

Fairfield Cottage  
Knelston,  
Reynoldston, Gower,  
Swansea, SA3 1AR

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# Fairfield Cottage Knelston, Reynoldston, Gower, Swansea, SA3 1AR

Offers Over  
**£600,000**



Surrounded by the rolling farmland of the Gower Peninsula, Fairfield Cottage occupies a peaceful position within easy reach of the renowned beaches of Rhossili and Port Eynon. The nearby village of Reynoldston provides a strong sense of community, with a popular village inn, primary school and local amenities, while Swansea offers a comprehensive range of shops, cafés and a mainline rail connection to London. This is a setting that brings together open countryside, coastline and everyday convenience.

Set within grounds of approximately 0.28 acres, the property enjoys a pleasing rural outlook to the rear. Gated entry leads to a generous driveway with parking for several vehicles and access to a detached double garage, creating a welcoming and practical approach.

The accommodation extends to around 1,871 square feet and is arranged with balance and versatility. A well proportioned lounge sits alongside a kitchen and breakfast room that forms the heart of the home, ideal for both daily life and informal entertaining. A separate sitting room offers flexibility for quieter moments or family use, complemented by a utility room and ground floor shower room.

Upstairs, four bedrooms are served by a family bathroom, each room enjoying views across the gardens or surrounding countryside.

The gardens are a particular feature. A lawned front garden, bordered by established hedging and planted with flowers and shrubs, provides privacy and colour. To the rear, a raised patio offers space for outdoor dining and leads to a further lawn edged with mature planting and enclosed by hedging and walling. A detached greenhouse and vegetable plot add to the sense of a well tended, productive garden.

Fairfield Cottage offers generous space, a fine outlook and a sought after Gower setting, well suited to families, professionals or those seeking an assured move to coastal and country living.



#### **Entrance**

Via a composite door into the porch.

#### **Porch**

With a door to the lounge.

#### **Lounge**

13'2" x 27'2"

You have a set of double glazed windows to the front. Stairs to the first floor. Two radiators. Feature fireplace housing a wood burner. Door to the kitchen/breakfast room.

#### **Kitchen/Breakfast Room**

21'1" x 12'2"

You have a door to the sitting room. Door to the inner hall. Set of double glazed windows to the front. Double glazed window to the rear. Spotlights. Tiled floor. A beautifully appointed kitchen/breakfast room comprising; running granite work surface incorporating a ceramic sink with mixer tap over. Aga cooker.

#### **Sitting Room**

15'11" x 12'11"

Set of double glazed hardwood doors to the rear garden. Set of double glazed windows to the front. Tiled floor. Feature fireplace. Two wall mounted storage heaters.

#### **Inner Hall**

With a door to the kitchen/breakfast room. Opening to the utility room and a door to the shower room. Tiled floor.

#### **Shower Room**

8'3" x 6'0"

You have a frosted double glazed window to the side. Suite comprising; corner shower cubicle. WC. Wash hand basin. Heated towel rail. Tiled floor.

#### **Utility Room**

13'1" x 9'1"

You have a set of double glazed windows to the side and a set of double glazed windows to the rear. Tiled floor. Spotlights. Running work surface incorporating a one and a half bowl sink and drainer unit. Plumbing for washing machine. Space for tumble dryer. Space for fridge freezer.

#### **First Floor**

##### **Landing**

With a double glazed window to the rear. Door to bathroom. Doors to bedrooms. Spotlights. Loft access. Radiator.

##### **Bathroom**

12'11" x 6'8"

You have a set of glazed windows to the rear offering a pleasant countryside outlook. Suite comprising; corner shower cubicle. WC. Wash hand basin. Bathtub. Door to airing cupboard. Radiator.



**Bedroom One**

11'1" x 13'3"

You have a double glazed sash window to the front. Doors to built-in storage cupboards. Radiator.

**Bedroom Two**

12'6" x 10'5"

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

**Bedroom Three**

10'4" x 9'6"

You have a glazed sash window to the rear again boasting countryside views. Radiator. Door to eaves storage.

**Bedroom Four**

9'11" x 9'10"

You have a double glazed sash window to the front. Radiator. Door to built-in wardrobe.

**External**

Via gated entry into the grounds. Parking for several vehicles leading to a detached double garage. To the front you have a lawned garden, home to a variety of flowers and shrubs. Garden is bordered by hedging. To the rear you have a raised patio seating area with room for tables and chairs, which in turn leads to a lawned garden which again is home to a variety of flowers, trees and shrubs bordered by hedging and wall. Detached greenhouse and vegetable plot.

**Another Aspect****Aerial Aspect****Detached Garage**

18'7" x 16'10"

With two 'up and over' doors and two double glazed windows to the side. Power and light.

**Grounds****Services**

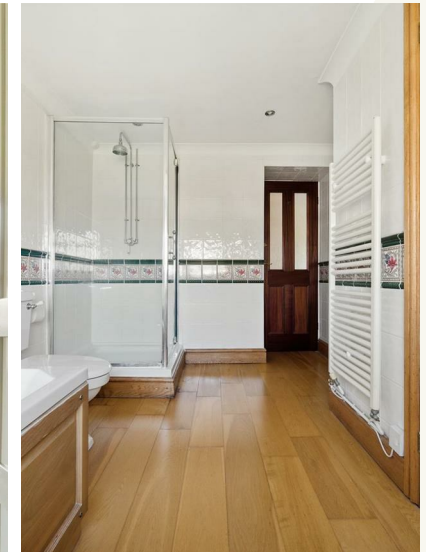
Mains electric. Mains water. Mains Drainage. Oil. Broadband type - fast broadband provided via a dish antenna. Mobile phone coverage available with EE, Three, O2 & Vodafone.

**Council Tax Band**


Council Tax Band - G

**Tenure**

Freehold.





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



Total area: approx. 173.9 sq. metres (1871.7 sq. feet)

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