



## Milan House Overton Lane, Gower, Swansea, City & County Of Swansea, SA3 1NR

**Asking Price £799,995**

Milan House is a characterful detached seven-bedroom property offering enviable, panoramic sea views set in the highly sought after Gower village location of Overton just a short walk from Port Eynon Bay. The property also has an attached cottage which we feel would be a superb business opportunity for a buyer to use as a holiday let for example, or for extended family. Cottage comprising a lounge/dining room, kitchen, wet room, cloakroom & two double bedrooms (one with en-suite).

The versatile accommodation of the main property comprises; sitting room, living room, kitchen & dining room to the ground floor. To the first floor you have three bedrooms, study & bathroom. To the second floor you have a further two bedrooms and shower room. The attached annex comprises; lounge/dining room, kitchen, wet room, cloakroom, two double bedrooms and en-suite. All sash windows have been renovated with a Ventrolla system. You have to the rear an ornamental garden. Detached garage with workshop and coal store. Separate entrances for both the main house and the annex. There is a lawned garden which wraps the

### Entrance

Via a wooden door into the porch.

### Porch

With a glazed window to the side. Wooden door to reception hall.

### Hallway

With stairs to first floor. Door to front porch. Door to kitchen. Door to living room. Door to sitting room. Opening to dining room. Slate flooring.

### Kitchen 12'2" x 14'5" (3.71 x 4.39)



With a glazed sash window to the rear. Glazed sash window to the side. Opening to living room. A well appointed kitchen fitted with a range of Oak base and wall units, running granite work surface incorporating a porcelain sink and drainer unit with mixer tap over situated in island. 4 oven aga. Space for fridge/freezer. Space for washing machine. Space for dishwasher. Slate flooring.

### Living Room 12'1" x 13'8" (3.69 x 4.16)



With a glazed sash window to the front. Feature hearth with open fire. Radiator. Oak flooring. door to hallway.

### Sitting Room 12'1" x 13'9" (3.69 x 4.19)



With a glazed sash window to the front. Radiator. Feature hearth with open fire. Wooden flooring.

### Dining Room 12'1" x 15'1" (3.69 x 4.60)



With two glazed windows to the rear. Feature fireplace with wood burner. Radiator. Slate flooring. Door to annex.

### Landing

With stairs to the second floor. Doors to bathroom, bedrooms one, two, three & study. Radiator.

### Bathroom 11'1" x 10'0" (3.37 x 3.04)



With a glazed sash window to the rear. Bathroom suite comprising; free standing bathtub, walk in shower cubicle, low level w/c, wash hand basin. Heated towel rail. Door to airing cupboard. Wooden flooring.

### Bedroom 1 13'2" x 13'2" (4.02 x 4.01)



With a glazed sash window to the front offering sea views. Glazed sash window to the side. Opening to dressing room. Radiator.

### Dressing Room 7'1" x 8'8" (2.17 x 2.64)

With a glazed sash window to the front offering sea views. Oak fitted wardrobes. Radiator.

### Bedroom 2 13'0" x 12'2" (3.96 x 3.72)



With a glazed sash window to the rear. Radiator. Wash hand basin. Wooden flooring.

**Bedroom 3 12'2" x 12'4" (3.70 x 3.75)**



With a glazed sash window to the front offering sea views. Radiator. Feature hearth with open fire. Wooden flooring.

**Study 7'10" x 11'4" (2.39 x 3.45)**

With a glazed sash window to the rear. Radiator.

**Landing**

With doors to bedrooms four & five. Door to shower room. Radiator.

**Bedroom 4 12'1" x 13'4" (3.68 x 4.06)**



With a double glazed window to the front offering panoramic sea views. Double glazed window to the side. Radiator. Door to eaves storage.

**Bedroom 5 15'0" x 9'9" (4.57 x 2.97)**



With a double glazed window to the side. Double glazed window to the front offering panoramic sea views. Radiator. Door to eaves storage.

**Shower room 8'2" x 8'2" (2.50 x 2.49)**

With a Velux roof window to the front. Corner shower cubicle. Low level w/c. Wash hand basin. Radiator.

**Annex Lounge 20'2" x 12'10" (6.14 x 3.92)**



With a hardwood door to the rear. Glazed window to the rear. Door to rear hall. Stairs to bedrooms six & seven. Glazed window to the front offering partial sea views. Radiator. Stone hearth with a Feature multi fuel burner set in fireplace. Beamed ceiling

**Inner Hall**

With doors to w/c, shower room & kitchen. Frosted glazed hardwood door to the rear.

**WC**

With a glazed window to the side. Low level w/c. Tiled floor.

#### **Annex Shower Room 5'10" x 5'3" (1.77 x 1.61)**

With a frosted glazed window to the rear. Walk in shower cubicle. Wash hand basin. Radiator. Tiled walls. Extractor fan.

#### **Annex Kitchen 9'11" x 8'6" (3.03 x 2.60)**



With a double glazed window to the side & front. A well appointed kitchen fitted with a range of base and wall units, running work surface incorporating a stainless steel sink and drainer unit with mixer tap over. Oven & grill. Tiled splash backs. Space f

#### **Landing**

With doors to bedrooms six & seven.

#### **Bedroom 6 9'11" x 13'6" (3.03 x 4.12)**



With a double glazed window to the front offering partial sea views. Radiator. Loft access.

#### **Bedroom 7 11'8" x 10'5" (3.55 x 3.17)**



With a double glazed window to the rear. Radiator. Door to en-suite.

#### **En - Suite 4'1" x 6'8" (1.25 x 2.03)**

With a double glazed window to the side. Low level w/c. Wash hand basin. Heated towel rail.

## External



You have to the rear an ornamental garden. Detached garage with workshop and coal store. Separate entrances for both the main house and the annex. There is a lawned garden which wraps the property to the front and the side and is bordered by wall and home to a variety of flowers, trees & shrubs. Detached greenhouse. Adjacent is parking for several vehicles.

## Views



## AGENTS NOTE

This 130 year old property has featured in historic books and has timbers reputedly from coast line ship wrecks. It has numerous original features of character and in it's time has been used as a guest house, tea rooms and a post office.

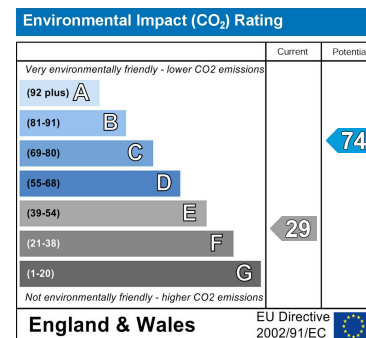
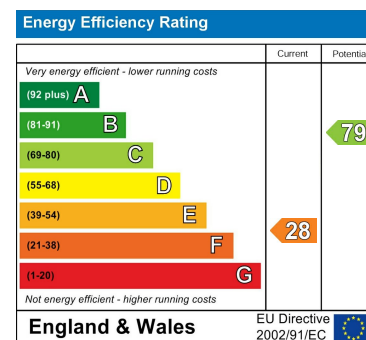
## Floor Plan



## Area Map



## Energy Efficiency Graph



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