



## Willoxton Hall Ilston, Gower, Swansea, City & County Of Swansea, SA2 7LQ

**Offers Over £1,000,000**

An exceptional opportunity to acquire a four-bedroom detached family home set within the tranquil and private surroundings of Ilston, in the heart of the Gower Peninsula. This impressive residence is nestled within approximately 2.88 acres of land, including a two-acre paddock with its own gated access. The property enjoys beautiful countryside vistas along with partial sea views, offering a peaceful rural lifestyle within easy reach of local amenities.

The accommodation is spacious and thoughtfully arranged, beginning with a welcoming porch and central hallway that leads to a convenient cloakroom. The lounge is generous in size and flows beautifully into the bright and airy garden room. The open-plan kitchen and breakfast room forms the heart of the home, with a door leading into a versatile study, perfect for those working from home. A well-equipped utility room provides additional practical space.



### Entrance

Via a set of glazed hardwood doors into the porch.

### Porch

Double glazed sash window to the front and set of glazed hardwood doors into the open plan kitchen/breakfast room. Tiled floor. Radiator.

### Open Plan Kitchen/Breakfast Room 41'4" x 15'9" (12.622 x 4.812 )



You have a set of double glazed sash windows to the front. Double glazed sash window to the rear. Door to the utility room. Set of doors to the study. Set of doors to the hallway. Set of doors to the lounge. Two wall-mounted radiators. Spotlights. Feature wood burner set on slate half. The kitchen itself is beautifully appointed and fitted with a range of base and wall units running granite work surface incorporating a ceramic sink with mixer tap over. Six ring AGA cooker with extractor hood over. Integral fridge. Integral freezer. Integral dishwasher.

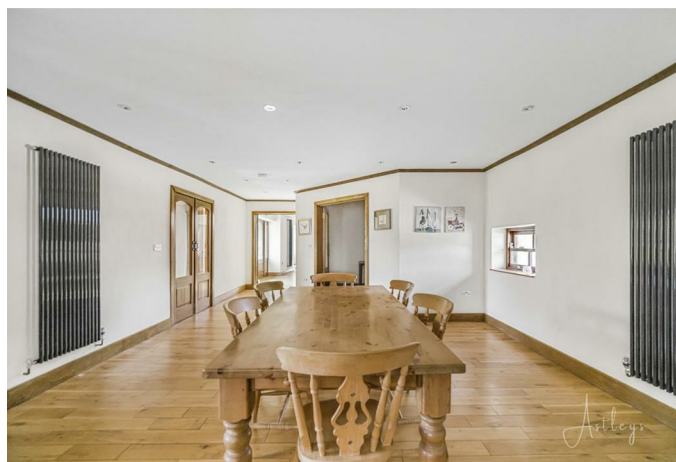
### Open Plan Kitchen/Breakfast Room



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### Open Plan Kitchen/Breakfast Room



#### Utility Room 14'11" x 5'6" (4.567 x 1.681 )

You have a set of double glazed sash windows to the side. Tiled floor. Radiator. Running granite work surface. Plumbing for washing machine. Space for tumble dryer. Space for American style fridge freezer.

#### Study 10'5" x 10'8" (3.198 x 3.276 )

Radiator and spotlights.

#### Lounge 36'7" x 16'0" (11.171 x 4.898 )



You have an incredibly impressive room which houses a feature fireplace housing a wood burner. Two double glazed windows to the side. Two radiators. Set of glazed hardwood doors leading out to the garden and a set of glazed hardwood doors leading out to the garden room.

#### Lounge



#### Lounge



#### Lounge



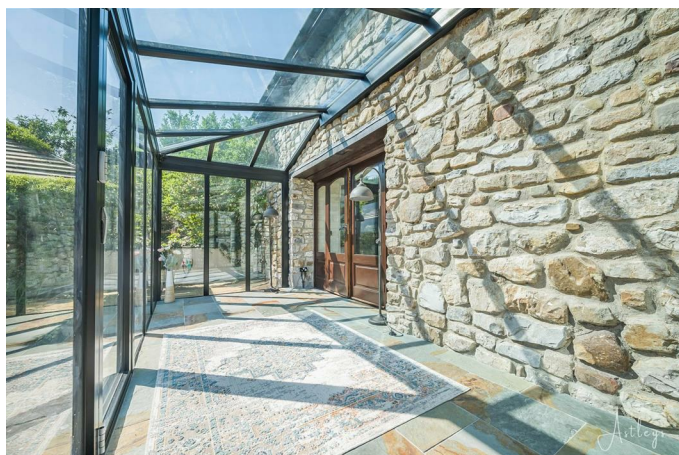


### Garden Room 7'1" x 17'4" (2.171 x 5.304 )



With a set of glazed hardwood doors leading out to the garden. Double glazed bi-fold doors leading out to the garden. Tiled floor. Two radiators.

### Garden Room



### Hallway



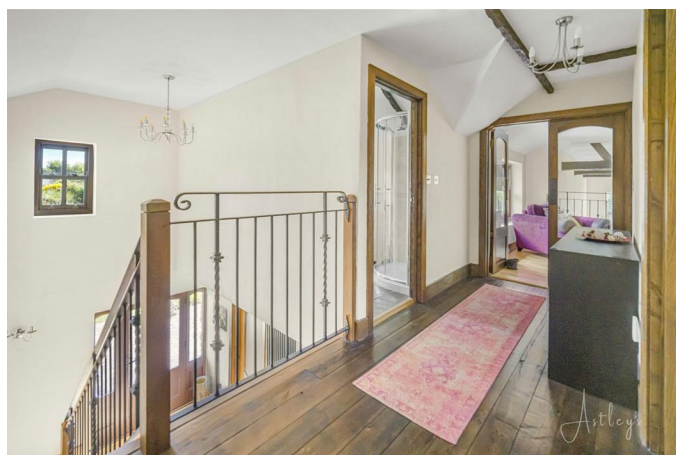
With stairs leading up to the first floor. Radiator. Double glazed door to the front. Double glazed sash window to the front. Radiator. Door to boiler cupboard. Door to cloakroom.

### Cloakroom 5'10" x 3'8" (1.791 x 1.124 )

With a frosted double glazed sash window to the side. Suite comprising; WC. Wash hand basin. Tiled floor. Part tiled walls. Extractor fan. Door to storage cupboard.

### First Floor

### Landing



Door to the bathroom. Doors to bedrooms. Door to the sitting area. Radiator. Loft access.



**Sitting Area 9'5" x 16'0" (2.888 x 4.885 )**



You have a set of double glazed sash windows to the front. Spotlights and a pleasant outlook over the lounge.

**Bathroom 12'1" x 5'7" (3.685 x 1.712 )**



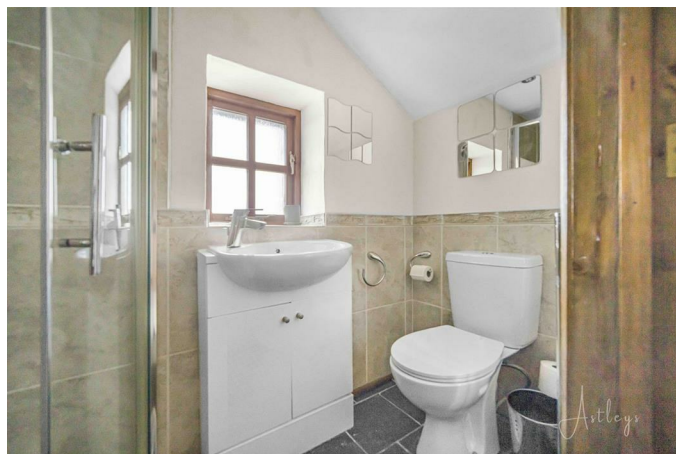
You have a set of frosted double glazed sash windows to the front. Well appointed bathroom suite comprising; freestanding bathtub. Corner shower cubicle. WC. Wash hand basin. Radiator. Tiled floor. Part tiled walls. Spotlights. Extractor fan.

**Bedroom One 14'3" x 15'7" (4.358 x 4.769 )**



You have a set of double glazed sash windows to the front. Double glazed window to the side. Radiator. Spotlights. Door to en suite.

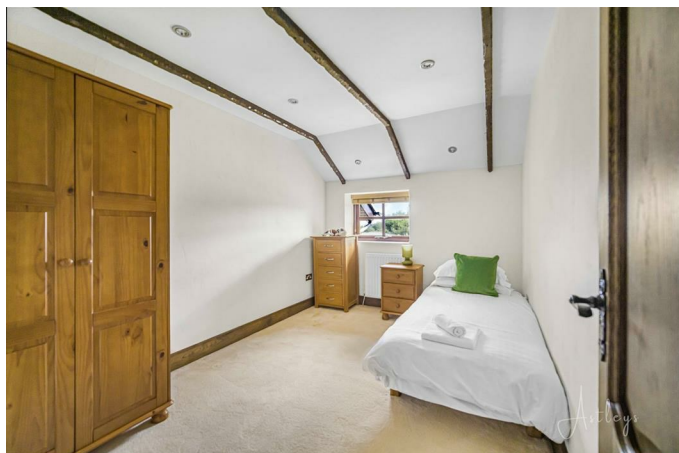
**En-Suite 3'6" x 7'2" (1.081 x 2.189 )**



With a frosted double glazed window to the side. Suite comprising; corner shower cubicle. WC. Wash hand basin. Radiator. Tiled floor. Part tiled walls. Spotlights.

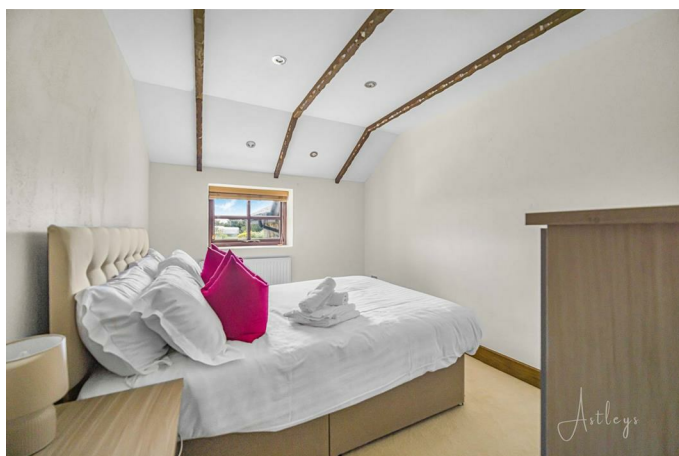


**Bedroom Two 11'9" x 8'6" (3.592 x 2.595 )**



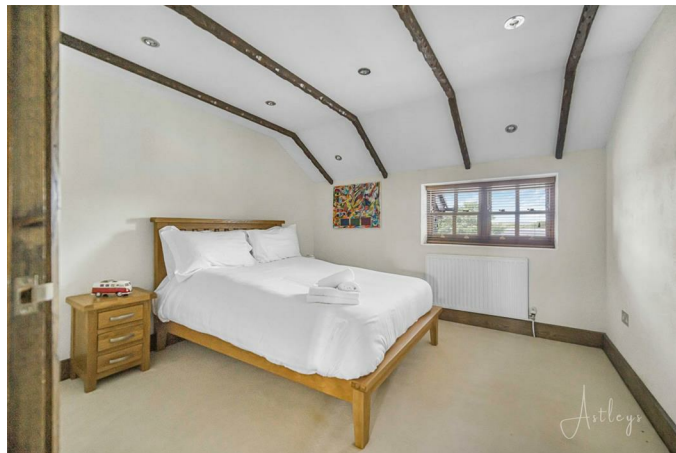
You have a double glazed window to the front. Radiator. Spotlights.

**Bedroom Three 11'11" x 8'5" (3.654 x 2.585 )**



You have a double glazed window to the front. Radiator. Spotlights.

**Bedroom Four 10'11" x 10'6" (3.335 x 3.203 )**



You have a set of double glazed sash windows to the rear. Radiator. Spotlights.

**External**

Via private electric gate you have parking for two to three vehicles. A detached double garage with an adjoined four stables. The double garage is accessed via two electric up and over doors. Externally to the front you have a graveled area which as previously mentioned offers parking for two to three vehicles. Garden pond. Raised patio seating area with ample room for tables and chairs and a lawned garden home to a variety of flowers trees and shrubs. You then have a separate gate leading on to a separate paddock which is roughly two acres. In the garden also you have a outdoor swimming pool and also a detached pool house with adjoined shower room. The grounds of the property offer a wonderful countryside outlook and also sea views.



Garden



Garden



Garden



Garden



Garden





Garden



Garden



Another Aspect



Aerial Aspect



Aerial Aspect





**Aerial Aspect**



**Paddock**



**Paddock**



**Detached Double Garage 20'2" x 29'5" (6.167 x 8.969)**



**Stables Number One 19'9" x 14'8" (6.028 x 4.486 )**



**Stables Number Two 6.028 x 4.486**

**Stables Number Three 6.028 x 4.486**

**Stables Number Four 6.028 x 4.486**

**Swimming Pool**



**Swimming Pool**



**Pool House 10'7" x 10'7" (3.236 x 3.236 )**

**Shower Room 10'1" x 3'11" (3.093 x 1.211)**

**Services**

Mains electric. Mains water. Oil central heating via tank. Broadband type - full fibre. Mobile phone coverage available with EE, O2 & Vodafone.

Flooding from surface water and small watercourses - risk between 1% and 3.3% chance each year.

**Council Tax Band**

Council Tax Band - H

**Tenure**

Freehold.



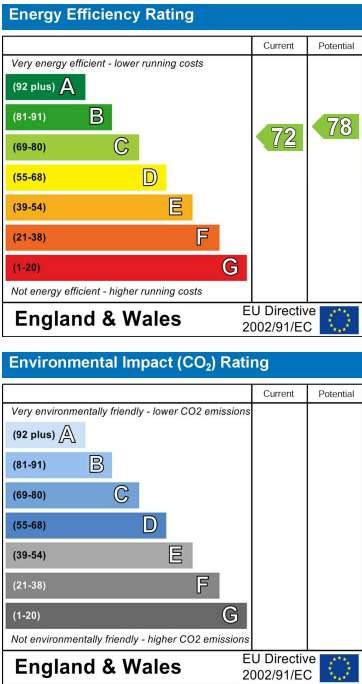
Floor Plan



Area Map



Energy Efficiency Graph



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