Rock Cottage Barn

Horton, Swansea, SA3 1LQ

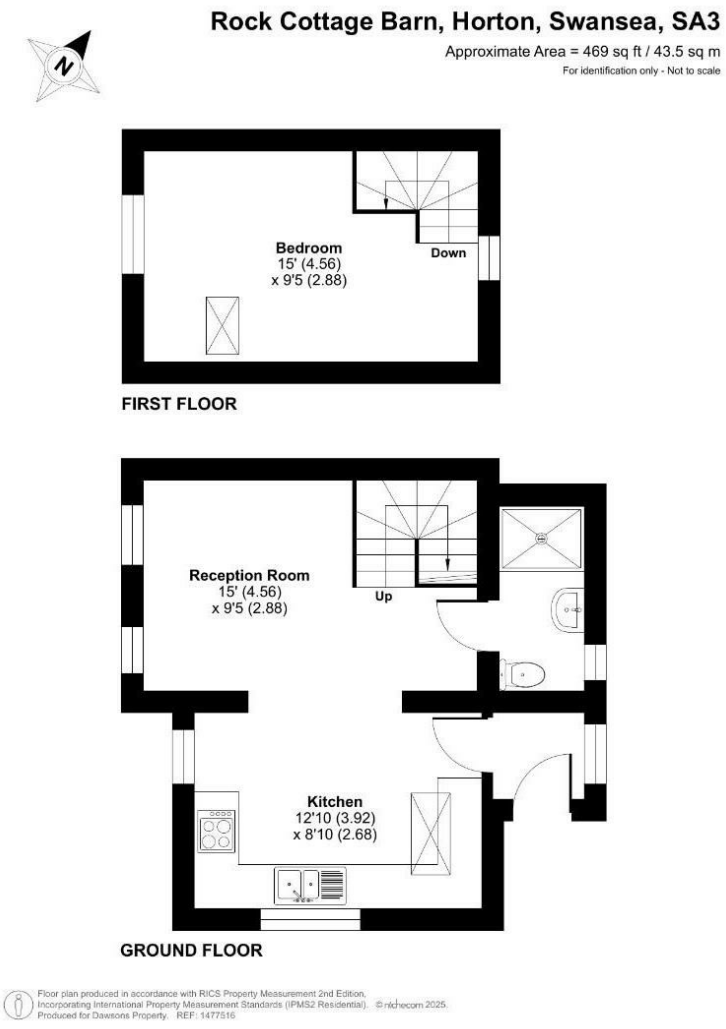
Offers Over £300,000

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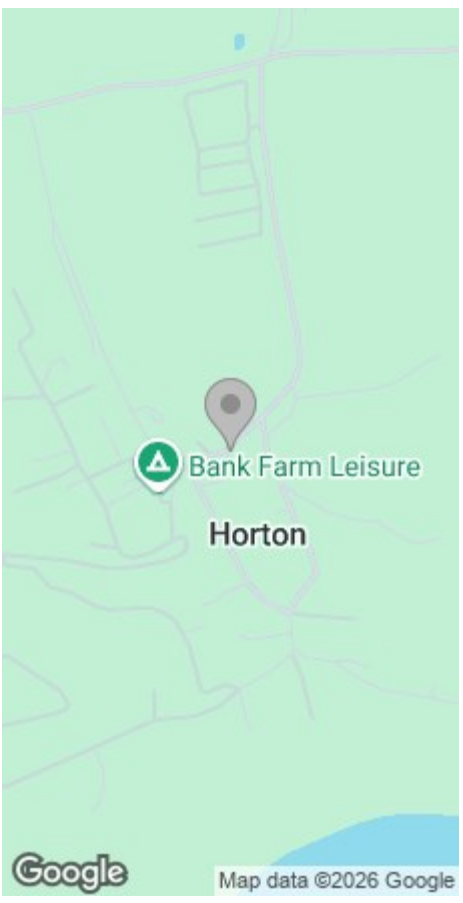
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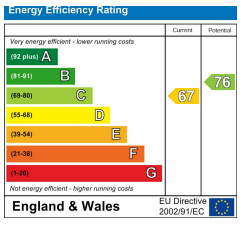
FLOOR PLAN



AREA MAP



EPC



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.

77 Newton Road, Swansea, SA3 4BN
T **01792 367301** E **mu@dawsonsproperty.co.uk**
W **dawsonsproperty.co.uk**

GENERAL INFORMATION

Rock Cottage Barn is a beautifully converted one-bedroom stone cottage in the sought-after coastal village of Horton, enjoying stunning views across Horton Bay, Port Eynon Bay and the Bristol Channel. Just a five-minute walk from the award-winning sandy beach, it offers an ideal coastal retreat, second home or successful holiday let investment.

Originally part of one of Horton's oldest buildings, the cottage has been sympathetically renovated to a high standard, combining traditional character with modern comfort. Attractive stone elevations, quality finishes and tasteful décor create a warm and inviting atmosphere throughout.

The accommodation is arranged over two floors and includes a spacious open-plan living, dining and kitchen area, perfect for relaxing or entertaining. The contemporary kitchen features quality units and integrated appliances, complemented by attractive limestone flooring. A stylish ground-floor shower room includes a large walk-in shower and modern fittings.

Upstairs, the bright and airy double bedroom enjoys elevated sea views across the bay, providing a peaceful retreat with an ever-changing coastal outlook.

Outside, a private courtyard offers an ideal space for al fresco dining, morning coffee or evening drinks while taking in the scenery. The property also benefits from driveway providing off-road parking.

Situated in the heart of the Gower Peninsula, Britain's first designated Area of Outstanding Natural Beauty, Rock Cottage Barn is perfectly placed for exploring spectacular beaches, dramatic coastal walks, water sports and picturesque countryside. Combining a prime location, character features, sea views and proven holiday letting appeal, this turn key cottage presents a rare opportunity to own a charming home in one of Gower's most desirable coastal settings.



FULL DESCRIPTION

Entrance Porch

Kitchen
12'10 x 8'10 (3.91m x 2.69m)

Reception Room
15' x 9'5 (4.57m x 2.87m)

Shower Room

Stairs To First Floor

Bedroom
15' x 9'5 (4.57m x 2.87m)

Parking
Off road parking is available via the driveway.

Tenure
Freehold













Council Tax Band
Currently exempt due to being holiday let.

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Services
Mains electric, water & drainage. The property is served with Electric heating. The current sellers broadband is Fibre currently with BT. Please refer to the Ofcom checker for further coverage information.
Current owners use Mobile via EE. Please refer to Ofcom checker for further information.





