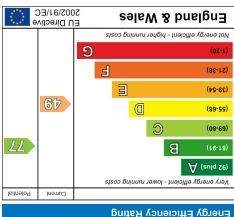


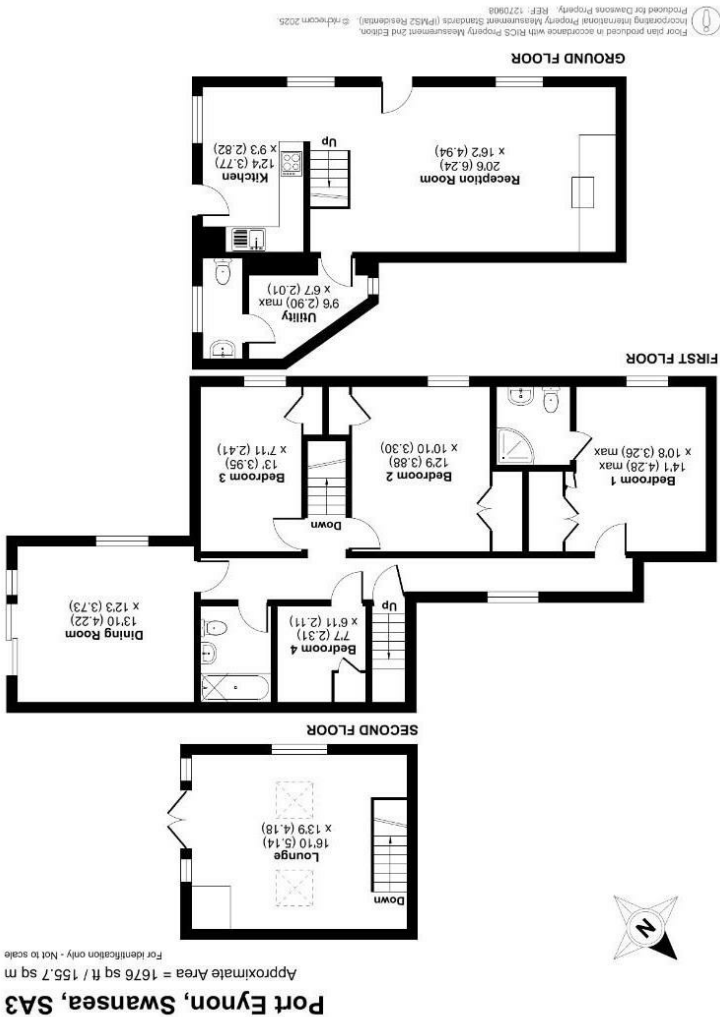
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



EPC



AREA MAP



FLOOR PLAN



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 breathtaking 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, 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 appeal.

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 village's famous beach and stunning coastal scenery. Port Eynon is a popular location for tourists and locals, offering a wide range of 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 blend 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)

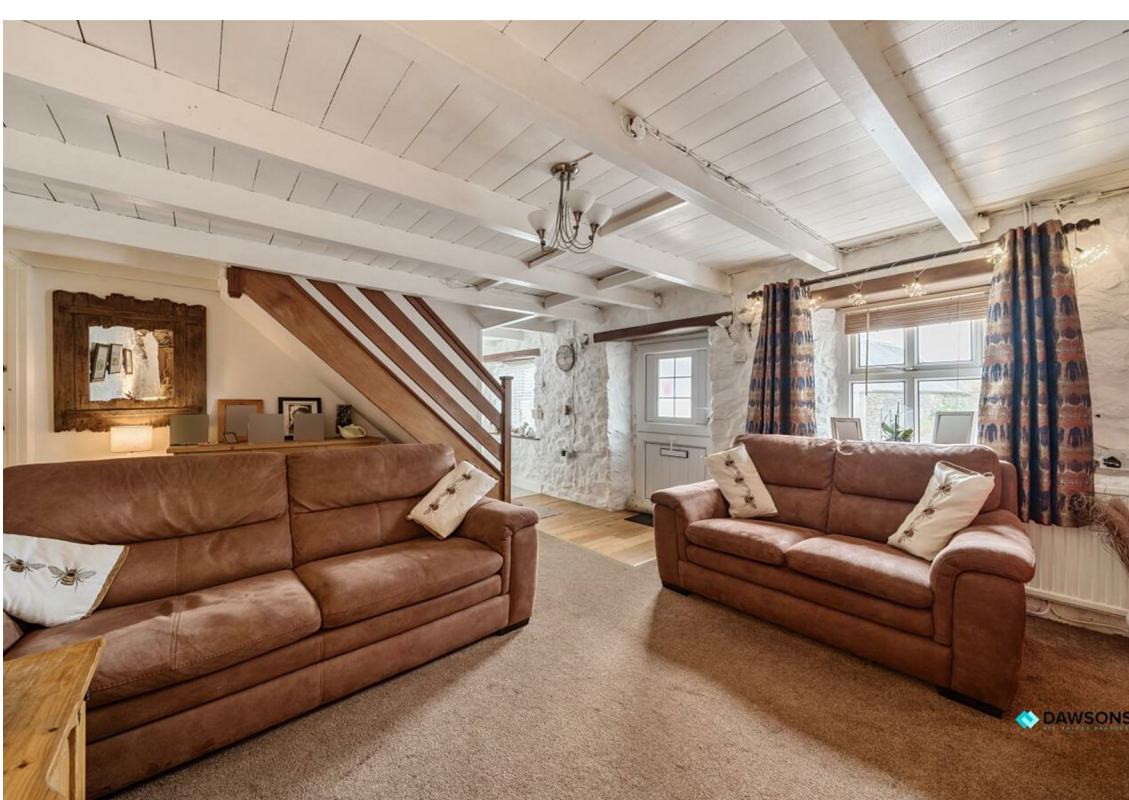
Utility Room
9'6 max x 6'7 (2.90m max x 2.01m)

WC

Stairs To First Floor

Landing

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



Bedroom 1
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)

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

Tenure
Freehold

Council Tax Band
F

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.

