



3 BEDROOM BARN CONVERSION FOR SALE IN GOWER

Offers in region of **£899,999**



REF: 3808878

PROPERTY FEATURES

- Beautifully presented family home
- Superb equestrian & waterside home
- Open-plan kitchen/dining/lounge
- 3 Double bedrooms, two with en-suites
- Gower peninsula on your door step
- Approx. 5.51 acres
- Parking for multiple cars
- Outline planning permission to extend (Planning Ref: 2024/0833/PRE)
- Beautiful Gower location
- Breathtaking views of the Gower countryside, Cefn Bryn, and Author's Stone

Welcome to Mulberry House, a stunning 3-bedroom stone barn conversion located in the heart of Gower, Oldwalls. Set within approximately 5.51 acres of beautifully maintained grounds, this South-facing property offers breathtaking views of the Gower countryside, Cefn Bryn, and Author's Stone. Converted in 2017, Mulberry House is the perfect retreat for those seeking tranquillity, with all the natural beauty and charm of Gower right on your doorstep.

Oldwalls and its surrounding villages offer the quintessential Gower experience, known for its rolling landscapes, unspoiled beaches, and historic landmarks. Explore the nearby Cefn Bryn, the spine of Gower, offering stunning walks and panoramic views of the peninsula. For a taste of village life, the local communities are dotted with traditional pubs, cafes, and craft shops, with popular spots like Llanrhidian and Reynoldston just a short drive away. Gower's world-renowned beaches, such as Rhossili and Three Cliffs Bay, are also easily accessible, providing endless opportunities for coastal adventures.

Let us explore in more detail...

Mulberry House is not only beautiful but also eco-conscious, featuring solar panels and an air-source heat pump that make the home highly energy-efficient.

Throughout the property, underfloor heating with individual thermostats in each room ensures a comfortable living environment year-round. Every detail is finished to the highest standard, with oak doors, skirtings, and windowsills adding a touch of rustic elegance.-

The home also benefits from outline planning permission to extend, allowing for an additional reception room, a principle room with en-suite, and a detached double garage with a workshop.

Approach

After your journey along the charming hamlet of North Gower, you approach Mulberry House through double electric iron gates. Upon arrival, you're greeted by a brick-paved driveway and chip stone parking area with ample space for multiple cars, complete with a convenient turning circle. Beautifully presented from the moment you arrive, the property is surrounded by well-tended flower beds, mature shrubs, and plants that entice you further into this peaceful haven.

Step Inside...

Open-Plan Kitchen/Diner/Lounge

Stepping into the heart of the home, you are immediately welcomed by a magnificent open-plan kitchen/diner/lounge. This spectacular space boasts a vaulted ceiling with exposed oak beams, creating a stunning focal point, while four Velux windows flood the room with natural light. Triple aspect windows with oak sills offer views of the Gower countryside, including Cefn Bryn and Author's Stone, while bi-folding doors to the rear connect the indoors with the expansive outdoor space. The room is finished with tiled flooring, three feature lights, wall uplighting, and a built-in Sonos sound system, perfect for entertaining or relaxing.

The kitchen is beautifully designed, with granite worktops and a range of base units. Integrated appliances include a double Rangemaster oven/grill, a 5-ring hob with hot plate, an elevated extractor fan, a LAMONA dishwasher, and a slimline wine cooler. The desirable island also features extra storage units, a breakfast bar for up to three stools, an integrated microwave and fridge, making this kitchen a dream for any home chef.

This expansive open-plan area provides ample room to accommodate a large dining set and a comfortable seating area, making it the perfect family space for both relaxing and entertaining. An impressive media wall provides space for an inset 65" TV, complemented by an electric fireplace, creating a stylish focal point within the room. With its generous proportions and thoughtful layout, it offers the ideal environment for gatherings, whether hosting dinner parties or enjoying cosy evenings with loved ones.

Utility

Situated conveniently off the open-plan living area, the useful utility room provides an excellent practical space for everyday household needs. Designed to accommodate up to four under-counter appliances, the room also benefits from tall storage units, spotlighting, two extractor fans, tiled walls and tiled flooring. Frosted dual windows provide natural light while maintaining privacy, with a door leading directly to the rear. Offering generous storage and workspace, it is an ideal area for keeping household clutter neatly tucked away and out of sight.

Sitting Room/Bedroom Three

Currently utilised as a comfortable sitting room, this versatile space could easily be used as a third bedroom, offering excellent flexibility to suit the needs of the new owner. Positioned at the rear of the property, the room enjoys pleasant views over the garden and features tiled flooring and coving, creating a bright and airy environment.

Family Shower Room

The family shower room is thoughtfully designed for accessibility, featuring wheelchair access. The room is finished with tiled floors and walls, a WC, wash basin, shower, sensor-operated spotlighting, an extractor fan, and an inset shelf.

Bedroom One with En-Suite

The main bedroom is an impressive space with tiled flooring and coving. Double doors open to reveal stunning views of the grounds, Cefn Bryn, and Author's Stone. The en-suite is equally luxurious, housing a WC, wash basin, a fitted bath, and a walk-in shower. It also features a heated towel rail, spotlighting, an extractor fan, and a frosted window to the side.

Bedroom Two with En-Suite

Bedroom two is situated at the rear of the property and enjoys access to the patio area. This double bedroom features tiled flooring, coving, and a private en-suite. Furnished with a WC, wash basin, walk-in shower, heated towel rail, a mirror with lighting and shaving point, tiled flooring, tiled walls, spotlighting, and a frosted window to the side.

Step Outside...

The grounds of Mulberry House are truly spectacular, offering approximately 5.51 acres of immaculate, south-facing space. The property features a brick-paved driveway, chip stone parking and a turning circle, surrounded by beautiful flower beds and mature shrubs. Paved pathways wrap around the stone barn, leading to multiple outdoor seating areas, including a BBQ space. A one-bedroom pod, equipped with lighting, electricity and heating, provides an ideal space for a home office or guest accommodation. The first paddock is enclosed by three-bar fencing and features a picturesque pond with a bridge, creating a beautiful setting for family photos and outdoor enjoyment, while a further fully secure paddock provides additional space for equestrian use or other outdoor pursuits. Additionally, the property benefits from external lighting, electricity and a fenced area for discreet storage of bins and gardening equipment.

Local Area

The local area around Mulberry House is a treasure trove of natural beauty, history, and charm. A short distance away lies the Great Salt Marsh, known for its WWII history, where it once served as a firing range. Today, it is famed for its salt-marsh lambs, grazing ponies, and an incredible variety of wintering birds.

Just nearby, Weobley Castle, a medieval fortified manor, sits along the scenic Wales Coast Path. Offering breathtaking views, this 14th-century castle is a perfect spot for photography and exploring the life of the de la Bere family who once resided there. The village of Oldwalls has a quintessential charm with local restaurants like The King Arthur, Britannia Inn, and Welcome to Town, all within a 10-minute drive.

The renowned beaches of Gower, including Rhossili and Three Cliffs Bay, are just 20 minutes away, offering unforgettable coastal experiences. For a day out, the picturesque village of Mumbles is also close by, with its bustling promenade, boutique shops, cafes, and art galleries. In nearby Swansea, enjoy championship golf courses, an Olympic-sized swimming pool, and a wide range of water sports, horse riding, and other outdoor activities.

Additional Property Information

Freehold

Tax Band - G

Electric

Solar Panels

Air-Source Heat Pump

Drainage - Cesspit

Mains Water

Approx. 5.51 acres

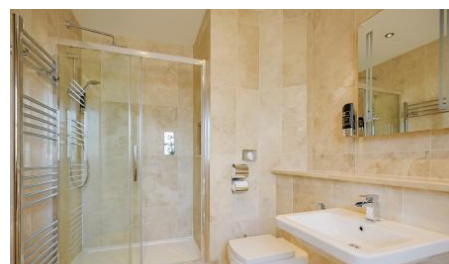
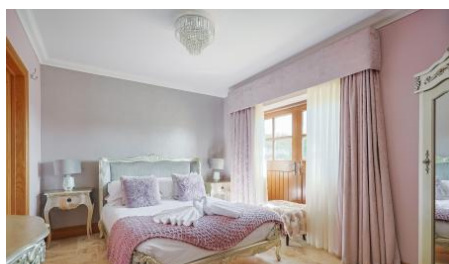
Standard Broadband Available

Please visit checker.ofcom.org.uk for mobile coverage

No Building Compliance

ALL MATERIAL INFORMATION MUST BE CHECKED BY A SOLICITOR

PROPERTY PHOTOS



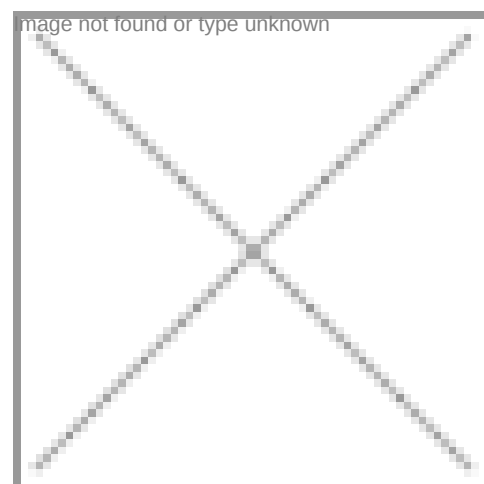




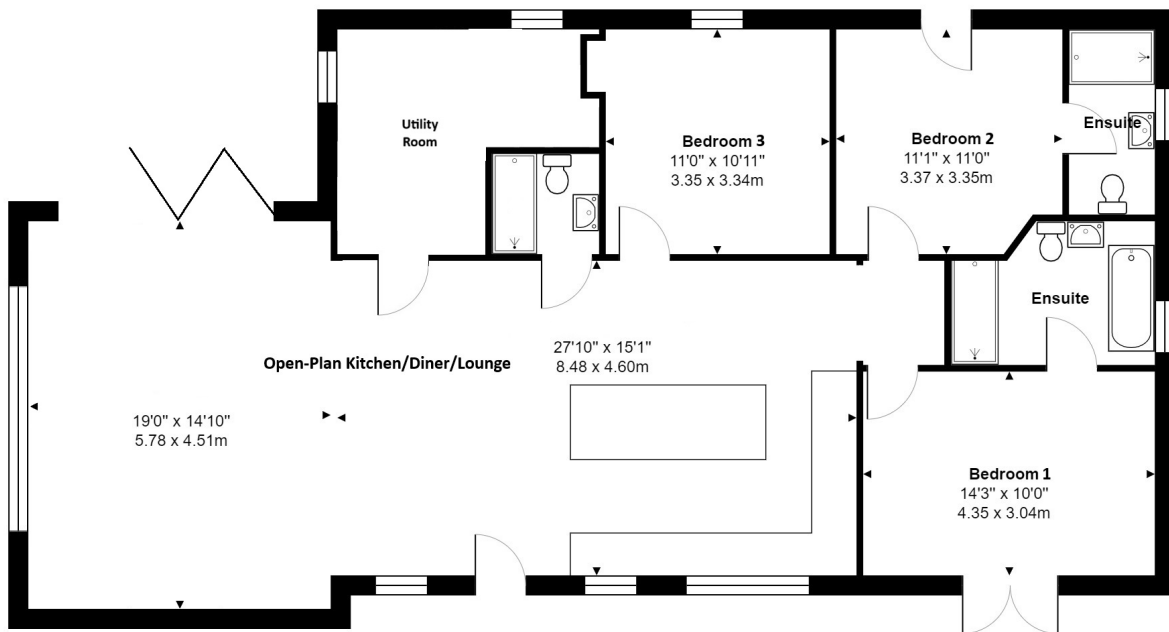
LOCATION



EPC



FLOORPLANS



Mulberry House, Llanrhidian, SA3 1HB

Approximate Total Area: 1356 ft² ... 126.0 m²

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, as such, they should be checked by a solicitor before any contract.
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