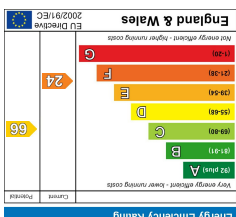
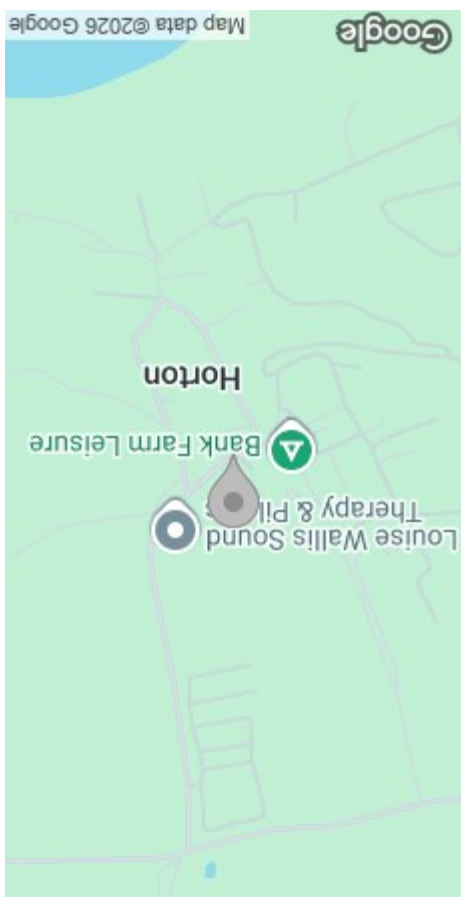


or warranty in respect of the property.

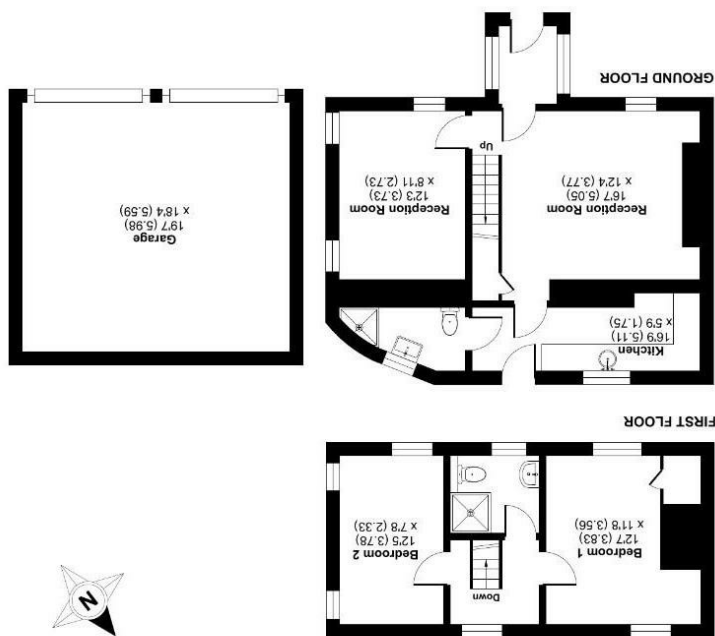
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation



EPC



AREA MAP



Horton, Swansea, SA3
Approximate Area = 851 sq ft / 79.1 sq m
Garage = 360 sq ft / 33.4 sq m
Total = 1211 sq ft / 112.5 sq m
For identification only - Not to scale

Rock Cottage, Horton, Swansea, SA3

FLOOR PLAN



Rock Cottage

Horton, Swansea, SA3 1LQ

Offers Over £495,000



GENERAL INFORMATION

Situated in the highly sought-after coastal village of Horton, Rock Cottage is a charming detached cottage enjoying delightful sea views, attractive gardens, and a peaceful setting within the beautiful Gower Peninsula. Combining character and warmth with a wonderful coastal lifestyle opportunity, this delightful home offers well-balanced accommodation and an abundance of outdoor space.

The accommodation briefly comprises an entrance hall leading to two reception rooms, providing flexible living and dining areas full of character and natural light. The kitchen sits to the rear of the property and offers a practical layout with views over the surrounding gardens. A ground floor cloakroom/WC adds further convenience.

To the first floor are two well-proportioned bedrooms and a shower room, creating comfortable accommodation ideal as a permanent residence, holiday home, or investment opportunity.

Externally, the property enjoys beautifully maintained gardens with mature planting, patio seating areas and attractive stone wall boundaries, creating a private and peaceful environment to relax and enjoy the surrounding scenery. The elevated position captures beautiful sea views and provides a wonderful outlook across the village and coastline beyond.

A substantial detached double garage offers excellent storage or workshop potential together with driveway parking.

Located in the heart of Horton, renowned for its stunning beach, coastal walks and breathtaking scenery, Rock Cottage presents a rare opportunity to acquire a character property in one of Gower's most desirable coastal locations.

FULL DESCRIPTION

Entrance Porch

Reception Room
16'7 x 12'4 (5.05m x 3.76m)

Kitchen
1'9 x 5'9 (0.53m x 1.75m)

Shower Room

Reception Room
12'3 x 8'11 (3.73m x 2.72m)

Stairs To First Floor

Landing

Bedroom 1
12'7 x 11'8 (3.84m x 3.56m)

Bedroom 2
12'5 x 7'8 (3.78m x 2.34m)



Shower Room

Parking
Parking is available via the driveway and double garage.

Garage
19'7 x 18'4 (5.97m x 5.59m)

Tenure
Freehold

Council Tax Band
F

EPC - F

Services
Mains electric & water (billed). Please note the property has electric heating. The property has a septic tank. The current sellers broadband is fibre currently with EE. Please refer to the Ofcom checker for further coverage information. Current owners are not aware of any issues or restrictions for mobile phone coverage. Please refer to Ofcom checker for further information.

