



Fairbank & Wood Cottage
Bishopston Road | Bishopston | Swansea | SA3 3EH

FINE & COUNTRY

FAIRBANK & WOOD COTTAGE



A two-property estate in the charming village of Bishopston, with a main 4-bedroom house, Fairbank and an additional 2-bedroom property, Wood Cottage, within the grounds. This exciting renovation opportunity sits within a spacious plot of approx. 0.92 acres and offers a prime location on the famous Gower peninsular, just minutes from popular schools, and the charming village of Mumbles where you will find quaint boutiques, cafes, and restaurants.

The property has been in the same academic and media family for more than 50 years and has been the scene of great fun, weddings, and exciting events. The main property was originally a classic Welsh stone village house that was extended more than 100 years ago, creating a spacious light and airy home, with a unique downstairs floor plan with all the rooms connecting for a perfect flow. The additional charming cottage was converted for family and friends use, and offers endless potential. It would be ideal for extended family, rental opportunities or as a desirable holiday let.

Gower is famed for becoming Britain's first designated area of outstanding natural beauty and is popular with locals and tourists alike. With rugged coastal walks and large expanses of family friendly beaches, coastal shops, and beachside cafes to enjoy. The Gower also has Medieval Castles and Churches to explore, Heritage Centres, and family run pubs and restaurants which attract loyal patrons from far and wide.

The properties are within the same grounds on the Bishopston Valley hillside, a private oasis, yet part of the Gower village. An original stone wall with an iron double gate opens into a paved yard that separates the houses with ample parking for an array of cars and pathways into the grounds.







Firstly, let us look inside Fairbank.

Storm Porch

You will arrive at a storm porch and the front door.

Entrance

A bright and airy entranceway with light flooding in through the array of windows overlooking the mature garden. From here you have a feature window into the dining room and a doorway into the Hall.

The Hall

What an enormous space! Laid with wonderful parquet flooring, immediately you will be drawn to the impressive feature fireplace, built with stone from the nearby ancient Barlands Quarry, which would create an amazing focal point for family photos. Here you also have a large window to the front with lovely views overlooking the garden, access to all the main living spaces and an open stairway to the first floor. This wow factor room is a perfect space for entertaining friends and family.

Dining Room

Offering attractive parquet flooring, dual aspect windows, and a feature serving hatch into the kitchen. This generous room allows ample room for a large dining table perfect for entertaining your loved ones.

Journey down the tiled hallway situated off the Hall where you will find a useful built-in pantry with fitted shelving, and access to the kitchen, utility, and a stable door to the rear.

Kitchen

Firstly, the kitchen offers an array of wall and base units and a range of integrated appliances including double stainless-steel sunken sink with drainage board & swan tap, NEFF oven & grill, STOVES 4-ring gas hob, elevated extractor fan, room for one under the counter appliance, and one free-standing appliance. This space also enjoys dual aspect windows, tiled flooring, and ample room for a breakfast table.

Utility

Situated off the hallway you have a large utility room laid with tiles and housing extra units for additional storage, an integrated stainless-steel sunken sink with drainage, and room for free-standing appliances. Here you also have a window to the rear of the home and a doorway to a large boiler room that's ideal for drying clothes and provides valuable extra storage space.

WC

Continuing from the utility is a useful lobby perfect for hanging coats and a ground floor WC housing a WC and wash basin.

Sitting Room

Located off the Hall you have another spacious, sunny, comfortable yet elegant sitting room with dual aspect windows overlooking the lawn and pond.

Library/Study

Tucked behind the sitting room is a book lined corridor leading to a charming library. This space also enjoys two windows to the side of the home, spotlighting and an array of fitted shelving.







Next, the first floor of this lovely family home, via open statement staircase that runs along the back wall of the Hall.

Landing

You arrive at a wonderfully bright carpeted landing thanks to the floor to ceiling window to the front of the home, that opens onto a flat roof. From here you have access to all the bedrooms, family bathroom, and large attic space.

Master Bedroom with En-Suite

An extremely generous sized master bedroom with dual aspect windows overlooking the mature garden. This room also has a built-in wardrobe with fitting hanging rails & shelving, additional storage cupboard, and a private en-suite housing a WC, bidet, wash basin with storage underneath, heated towel rail, shower unit, extractor fan, fully tiled, under floor heating, and spotlighting.

Bedroom Two

Another spacious double bedroom which is laid with carpet and has gorgeous views overlooking Bishopston valley through the two windows to the side of the home.

Bedroom Three

Bedroom three is a lovely size double with dual aspect windows overlooking Bishopston Valley, garden & Wood Cottage and is laid with carpet.

Descend three steps from the main landing to the rear of the home where you will find the family bathroom and bedroom four.

Family Bathroom

This family bathroom has a fitted bath with shower unit, wash basin and a separate WC.

Bedroom Four

Situated to the rear of the home you have another lovely size double bedroom which enjoys carpeted flooring and a window.





Wood Cottage

Across the yard from this substantial home there is an additional 2-bedroom property, Wood Cottage, with endless potential which comprises of the following.

Entrance/Hallway

A welcoming entranceway which is laid with carpet and enjoys a window to the front of the home. It is from here you have access to the open plan sitting room, dining room and a WC.

WC

A useful ground floor WC housing a WC, and hand wash basin.

Dining Room

Leading from the hall you enter the generous carpeted dining room with windows overlooking the main house. This room features shelving, and a serving hatch into the kitchen and provides ample space for a dining table and chairs. From here you have access to the kitchen, stairway to the first floor and feature stone archway to the sitting room area.



Sitting Room

Another spacious room with dual aspect windows and a double patio door to the private low maintenance garden with artificial grass, laid over a paved terrace. This area is carpeted and enjoys a superb feature vaulted ceiling. From here you have access back to the entranceway.



Kitchen

Situated off the dining area you step into the kitchen which houses an array of wall and base units with integrated single stainless-steel sunken sink with drainage board and feature serving hatch into the dining room. Here you also have room for one under the counter appliance, one free-standing appliance, and a cooker. The kitchen is laid with easy to clean vinyl flooring and enjoys dual aspect windows.



Landing

Climb the carpeted stairway in the corner of the dining area, and you will arrive at a spacious landing which has potential to be an additional bedroom, study, or whatever you may desire. This space enjoys carpeted flooring, a window to the side, a generous storage cupboard with fitted shelving, and feature inset shelving.

Bedroom One

A lovely size double bedroom with triple aspect windows with an abundance of natural light and is laid with carpet. Situated under the Velux window you have a fantastic window seat where you can unwind after those long days.

Bedroom Two

Situated on the village side end of the cottage you have another lovely size double bedroom which enjoys two windows and is laid with carpet.

Family Bathroom

A fully tiled family bathroom updated in 2018 during a property refresh, with a WC, wash basin with storage underneath, heated towel rail, fitted bath with shower unit, and a large storage cupboard which also houses the water tank.









Step Outside

Set within approx. 0.92 acres, the grounds are a wonderful mix of established gardens, lawns, and patio areas. The gardens are landscaped with specimen plants, a stunning flat lawn with a herbaceous border running the whole length. At the end is a rose garden, and to the side a pond and terrace, an old herb garden, ramshackle green house, and potting beds. To the north the garden sweeps away up hill, with an orchard, copses of ancient trees, overgrown lawns, and a rocky lookout. There are multiple pathways threading around the grounds and even the ruins of an old model railway track complete with tunnel and viaduct.

The mature trees and shrubs offer a wonderful haven for wildlife to enjoy. Seating areas could be peppered around the grounds for you to appreciate all the sights and sounds of nature. The beautiful lily pond would be an exceptional focal point for family occasions. Externally you also have an integral storage cupboard and a garden shed. The houses are separated by a landscaped yard which allows people to come and go to both properties independently.

Wood Cottage enjoys a private low maintenance garden laid with artificial grass, paved patio and raised flower beds, with its own separate lawn behind.













Local Area

Within the village of Bishopston there are shops including a well-stocked small supermarket, a post office, public houses, coastal walks, and sandy beaches. This Gower property is ideally situated moments from the peninsula's beaches, coves and outstanding coastline and is just 15 minutes from Swansea with its shops, restaurants, and great sporting facilities, including an Olympic sized swimming pool. The area has Championship golf courses, incredible surfing and water sports, horse riding and outdoor recreational activities.



The charming seaside village of Mumbles is just a short distance away, located to the west of Swansea. Mumbles offers a full array of quality restaurants and individual boutiques with a beachside promenade that meanders along the coast, coffee shops, parks, ice cream parlours and a historic pier. The property has the absolute best of country, beach, city and village life.



Additional Property Information
 Chain Free
 Freehold
 Tax Band - H & F
 Mains Drainage
 Gas/Electric

There is an overage for future Development of the land in place, please ask for further details.

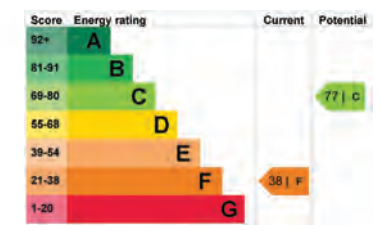


Approximate Total Area: 2724 ft² ... 253.0 m² (excluding porch)
 All measurements are approximate and for identification purposes only.
 We have made every effort to ensure that measurements and details are accurate.
 However, they are only an approximate general guide and the property details
 current live spreadsheet for accuracy and as such, they should be checked by a qualified person before completion.
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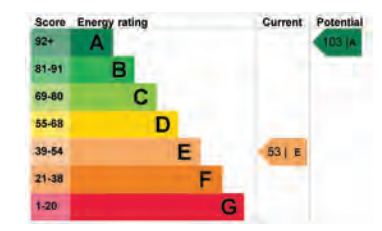


Approximate Total Area: 1184 ft² ... 110.0 m²
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Fairbank



Wood Cottage



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