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

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SALES AND LETTINGS

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£625,000

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.

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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.

Detached Garage
18'7" x 16'10"
With two 'up and over' doors and two double glazed windows to the side. Power and light.

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.

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

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Plan produced using PlanUp.