



## AREA MAP

**The Barn, Kittle Green, Swansea, SA3**

Approximate Area = 2513 sq ft / 233.4 sq m (excludes void)  
Outbuilding = 2240 sq ft / 254.4 sq m  
Total = 2740 sq ft / 254.4 sq m

For identification only - Not to scale

**GROUND FLOOR**

Room dimensions (ft x in):

- Bedroom 3: 12'0" x 12'0"
- Bedroom 5: 12'0" x 12'0"
- Bedroom 4: 12'0" x 12'0"
- Dining Room: 10'0" x 10'0"
- Kitchen: 10'0" x 10'0"
- Lounge: 12'0" x 12'0"
- Bedroom 2: 12'0" x 12'0"
- Master Bedroom: 12'0" x 12'0"

**FIRST FLOOR**

Room dimensions (ft x in):

- Bedroom 2: 12'0" x 12'0"
- Master Bedroom: 12'0" x 12'0"

For identification only - Not to scale

RICS  
Property  
Measurement  
Produced for Business Property, REF: 1152713

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2) Residential, © redcom 2024.

## FLOOR PLAN





GENERAL INFORMATION

Nestled in the village of Kittle you will find this spectacular hidden gem, The Barn. Situated in a prime location just minutes away from the famous Gower peninsular, popular schools, and the charming village of Mumbles where you will find quaint boutiques, cafes, and restaurants to name but a few. This unique barn was beautifully converted in 1999. This home bursts with charm and character and is simply wonderful. You will instantly appreciate The Barns idyllic location, well-manicured gardens, and attractive stone façade. This link-detached 5-bedroom family home offers generous living spaces, is beautifully presented and has original features throughout. The approach to The Barn is warm and welcoming and provides an opportunity to appreciate the beautiful settings. You arrive through double wooden gates onto a brick paved driveway with ample parking surrounded by a low maintenance, beautifully presented garden. In addition to this you have extra parking to the front of the property with plenty of space for a large car. Offering versatile living space and full of character, this property beautifully combines its original features with modern amenities, making it a perfect family home. Throughout the property, you'll find beautiful exposed feature beams and many original details that enhance its character and charm. These features blend seamlessly with the modern updates, offering a timeless aesthetic and versatile living space.

FULL DESCRIPTION

- Entrance porch
- Dining Room
- Kitchen/Breakfast Room
- Rear Porch
- Lounge/Drawing Room
- Snug
- Inner Hallway
- Bedroom 3
- Bathroom
- Bedroom 4
- Gym/Bedroom 5
- Stairs to First Floor Landing
- Master Bedroom & Ensuite
- Bedroom 2



**Property Description**  
Upon entering, you're greeted by an entrance porch with dual-aspect windows. The porch leads seamlessly into the heart of the home—a stunning kitchen and family area. This space is thoughtfully designed with a range of wall and base units complemented by elegant granite countertops, offering ample storage. The kitchen is equipped with an integrated dishwasher, space for a Classic Deluxe double oven with a 5-ring electric hob, hot plate, and an elevated extractor fan. There is also room for a fridge/freezer, making this a perfect space for both everyday cooking and family gatherings. The terracotta floor tiles add warmth and character to the space, and the adjoining family/breakfast area allows for casual dining and family time. The rear porch offers convenient access to the gardens, ideal for enjoying outdoor living. From the kitchen, step into the inviting lounge, where dual-aspect windows flood the room with natural light. The focal point of this room is a beautiful stone fireplace with an inset wood burner, perfect for cozy evenings. A door leads to the snug, which features French doors opening onto a private patio seating area. This room also benefits from a second wood burner, making it a versatile space for relaxation or entertaining. The dining room, with its vaulted ceiling, Velux windows, and exposed stone wall, creates a dramatic yet cozy atmosphere. A staircase from this room leads to the first floor, while a hallway off the dining room provides access to three generously sized double bedrooms and a family bathroom, which boasts a luxurious four-piece suite and underfloor heating for added comfort. Ascending to the first floor, you are welcomed by a gallery landing that offers space for a seating area, perfect for quiet moments or reading. The master bedroom, with its own ensuite bathroom, and a second bedroom complete this floor, providing a peaceful retreat with ample privacy.



**Externally**  
Externally you can really appreciate the tranquil location of this exceptional home. The low maintenance garden offers an array of pathways and patio areas which are peppered around the grounds perfect for seating. The grounds are lined with a wonderful mix of stone walls and mature trees and shrubs creating a great element of privacy. The fantastic veranda situated just off the snug coupled with the level lawns and mature flower bed creates a wonderful place to entertain. To the front of the home this property also enjoys a raised level lawn lined with a stone wall and mature shrubs accessed via steps. From here you have access to the front parking via steps, beach hub style storage sheds, an oil storage cupboard, and access to a large external storage cupboard housing lighting, electric, central heating boiler and ample room to house appliances.

**Tenure**  
Freehold

**Council Tax Band**  
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