



Brookside

Bishopston, Swansea, SA3 3JD

Asking Price £1,650,000



FULL DESCRIPTION

Bishopston is a highly desirable village on the Gower Peninsula, offering the rare combination of a peaceful rural setting with excellent everyday amenities and easy access to Swansea and the coast. The village provides local shops, pubs, a post office, medical facilities, sports facilities and well-regarded schools, while beautiful Caswell Bay and the wider Gower countryside are close at hand. With its spectacular beaches, coastal walks, countryside and outdoor pursuits, Bishopston appeals to families, equestrian enthusiasts and those looking to enjoy a more relaxed way of life without being too far from the city.

Approach

After travelling through the sought-after village of Bishopston, you arrive at a long, sweeping private driveway which gently meanders towards Brookside, beautifully framed by mature trees and established shrubs. Crossing the charming bridge over the stream, the property gradually comes into view, occupying an elevated position and surrounded by an abundance of greenery, creating an immediate sense of privacy and tranquillity. On arrival, a sweeping tarmac driveway wraps around the home, providing lots of parking, complemented by a double carport and double garage.

Step inside...

Entranceway

Through the impressive double front door, you are welcomed into a truly inviting entranceway which forms the central hub of the home. Laid with oak flooring and featuring two feature radiators, the space immediately impresses with its dramatic double-height ceiling and striking central lighting. A beautiful gallery landing overlooks the entranceway, while natural light floods in through the large rear window, feature circular window and additional window above the front doorway. From here, you have access to the kitchen/breakfast room, snug, utility room, ground-floor shower room and boiler room, together with the main staircase rising to the first floor and useful under-stair storage.

Kitchen/Breakfast Room

18'8" x 16'4" (5.70 x 4.98)

Without doubt, the heart of the home, this exceptional kitchen/breakfast room is a superb space for both everyday family life and entertaining. Natural light floods the room through the large front window, huge sliding doors and additional side door, while a full wall of glazing and doors creates an exceptional connection with the spectacular grounds. Herringbone oak flooring runs throughout, complemented by a mixture of spotlights and central lighting. The kitchen itself boasts an extensive array of tall and base soft-close units with compact laminate marble-effect worktops, together with a double NEFF oven, tall integrated fridge/freezer, NEFF dishwasher, Blanco sink with swan tap and additional integrated under-counter fridge. A substantial central island provides excellent additional drawer storage and houses a NEFF induction hob with hot plate, beneath an elevated NEFF extractor, together with a further Blanco sink and Quooker tap. There is ample room for a generous breakfast table, creating a superb family space, while a doorway leads directly through to the dining room.

Dining Room

14'8" x 11'8" (4.49 x 3.57)

Beautifully presented and naturally bright, the dining room features double patio doors flanked by windows, overlooking the private front garden and bringing the surrounding greenery into the room. Tiled flooring, a feature radiator and feature lighting complement the space, which is open to the adjoining snug and creates an excellent setting for more formal dining or relaxed family meals. Direct access is also provided through to the lounge.

Snug

11'8" x 8'9" (3.57 x 2.69)

A wonderfully versatile room which is currently utilised as a cosy and beautifully presented snug, this space could equally lend itself to a home office, study area, reading nook, playroom or whatever best suits your needs. Accessed from either the entranceway or dining room, the snug features oak flooring and provides access through to the lounge.

Lounge

23'10" x 15'6" (7.27 x 4.74)

Another impressive reception room, the lounge is wonderfully bright thanks to its dual aspect windows and full-length run of windows to the rear, together with double patio doors overlooking the superb grounds. Oak flooring and feature central lighting add to the elegant yet comfortable feel of the room, while two steps lead down through double doors into the adjoining sitting room.

Sitting Room

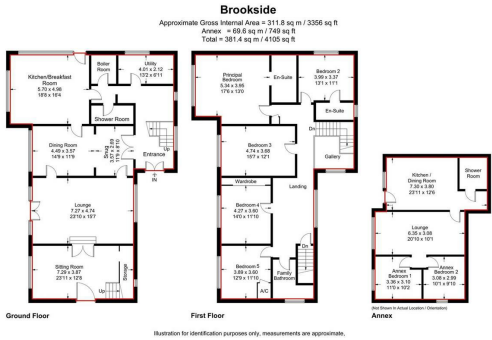
23'11" x 12'8" (7.29 x 3.87)

Again beautifully bright, the sitting room enjoys a large front window with lovely views across the grounds, complemented by a feature circular window to the rear and a glazed side door providing access to the side of the property. This is a fantastic and versatile reception room which can be tailored to suit a variety of needs. Oak flooring and central lighting complete the room, while a secondary staircase provides access to the first floor, with useful under-stair storage.

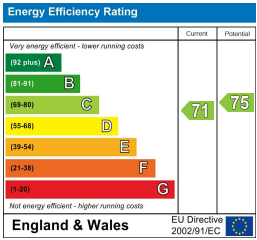
AREA MAP



FLOOR PLANS



EPC



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