



## **Pylewell Farm House, Pilton, Rhossili SA3 1PQ**

FOR SALE BY PUBLIC AUCTION

**For auction Guide Price £530,000 to £580,000**

Substantial Gower House  
Great B&B, Holiday Let  
Business Opportunity  
Superb Rural Views

CWJ/BT/58799/020817

## DESCRIPTION

FOR SALE BY PUBLIC AUCTION.

An outstanding property on the outskirts of Rhossili occupying a prime location for access to the beaches and countryside of Gower. Boasting far reaching rural views of Gower, this property is a wonderful family home, but also offers vast potential for a bed and breakfast or holiday home business. The ground floor consists of living and dining room, lounge, kitchen/breakfast room, utility and study. There are four double bedrooms (two with en suite), bathroom and balcony to the first floor. There are two double bedrooms (one with en suite) to the second floor. Externally the property is accessed via gated driveway with parking for a number of cars. There is a lawn to the rear with paved sun terrace enclosed by stone walls and planting. There is also a stone outbuilding with current planning permission, no 2013/1845 to convert into holiday rental accommodation, a detached garage and workshop with separate access from main road with door to garden. Rhossili is located at the most western part of Gower Peninsula. The village and surrounding areas are steeped in history and provide a fabulous unspoilt backdrop which makes this a popular destination for holiday makers, ramblers and surfers.

GUIDE PRICE £530,000 - £580,000

### ENTRANCE PORCH

Entered via panel door to entrance porch, tiled floor, door to:

### LIVING ROOM

22'04 x 11'03 (6.81m x 3.43m)  
Feature hearth with wood burner, 2 radiators, 2 double-glazed windows to front.

### RECEPTION ROOM 2

16'02 x 13' (4.93m x 3.96m)  
Feature hearth surround, 2 double-glazed windows to side and front elevations, radiator.

### RECEPTION ROOM 3

20'10 x 14'09 (6.35m x 4.50m)  
Radiator, 4 double-glazed windows to side and rear elevations.

### KITCHEN

28'09 x 12'10 (8.76m x 3.91m)

Roll top work surfaces with base and eye-level kitchen cupboards, catering style with set up, 2 separate stainless steel sinks both with drainers and mixer taps, complying with HSE regulations, integral dishwasher, integral cooker and hob with extractor fan over, electric range aga, part tiled walls, tiled floor, 2 double-glazed windows to side and rear elevations, spotlights to ceiling, radiator.

### UTILITY

7'04 x 7'04 (2.24m x 2.24m)  
Space for fridge freezer, space for dishwasher, washing machine and tumble dryer, radiator, 2 double-glazed windows to side and rear elevations, double-glazed door leading to rear garden.

### FIRST FLOOR LANDING

Staircase leading to first floor landing, double-glazed patio doors onto balcony with views overlooking Gower.

### BEDROOM 1

16'05 x 13' (5.00m x 3.96m)  
Radiator, double-glazed window to front elevation.

### BEDROOM 2

9'10 x 9'06 (3.00m x 2.90m)  
Radiator, coving to ceiling, patio door leads onto balcony, door to:

### EN SUITE

Jack and Jill entrance to en suite, shower cubicle with electric shower, wash hand basin, WC, heated towel rail, tiled floor, tiled walls, double-glazed window to rear.

### BEDROOM 3

13'03 x 11'05 (4.04m x 3.48m)  
Radiator, double-glazed window to front.

### MAIN BATHROOM

Double shower cubicle with electric shower, wash hand basin, WC, heated towel rail, tiled floor, tiled walls, double-glazed window to side.

### BEDROOM 4

11'07 x 9'08 (3.53m x 2.95m)  
Radiator, double-glazed window to front, door to:

### EN SUITE

Double shower cubicle, wash hand basin, WC, part tiled walls, radiator, double-glazed window to side.

### SECOND FLOOR LANDING

Combi boiler, Velux window to rear.

### BEDROOM 5

17'06 x 8'09 (5.33m x 2.67m)  
Radiator, walk-in wardrobe, Juliet type balcony, double-glazed window to side.

### BEDROOM 6

16'11 x 16'10 (5.16m x 5.13m)  
Radiator, double-glazed window to rear elevation, door to:

### EN SUITE

Shower cubicle with electric shower, wash hand basin, WC, part tiled walls, tiled floor, extractor fan, radiator, double-glazed window to side, Juliet balcony, under eaves storage.

### EXTERNALLY

To the front there is a gated driveway.

### SERVICES

We are advised that main services are connected to property. Septic tank.

### AUCTION DATE & VENUE

For Sale by Public Auction at Parc Y Scarlets, Llanelli on Wednesday, 27th September 2017 at 1pm (unless previously sold or withdrawn).

### SOLICITORS

Graham Evans & Partners  
Moorgate House  
5-6 Christina House  
Swansea  
SA1 4EW  
Contact: Mr Jeremy Clayton

### 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.

### GUIDE PRICES

The guide price is given to assist buyers in deciding whether or not to pursue a purchase. It is usually, but not always, the provisional reserve range agreed between the seller and the auctioneer at the start of marketing. As reserves are not fixed until up to the day of auction, guide prices may be adjusted. Any changes in price guides, for whatever reason, will be posted on our website and in our auction room as an "addendum of sale". Guide prices can be shown in the form of a minimum and maximum price range within which the reserve will fall or as a single price figure. Where a single price is quoted, the reserve will fall within 10% of the guide. The guide price is not the reserve price and both guide price and reserve price can be subject to change up to and including the day of auction.

#### **RESERVE PRICE**

The reserve price is the seller's minimum sale price at auction. It is the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and auctioneer. Both the guide price and reserve price can be subject to change up to and including the day of auction.

#### **AUCTION CATALOGUE**

A full catalogue of the auction can be obtained from any John Francis office. It is important that prospective purchasers obtain a copy and/or read the Auction Section of our Web Site to be fully aware of the costs and implications of buying at auction.

#### **NOTE TO BUYERS**

Whilst all information on these details are believed to be correct auction entries can change even at the last moment. To avoid disappointment, please contact our office on the day of sale to confirm that this property has not been altered, sold prior or withdrawn from auction.

#### **LEGAL PACKS**

A legal pack will be available for inspection on this property's entry on our website. First time users of the system will need to register, but all information is available free of charge. For any queries on documents contact our office.

#### **BIDDING NUMBERS**

All potential auction bidders need to register prior to the auction. To comply with current legislation to register please provide proof of ID as well as proof of address. Please do not leave this to the day of the auction as we cannot guarantee copying facilities at the auction venue.

#### **BUYERS PREMIUM**

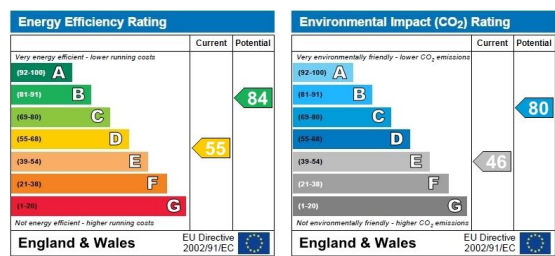
Buyers should note that should they be successful in the purchasing at auction a Buyers Premium of £300.00 plus VAT shall be levied and paid to Messrs. John Francis (Wales) Limited

#### **DIRECTIONS**

From our office, proceed to the foreshore. At the mini-roundabout, take a left-hand turn onto Mumbles Road. Continue through to West Cross and through to Mayals. At the part time traffic lights, take the left-hand turn onto Mayals Road. Continue through Murton and through to Kittle. Continue passing the shops at Kittle and take the right-hand turn onto Vennaway Lane and at the junction take the left-hand turn onto South Gower Road. Continue through to Scurlage and take a right-hand turn signposted Rhosilli. Continue for 1.6 miles and Pylewell Farmhouse is on your right-hand side.



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**John.  
Francis**