timber flooring.

Bedroom One

En-Suite 6'0" x 4'11" (1.832 x 1.516)



With a Velux roof window to the front. Suite comprising; corner shower cubicle. W/C. Wash hand basin. Radiator. Tiled floor.

Bedroom Two 11'4" x 7'8" (3.476 x 2.339)



With a set of double glazed windows to the rear. Radiator. Timber flooring.

External

Private enclosed garden with a seating area with ample room for tables and chairs. Lawned garden home to a variety of flowers, trees and shrubs. Access to the rear and side paddock.

External



What 3 Words

///replying.photo.seabirds

Services

Mains electric. Mains water. Mains Drainage. Oil and LPG gas. Broadband type- ultrafast fibre. Mobile phone coverage available with O2 & Vodafone.

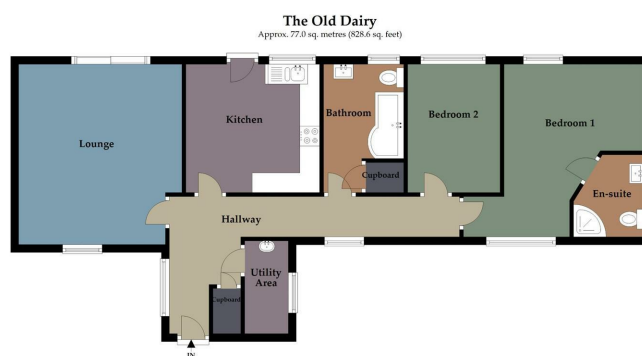
Council Tax Band

Council Tax Band - H

Tenure

Freehold.

Floor Plan



Total area: approx. 77.0 sq. metres (828.6 sq. feet)

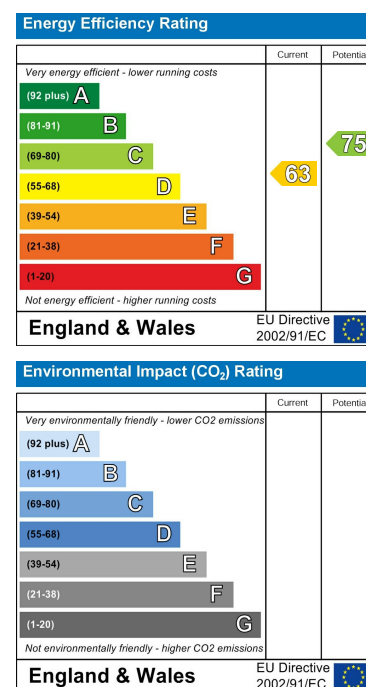
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Plan produced using PlanIt.

Area Map



Energy Efficiency Graph



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