



High Winds, Port Eynon SA3 1NJ

Offers in the region of £950,000

Substantial Detached Property With
Swimming Pool Currently Providing Family
Home Plus Holiday Lets Situated In An
Outstanding Coastal Village With Amazing
Sea And Country Views. Great Income
Potential.
EER: TBC

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NR/DT/70343/230819

DESCRIPTION

High Winds is a family home and holiday let business situated on the outskirts of the seaside town of Port Eynon. With deceptively spacious accommodation arranged over three floors this Detached property is divided into four separate units with an additional guest bedroom and bathroom. This is an excellent business with further development potential. The property overall has thirteen bedrooms and seven bathrooms. Externally there are spacious gardens with an outdoor swimming pool, seating and barbecue areas. There is a balcony with amazing coastal and country views and parking for several vehicles. The village of Port Eynon on the Gower Peninsula is in a designated area of outstanding natural beauty. The property enjoys rural countryside views to one side and sea views to the other and is a short distance from Port Eynon and the beautiful coastal cliff walks.
EER: TBC

ACCOMMODATION

Enter via entrance door into:

HALLWAY

Staircase to first floor apartments, understairs storage cupboard, laminate flooring.

GUEST BEDROOM

15'6 x 9'5 (4.72m x 2.87m)
Windows to front and side, coved ceiling, laminate flooring, radiator.

GUEST BATHROOM

Obscure window to rear, suite comprising of panelled bath with overhead shower, wash hand basin, low level WC, part tiled walls, tiled flooring.

GROUND FLOOR APARTMENT ONE

ENTRANCE HALLWAY

Laminate flooring, coved ceiling.

LOUNGE

10'11 x 10'10 (3.33m x 3.30m)
Window to rear, coved ceiling, laminate flooring, radiator.

KITCHEN

7'7 x 6'1 (2.31m x 1.85m)
Obscure window to side. Fitted with a range of wall and base units with complementary work surfaces over incorporating stainless steel sink with drainer, plumbing for washing machine, space for cooker with extractor fan over, space for fridge/freezer, tiled splash-backs, vinyl flooring.

VESTIBULE

Leading to:

BATHROOM

Obscure window to side, suite comprising of panelled bath with overhead shower, wash hand basin, low level WC, part tiled walls, laminate flooring, coved ceiling, radiator.

BEDROOM ONE

9'7 x 7'10 (2.92m x 2.39m)
Window to side, coved ceiling, laminate flooring, radiator.

BEDROOM TWO

12'5 x 9'3 (3.78m x 2.82m)
Window to side, coved ceiling, laminate flooring, smoke alarm, radiator.

BEDROOM THREE

12'6 x 7'10 (3.81m x 2.39m)
Window to rear, coved ceiling, laminate flooring, radiator.

FIRST FLOOR APARTMENT

LANDING

Window to rear, storage cupboard housing water tank, further storage area, smoke alarm.

SHOWER ROOM

Obscure window to rear, suite comprising of wash hand basin, WC, shower enclosure with overhead shower.

BEDROOM ONE

15'6 x 9'5 (4.72m x 2.87m)
Double glazed window to front, coved ceiling, radiator.

INNER HALLWAY

Access to loft.

BEDROOM TWO

10'11 x 9'8 (3.33m x 2.95m)
Double glazed window to rear, radiator, coved ceiling.

BEDROOM THREE

12'6 x 9'4 (3.81m x 2.84m)
Double glazed window to front, coved ceiling, radiator.

BEDROOM FOUR

10'9 x 7'1 (3.28m x 2.16m)
Double glazed window to front, coved ceiling, radiator, door to:

EN-SUITE BATHROOM

Obscure double glazed window to side Suite comprising of fitted panelled bath, part tiled walls, wash hand basin, low level WC, laminated flooring, coved ceiling, shaver point.

LOUNGE

10'9 x 10'11 (3.28m x 3.33m)
Double glazed window to rear, laminate flooring, coved ceiling, radiator, open to:

KITCHEN

7' x 7'4 (2.13m x 2.24m)
Double glazed obscure window to side. Fitted with a range of wall and base units with complementary work surfaces over, incorporating 1½ bowl sink with drainer, plumbing for washing machine, electric oven and 4 ring halogen hob with extractor fan over, part tiled walls, tiled flooring, coved ceiling.

THE MAIN ACCOMMODATION

HALLWAY

Window to front, staircase to first floor, laminate flooring, radiator, coved ceiling, understairs storage cupboard.

LOUNGE

25'11 x 9'2 (7.90m x 2.79m)
Two double glazed windows to side, French doors to rear, multi-fuel burner, laminate flooring, coved ceiling, radiator.

KITCHEN

17'3 x 9'2 (5.26m x 2.79m)
Double glazed window to side. Fitted with a range of wall, drawer, display and base units with work surfaces over incorporating 1½ bowl sink with drainer, electric eye level oven and halogen 4 ring hob with extractor fan over, part tiled walls, tiled flooring, ceiling spotlights, space for fridge/freezer, breakfast bar, radiator, door to:

INNER HALLWAY

Tiled flooring, door to:

RECEPTION ROOM

12'6 x 11'10 (3.81m x 3.61m)
Patio door to side, window to rear, laminate flooring, radiator.

UTILITY ROOM

Window to rear. Fitted with a sink and drainer, freestanding central heating boiler, wooden flooring.

VESTIBULE

Door to side, door to:

SHOWER ROOM

Obscure window to side. Suite comprising of shower enclosure with overhead shower, wash hand basin, low level WC, storage cupboard housing shelving, ceiling spot-lights, tiled flooring, radiator.

FIRST FLOOR LANDING

Staircase to second floor studio apartment.

BEDROOM ONE

19'3 x 13'3 (5.87m x 4.04m)
Double glazed window to side with sea views, fitted with a range of wardrobes incorporating wash hand basin set in vanity unit, radiator.

BEDROOM TWO

19'6 x 12'2 (5.94m x 3.71m)
Double glazed window to front, double glazed window to side with sea views, fitted wardrobes, radiator.

BEDROOM THREE

9'4 x 7'1 (2.84m x 2.16m)
Double glazed window to front, laminate flooring, radiator.

BATHROOM

Double glazed window to side. Suite comprising of tiled bath, wall mounted glass bowl wash hand basin, tiled shower enclosure with overhead shower, low level WC, part tiled walls, tiled flooring, ceiling spotlights, extractor fan, stainless steel wall mounted heated towel rail.

STUDIO APARTMENT

LOUNGE KITCHEN / BEDROOM

25'1 max x 16'7 max (7.65m max x 5.05m max)
Two double glazed windows to rear, double glazed patio door to balcony with views over the sea. Fitted with a range of wall and base units with complementary work surfaces over incorporating stainless steel sink with drainer, electric oven and 4 ring halogen hob with extractor chimney over, part tiled walls, laminate flooring, ceiling spotlights, Velux window to rear, smoke alarm, storage cupboard to eaves, 2 radiators, coved ceiling, door to:

SHOWER ROOM

Velux window to rear, suite comprising of tiled shower enclosure incorporating overhead shower, wash hand basin, low level WC, stainless steel heated towel rail, laminate flooring, ceiling spotlights.

THE SANCTUARY APARTMENT

Accessed via the rear of the property with its own entrance, Staircase up to entrance door:-

HALLWAY

Staircase to first floor, smoke alarm.

KITCHEN / DINING ROOM

Windows to side and rear with sea views. Fitted with a range of wall and base units with complementary work surfaces over incorporating 1½ bowl sink with drainer, electric oven and 4 ring halogen hob with extractor fan over, plumbing for washing machine, ceiling spotlights, wooden flooring, electric wall heater.

SHOWER ROOM

Window to side. Suite comprising of tiled shower enclosure with overhead shower, wall mounted glass bowl wash hand basin, tiled splash-back, low level WC, wooden flooring, electric wall heater, ceiling spotlights.

BEDROOM ONE

Double glazed patio doors open onto balcony with superb sea views, fitted wardrobes across one wall, eaves storage, 2 Velux windows, ceiling spotlights, smoke alarm, wooden flooring, electric wall heater.

EXTERNALLY

The property is set on a good sized plot with a driveway with parking for several vehicles. There are good sized gardens laid to lawn and a **SWIMMING POOL - APPROX 30' x 15'**. There are seating areas and barbecue areas. There are various trees, plants and shrubs.

SERVICES

Mains services are 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 our office, proceed to the foreshore. At the mini-roundabout, take a left-hand turning onto Mumbles Road. Continue through to West Cross and through to Mayals. At the part time traffic lights, take the left-hand turning onto Mayals Road. Continue through Murton and through to Kittle. Continue past the shops at Kittle and take the right-hand turning onto Vennaway Lane and at the junction take the left-hand turning onto South Gower Road. Continue through Scurlage and onto Port Eynon. When you see the sign for Horton continue along and the property can be found on the left hand side.