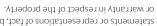




statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as



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Hillside Cottage

GENERAL INFORMATION

Gorgeous Traditional Detached Cottage with Contemporary Extension, Panoramic Seaviews, and Detached Garage in Port Eynon

 $Overflowing\ with\ charm\ and\ character,\ this\ gorgeous\ traditional\ detached\ cottage,\ set\ over\ three\ floors,\ is\ complemented\ by\ a$ $stunning\ architect-designed\ contemporary\ extension,\ perfectly\ blending\ rustic\ appeal\ with\ modern\ luxury.\ The\ top-floor\ lounge$ $extension \ leads \ onto \ a \ large \ patio, \ offering \ breath taking \ panoramic \ seaviews \ over \ Port \ Eynon \ Bay, \ providing \ a \ peaceful \ and \ scenic$ backdrop for everyday living.

The accommodation offers a generous layout, featuring four well-sized bedrooms, a spacious fitted kitchen, a convenient utility room, and the size of the size o $lounge, reception \ room, dining \ room \ and \ two \ modern \ bathrooms, \ all \ thoughtfully \ designed \ to \ enhance \ both \ comfort \ and \ style. \ The$ $original\ cottage\ retains\ its\ rustic\ charm, with\ exposed\ overhead\ beams\ and\ beautiful\ stone\ walls,\ adding\ to\ the\ property's\ unique$

Externally, the property boasts tiered rear gardens, featuring the original stone walls that add character and offer a lovely space for $outdoor\ relaxation\ and\ entertaining.\ Additionally,\ there\ is\ a\ detached\ garage\ in\ the\ lane\ to\ the\ side\ of\ the\ property,\ providing\ ample$ space for parking, tools, or hobbies.

 $Located \ in the \ quiet \ and \ unspoilt \ village \ of \ Port \ Eynon, this \ home \ enjoys \ the \ best \ of \ both \ worlds-peaceful \ seclusion \ with \ easy \ access \ to$ $the \textit{village's} famous \textit{beach} and \textit{stunning} coastal \textit{scenery}. \textit{Port Eynon is a popular location for tourists} and \textit{locals}, offering \textit{a} \textit{wide} \textit{range} \textit{of} \textit{scenery}. \textit{Port Eynon} \textit{is a popular location for tourists} \textit{and locals}, offering \textit{a} \textit{wide} \textit{range} \textit{of} \textit{scenery}. \textit{Port Eynon} \textit{is a popular location for tourists} \textit{and locals}, offering \textit{a} \textit{wide} \textit{range} \textit{of} \textit{scenery}. \textit{Port Eynon} \textit{is a popular location for tourists} \textit{and locals}, offering \textit{a} \textit{wide} \textit{range} \textit{of} \textit{scenery}. \textit{Port Eynon} \textit{is a popular location for tourists} \textit{and locals}, offering \textit{a} \textit{wide} \textit{range} \textit{of} \textit{scenery}. \textit{Port Eynon} \textit{is a popular location for tourists} \textit{and locals}, offering \textit{a} \textit{wide} \textit{range} \textit{of} \textit{scenery}. \textit{Port Eynon} \textit{is a popular location for tourists} \textit{and locals}, offering \textit{a} \textit{wide} \textit{range} \textit{of} \textit{scenery}. \textit{Port Eynon} \textit{is a popular location for tourists} \textit{and locals}, offering \textit{a} \textit{wide} \textit{range} \textit{of} \textit{scenery}. \textit{Port Eynon} \textit{a} \textit{a} \textit{constant local} \textit{a} \textit{constant local} \textit{a} \textit{constant local} \textit{consta$ outdoor activities such as watersports, hiking, and beachcombing.

This exceptional property, set over three floors, offers a rare opportunity to experience coastal living at its finest. With its beautiful property is a superior of the control of theblend of traditional charm, contemporary design, it is the perfect home for those looking for a unique and peaceful retreat.

FULL DESCRIPTION

Entrance

Reception Room 20'6 x 16'2 (6.25m x 4.93m)

Kitchen 12'4 x 9'3 (3.76m x 2.82m)

Utility Room

WC

9'6 max x 6'7 (2.90m max x 2.01m)

Stairs To First Floor

Landing

Dining Room 13'10 x 12'3 (4.22m x 3.73m)



















14'1 max x 10'8 max (4.29m max x 3.25m max)

Ensuite

Bedroom 2 12'9 x 10'10 (3.89m x 3.30m)

Bedroom 3

13' x 7'11 (3.96m x 2.41m)

Bedroom 4

7'7 x 6'11 (2.31m x 2.11m)

Bathroom

Stairs To Second Floor

Lounge

16'10 x 13'9 (5.13m x 4.19m)

There is a small garage in addition to parking at the front of the property

Tenure

Freehold

Council Tax Band

EPC - E

Services

Mains water, drainage and electric. Oil central heating. There is no mains gas available in the village of Port Eynon. Broadband -The current network is provided by Open Reach. There are no known issues with mobile coverage using the vendor's supplier Ogi. You are advised to refer to the Ofcom checker for information regarding signal and broadband coverage.





