



Nicholaston Cottage, Nicholaston, Penmaen, Penmaen SA3 2HL

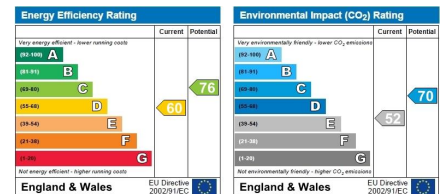
Offers in the region of £895,000

Fabulous Location And Breathtaking Sea Views

Detached Stone Property

Huge Amounts Of Character And Quality Finish

Double Garage and South Facing Gardens
EER D60



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NC/WJ/29387/110316

DESCRIPTION

Nicholaston Cottage is nestled in the South Gower countryside in the lea of Cefn Bryn and overlooking Oxwich Bay and the Bristol Channel. There are few more idyllic locations for a family home.

This period detached stone home offers extensive living accommodation comprising four bedrooms, four reception rooms, a beautiful kitchen family room, utility, two WC's on the ground floor, an ensuite bathroom to the master bedroom and three ensuite shower rooms to the other bedrooms.

The property is finished to a very high standard and offers the most spectacular southerly aspect from most of the rooms. The views over Oxwich Bay and The Bristol Channel are world renowned and Nicholaston Cottage really takes advantage of every aspect of this location. For example with its large sliding doors opening onto the fabulous south facing gardens the kitchen family room really becomes part of the fabulous surroundings. The finish throughout the property is as quality as its surroundings with lovely exposed stone, contemporary sash windows, welsch slate flooring throughout the ground floor, two superb contemporary cast iron log burners in the main reception and the snug, granite worksurfaces, NEFF appliances and an Aga in the kitchen, and beautiful Victorian school style radiators.

This location offers access to Mumbles in twenty minutes by car. All local beaches are easily accessible from the property and there are fabulous walks across Cefn Bryn and down to the coast from the property. The property also falls within Bishopston School Catchment area.

ENTRANCE PORCH

Entered via wood panelled door to front, slate flooring, part double glazed door leading into;

DINING ROOM

13'6 x 16'9 (4.11m x 5.11m)

Slate flooring, stairs to first floor, exposed stone wall, ornate Victorian school style radiator, halogen spots to ceiling with brass fittings, opening into kitchen/family room, this room is open to;

SITTING ROOM

18'6 x 16'4 (5.64m x 4.98m)

Accessed via three steps, two contemporary sash windows to front elevation, two contemporary sash windows to rear elevation with absolutely fabulous views over Oxwich Bay and the Gower countryside, slate tiled flooring, suspended cast iron contemporary log burner with glazed window to front, two school style radiators, halogen spots to ceiling with brass fittings, further steps up from this room leading into rear hallway and to;

REAR HALLWAY

Slate tiled flooring, radiator, door to double garage, part glazed door to;

CLOAKROOM

School style radiator, wall mounted wash hand basin with chrome mixer tap, concealed flush WC, slate flooring, sash window to rear elevation with fabulous views over Oxwich Bay.

KITCHEN/FAMILY ROOM (L SHAPED)

29'9/10'2 x 26'8/8'11 (9.07m x 8.13m)

Slate tiled flooring, glass wall across the rear of the property taking in the panoramic views of Oxwich Bay, Bristol

Channel, Exmoor and the Gower countryside, 2 large sliding patio doors which bring the garden sun terrace into the house, steps down into the snug, glazed wall to side of the family room area, 4 ceiling skylights, contemporary kitchen fitted with wall and base units, granite work surfaces, granite island housing the oven and hob, contemporary style double Belfast sink with chrome mixer tap, Aga with ceramic tiled surround, halogen spots to ceiling with chrome fittings, built-in dishwasher, sash window to front elevation, school style radiator, open to rear hallway and first floor study, glazed door to;

UTILITY ROOM

14'8 x 9'6 (4.47m x 2.90m)

Window to front elevation, wood panelled door leading out to side of property, window to side elevation, loft access, wall and base units with rolltop work surface, space for washing machine, sink with chrome mixer tap, slate tiled flooring, radiator

CLOAKROOM

Window to rear, concealed flush WC, wall mounted wash hand basin with chrome mixer tap, wall mounted chrome heated towel rail, slate tiled flooring.

SNUG

18'10 x 12'2 (5.74m x 3.71m)

Double glazed bi-folding doors leading out to rear garden, slate tiled floor, contemporary cast iron log burner, radiator, exposed beamed ceiling, spiral staircase leading up;

STUDY

19' x 12'2 (5.79m x 3.71m)

Double glazed window to side elevation, two skylights, exposed beams to ceiling, built-in cupboard, exposed stone wall, polished floor boards, radiator, built-in shelving, ceiling halogen spots in chrome fittings.

FIRST FLOOR LANDING

Three sash windows to front elevation, two radiators, large airing cupboard, halogen spots to ceiling with brass fittings, doors to;

MASTER BEDROOM ONE

20'6 x 12'3 (6.25m x 3.73m)

Two sash windows to front elevations with views up towards Cefn Bryn common, two sash windows to rear elevations with fabulous views, vaulted ceiling, built-in wardrobes across one wall.

EN-SUITE BATHROOM

Contemporary free standing bath tub with chrome mixer tap, double shower cubicle with large head wall mounted shower, glazed shower screen and splashback tiling, concealed flush WC, wash hand basin with vanity unit under and chrome mixer tap, sash window to rear elevation enjoying the fabulous views, vaulted ceiling, loft hatch, limestone floor tiling

BEDROOM TWO

16'5/10'11 x 11'10/5'3 (5.00m x 3.61m)

Sash window to rear elevation enjoying the fabulous views, radiator, door to;

EN-SUITE SHOWER ROOM

Sash window to front elevation, concealed flush WC, shower cubicle with large head wall mounted shower, wall mounted wash hand basin with chrome fittings and vanity unit under, limestone tiled flooring and walls, halogen spots to ceiling, extractor, wall mounted vertical radiator.

BEDROOM THREE

12'5 x 10'4 (3.78m x 3.15m)

Sash window to rear elevation with fabulous views over the bay, loft access, radiator, built-in wardrobes across one wall, built-in shelving, door to;

EN-SUITE SHOWER ROOM

Concealed flush WC, corner shower cubicle with large head wall mounted shower, wash hand basin with chrome mixer tap and vanity unit under, vertical radiator, ceramic tiled walls and flooring, sash window to rear with fabulous views.

BEDROOM FOUR

11'6 x 9'11 (3.51m x 3.02m)

Sash window to rear elevation with views over Oxwich Bay, radiator, halogen spots to ceiling with chrome fittings, loft access, built-in wardrobe.

EN-SUITE SHOWER ROOM

Large head wall mounted shower, concealed flush WC, wash hand basin with vanity unit under and chrome mixer tap, sash window to rear with fabulous views.

EXTERNALLY

To the front of the property is a front garden which is laid to lawn with path leading down to the front door. Off street parking for two cars in front of the **DOUBLE GARAGE** with electric up and over doors. To the rear is a fabulous south facing rear garden with sun terrace directly behind the kitchen/family room and steps up to a further sun terrace and to the other side of the property is a lawned rear garden with mature flower and shrub borders, all of which takes in the panoramic views of Oxwich Bay across the Bristol Channel to Exmoor and the Gower countryside.

SERVICES

Oil Fired Central Heating, the rest are mains services connected to the property.

VIEWING

By appointment with the selling Agents on 01792 360060 or e-mail mumbles@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From Newton Road, continue towards the foreshore and at the mini-roundabout take a left-hand turn onto A4067. Continue to West Cross taking the left-hand turn onto B4436 Mayals Road at the part time traffic lights which continues into Northway and into Pennard Road. On approaching Kittle, take a right-hand turn onto Kittle Hill Lane. At the junction take a left-hand turn onto the A4118 South Gower Road. Follow the road along until the cross roads and take the right hand turning and follow the road for 300 yards. Nicholaston Cottage will be found on the left hand side.