



## Seascape

Horton, Swansea, SA3 1LB

Price Guide £1,300,000



## FULL DESCRIPTION

Horton is a highly sought-after coastal village, beloved for its unspoilt natural beauty, golden sandy beaches and relaxed lifestyle. The area attracts those seeking a peaceful retreat while still benefiting from local amenities including charming pubs, cafés and convenience stores within nearby villages. Just along the coast at neighbouring Oxwich Beach you will find the renowned Beach House Restaurant, a Michelin-starred dining destination set right on the shoreline, offering an exceptional culinary experience in a truly stunning setting. The Gower Peninsula was the UK's first designated Area of Outstanding Natural Beauty, drawing walkers, surfers and nature lovers alike, making Horton an exceptional place to call home.

Let's now take a look in more detail...

### Approach

After travelling along South Gower Road and through the picturesque village of Horton, you arrive at this remarkable beachfront home, immediately struck by its stunning setting. The sense of peace is instant, with nothing but the sound of waves and the ocean beyond—simply beautiful. A double iron gated entrance opens onto a brick paved driveway providing parking for three vehicles, and steps lead you up to the entrance porch, warmly inviting you into this exceptional home.

Step inside...

### Entrance Porch

You are welcomed into a bright and airy entrance porch, where an array of windows perfectly frame the ocean views while allowing natural light to flood the space. Featuring tiled flooring and walls along with a striking vaulted ceiling, this is a wonderfully uplifting introduction to the home and leads seamlessly into the entrance hallway.

### Entrance Hallway

The entrance hallway is another inviting space, acting as the central hub of the home. It features oak flooring with underfloor heating, spotlighting and an alarm system. From here, doors lead to the lounge, kitchen/dining room, WC and integral garage, while an oak staircase rises to the first floor. A generous under-stairs storage area adds practicality.

### WC

The useful ground floor WC is well-appointed with a WC, wash basin, extractor fan, tiled walls and oak flooring with underfloor heating.

### Kitchen/Dining Room

23'6" x 15'1" (7.17 x 4.62)

The heart of the home is the impressive kitchen/dining space, a beautifully bright room with dual aspect windows and double patio doors opening onto the rear patio. Natural light pours in, highlighting the tiled flooring with underfloor heating and spotlighting above. The kitchen is fitted with an array of wall and base units topped with black stone worktops, complemented by integrated appliances including a stainless-steel sunken sink, Hotpoint dishwasher, Rangemaster oven and grill with five-ring electric hob, extractor fan and under-counter fridge. There is ample space for additional appliances and a generous dining area, while a central island with further storage and a double wine rack completes this desirable space.

### Lounge

19'2" x 12'3" (5.86 x 3.74)

The lounge is a wonderfully cosy yet light-filled room, with double patio doors to the front flanked by windows that perfectly frame the sea views. An additional feature side window enhances the natural light, while oak flooring with underfloor heating, spot and up lighting add warmth and comfort. Double doors connect seamlessly back to the kitchen/dining area.

### First Floor Landing

Ascending the oak staircase, the first floor landing is bright and airy, enhanced by a stunning double-height apex window to the front showcasing spectacular sea views. With oak flooring and spotlighting, this space provides access to three bedrooms, the family bathroom and stairs to the second floor.

### Principal Bedroom with En-Suite

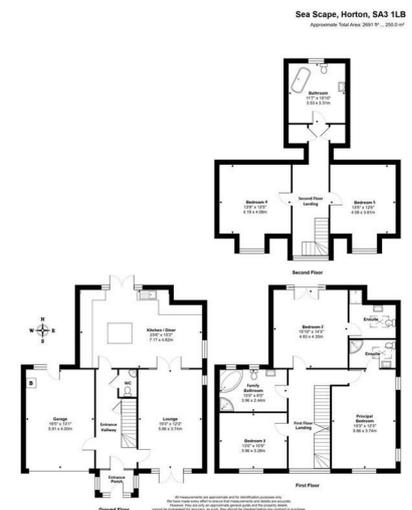
19'2" x 12'3" (5.86 x 3.74)

The principal bedroom is an impressive double room with dual aspect windows, including a large front window framing breathtaking views of the sea, coastline and garden. Finished with oak flooring and spotlighting, there is ample space for a dressing or seating area. The private en-suite is fitted with a Roca WC, wash basin, electric shower cubicle, tiled walls and flooring, extractor fan, shaving point and a FAKRO window.

## AREA MAP



## FLOOR PLANS



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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