

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



5



4



4





# 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.

Upstairs, you'll find four spacious bedrooms filled with natural light. Two of the bedrooms come with en-suite facilities, adding a touch of luxury, while the family bathroom is modern and stylish.

The property is set on a beautifully landscaped 1.10-acre plot. At the front, there is ample parking space for several vehicles, with lane access leading to additional parking at the rear. An outbuilding provides additional parking and has the potential for conversion into a garage, subject to planning. To the rear you have a patio seating area with ample room for tables and chairs leading to a breathtaking lawned garden home to a variety of flowers, trees and shrubs. Garden pond. Detached greenhouse. Detached garden shed. Stables and barn.





#### 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

137" x 163"

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"

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"

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"

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

#### Dining Room

13'8" x 24'6"

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"

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"

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"

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 fridge/freezer. Plumbing for washing machine or dishwasher. Tiled floor. Extractor hood.







**Bedroom - The Granary (Adjoined Annex)**

137" x 134"

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)**

51" x 44"

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**

173" x 132"

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**

77" x 811"

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**

1310" x 301"

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**

56" x 211"

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

**Study**

133" x 910"

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**

138" x 167"

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

**En-Suite**

102" x 48"

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**

132" x 115"

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	63	75
EU Directive 2002/91/EC		
England & Wales		



Total area: approx. 380.4 sq. metres (4094.7 sq. feet)

Agents use all reasonable endeavours to supply accurate property information in line with the consumer protection from unfair trading regulations 2008. These property details do not constitute any part of the offer in contract and all measurements are approximate. The metres in these particulars should be independently verified by prospective purchasers and should not be assumed. The property has all the necessary building regulations and planning permissions. Any heating, services and appliances have not been checked or tested. These plans are not to scale and are for illustrative purposes only. Plans produced using RealEzy.