



Castle Hill Cottage  
Horton | Swansea | SA3 1LE

FINE & COUNTRY



# Insight

## Castle Hill Cottage

Built around a traditional Gower cottage and situated within the welcoming Gower village of Horton you will find the spectacular family home that is Castle Hill Cottage. Sitting at the top of its private drive, this detached family home enjoys incredible views over the most southerly point of Gower with its rugged gorse covered cliffs and dunes; over Port Eynon Bay and its rocky point; over the Bristol Channel across to Ilfracombe in North Devon and, on a clear day, as far to the West as Lundy. In its elevated position it is just paces away from the sandy beach of Horton and within a short walk along the boardwalk to Port Eynon. This well-presented home sits in readiness for its new owners to create new memories.

This very popular and pretty, coastal village of Horton is nestled between the glorious Oxwich Bay and Port Eynon Bay along the South coast of the Gower Peninsula. A popular beach side spot, Horton is in an area of outstanding natural beauty which is blessed with many award-winning sandy beaches and amazing coastal walks.

Castle Hill Cottage is a very environmentally friendly household to run, thanks to the PV panels, air source heating and double glazed windows.

Let us explore this superb home in more detail.

### Approach

In the heart of the village of Horton and just past the community hall you will arrive at this wonderful home. At the top of the private drive a 5-bar wooden gate opens onto a limestone chip forecourt which offers ample parking. You will be immediately struck by the character and charm of Castle Hill Cottage and the tranquil and relaxing atmosphere of its seaside location.

### Entranceway

The front door opens into a beautiful, bright and airy entrance hall. This has gorgeous stone tiles with under floor heating and two picturesque casement windows to the side of the house as well as windows on each side of the front door. This spacious entrance area has ample room to accommodate study and seating areas. From here you have access to the kitchen, and the utility room, and to a charming hand crafted oak stairway to the first floor.

### Kitchen/Dining Room

This is a beautiful cottage kitchen/diner with natural light beaming in through the dual aspect windows. The kitchen/diner is laid with stone tiles and enjoys, like the rest of the home, under floor heating. It has a central pendant light and spotlights in the cooking area and under the upper cupboards. The kitchen is fitted with an array of wall and base units topped with a lovely mix of granite and oak worktops. There is an integrated double sunken sink with drainage board and waste disposal unit, room for both an under-counter appliance and a large oven. There is housing for a full size upright fridge. This room has ample space for a large dining set for up to eight seats creating a perfect area for socialising with guests. From here you have access to the spacious lounge.

### Lounge

Descend a step into the beautifully tranquil lounge, this generous space oozes character. It is wonderfully laid with engineered oak flooring, has underfloor heating and natural light shines into this area via the two double, engineered hardwood, patio doors leading out to the main garden. There is an additional door leading to the rear patio of this superb home. The lounge has a STOVAX wood burner which fills the room with extra warmth in winter and also generates heat which is ducted to the master suite. You can picture yourself unwinding here after a long day.

### Utility

Access to the utility room is from the front hall. Here you will find an array of wall and base units topped with oak worktops. The utility room has an integrated single sunken sink with drainage board, room for two under the counter appliances. There is ample space for an upright freezer. There is also a plant room which houses the water tanks which are fed from the air source heat pump and provide the under floor heating system and hot water for the home. The utility room also provides access to the downstairs shower room. The back door to the property is at the rear of the utility room and leads to the outside shower.

### Shower Room

Opening off the Utility room is a well-presented shower room housing a WC, wash basin, walk-in power shower, and heated towel rail. The floor is tiled and has again under floor heating.







Let us now ascend the charming oak stairway to see what the first floor has to offer.

#### **Landing**

You arrive at a well-presented landing laid with oak flooring with underfloor heating. From here you have access to all the bedrooms, family bathroom, and a storage cupboard with fitted shelving.

#### **Master Suite**

What a spectacular space! Light floods into this room via the double doors to the Juliet balcony, double doors to the spacious sit out balcony with glass balustrade, and picturesque side window. This enormous master bedroom has ample room to house a large seating area so you can enjoy this exceptional view to its full potential. This room also has a walk-in wardrobe fitted with hanging rails and shelving, and a beautifully presented en-suite housing a WC, bidet, wash basin with storage underneath, walk-in shower; heated towel rail, tiled flooring with underfloor heating, and spotlighting. It is to this bedroom that heat from the wood burner in the sitting room is ducted making it super cosy in winter.

#### **Bedroom Two with En-Suite**

A fantastic double bedroom with dual aspect windows with superb ever-changing outlooks. Bedroom two is laid with oak flooring and has a private en-suite which is fully furnished with a WC, wash basin, walk-in power shower; heated towel rail, tiled flooring with underfloor heating, and spotlighting.

#### **Bedroom Three**

This room is situated to the rear of this beautiful home with three large casement windows overlooking Port Eynon Bay and Horton. This generous double bedroom is laid with oak flooring with underfloor heating and has ample room for a seating or dressing area.

#### **Family Bathroom**

A brilliantly presented modern family bathroom which enjoys a WC, wash basin, large bath, huge walk-in shower; heated towel rail, tiled flooring with underfloor heating, spotlighting, and two storage cupboards with fitted shelving.

#### **Bedroom Four**

Bedroom four is a lovely double room overlooking the bay and garden. Light floods into this space through two casement windows and it is laid with oak flooring with underfloor heating.





### Step Outside...

What a prime location! From the grounds of Castle Hill Cottage, you have exceptional panoramic coastal views and easy access to the Gower peninsular. The well-manicured garden is landscaped over three levels and enjoys a lovely mix of lawn, patio, and decking areas. Multiple seating areas are peppered around the grounds to enjoy the ever-changing views from all aspects. Chip stone, decked, and patio pathways meander around the grounds enabling you to enjoy the garden's many attributes. Externally you will also find gorgeous feature stone walls, raised flower beds, and an external shower with warm water perfect for washing down after spending those summer days down the beach. There is direct access from the garden up steps onto the master balcony. From the back patio there is a gate onto the coastal footpath which goes one way to Port Eynon and the other to Slade. There is a garden shed and water standpipes at the front, rear and side of the property and at the front external electric points.

Placed discretely in its own enclosure is the air source heat pump which provides the heating and hot water for Castle Hill Cottage.



### Local Area

Horton is situated in the heart of the Gower countryside with coastal/ woodland walks and an array of sandy beaches offering an outstanding coastline with many majestic bays and interesting coves to explore. Famed for becoming Britain's first designated area of natural outstanding beauty and popular with locals and tourists alike. You cannot beat its rugged coastal walks and large expanse of family friendly, sandy beaches, coastal shops, and beachside cafes.

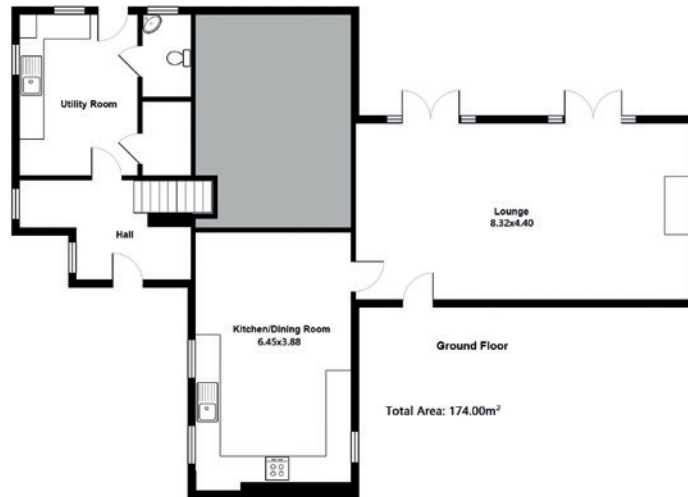
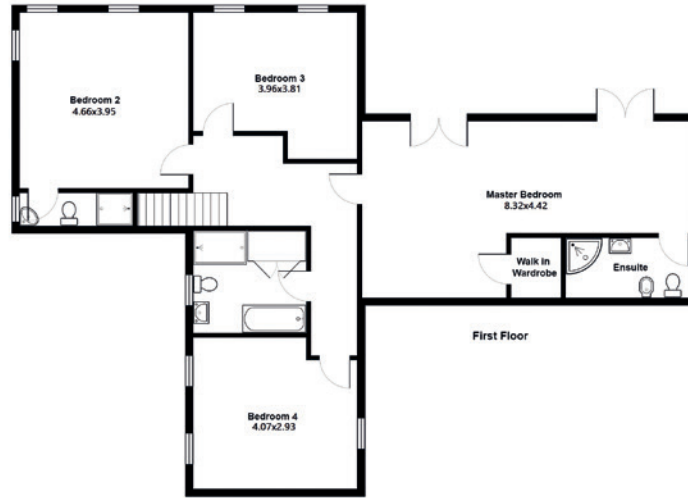
With Horton Bay on your doorstep which is popular with families and the surfing community, remaining relatively quiet throughout the year and offering the perfect environment for young families and retirees alike.

Gower itself is also blessed with Tudor Castles, Medieval Churches, Heritage Centres, and family run pubs and restaurants which attract loyal patrons from far and wide.

The charming coastal village of Mumbles is just a short distance away and is located to the west of The City of Swansea. Mumbles offers a full array of quality restaurants and individual boutiques with beachside promenade that meanders along the coast with coffee shops, parks, and ice cream parlours en-route. Alongside our award-winning Gower Peninsula is the Marina and Swansea city which offers an abundance of shops, activities, dining, entertainment, and sporting facilities. Swansea also has excellent links.

#### Additional Property Information

- Freehold
- Chain Free
- Tax Band - H
- Electric
- Mains Drainage
- PV Panels
- Air Source Heat Pump



All measurements are approximate and for identification purposes only. We have made every effort to ensure that measurements and details are accurate. However, they are only an approximate general guide and the property details cannot be guaranteed for accuracy and as such, they should be checked by a solicitor prior to any contract. © December 2021



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