

Berry Farm
Berry | Reynoldston | Swansea | SA3 1BB

FINE & COUNTRY

Nestled within the breathtaking surroundings of the Gower Peninsula, Berry Farm is an exceptional Six-bedroom detached farmhouse set within beautifully manicured gardens and further enhanced by approximately 17.42 acres of land, offering a rare opportunity to enjoy a truly peaceful and tranquil lifestyle in one of Wales' most sought-after locations. Boasting stunning Gower countryside outlooks, this impressive home combines, space and versatility, perfectly suited for those seeking an equestrian lifestyle, with extensive grounds and outbuildings providing excellent opportunities for horses, livestock or a variety of rural pursuits.

The property further benefits from one of the outbuildings offering exciting potential for conversion into an annex, providing excellent flexibility for extended family, guest accommodation or even a potential holiday letting opportunity (subject to any necessary planning consents). With its idyllic setting, beautifully maintained gardens, extensive grounds and endless possibilities, Berry Farm presents a rare opportunity to embrace a truly special lifestyle in the heart of the Gower Peninsula.

Situated within the sought-after village of Scurlage on the stunning Gower Peninsula, Berry Farm enjoys the perfect balance of rural tranquillity whilst remaining within easy reach of everyday amenities and some of Wales' most beautiful coastline. The area is renowned for its outstanding natural beauty, offering miles of scenic countryside, award-winning beaches, coastal walks and a wealth of outdoor pursuits. Gower is particularly popular with those seeking a more relaxed way of life, with opportunities for surfing, cycling, walking and horse riding, with an abundance of bridleways and countryside trails available directly from the property, providing endless riding opportunities. Local amenities can be found nearby, while Swansea city centre is easily accessible for a wider range of shopping, leisure and cultural facilities.

Approach
After travelling along the South Gower Road and through picturesque country lanes, you arrive at Berry Farm, where turning right introduces you to this impressive and proud farmhouse, beautifully positioned amongst its maintained gardens. A long concrete driveway guides you past the extensive range of outbuildings and leads towards a traditional five-bar wooden gate, opening into a generous parking area. Within the yard, there is ample space for multiple vehicles, machinery, trailers and horse boxes.

Let us take a look at the home in more detail…

Step inside…

Entrance
Stepping through the front door, you are welcomed into a carpeted central entrance hub, providing access to the lounge, sitting room and staircase rising to the first floor.

Lounge
First, we take a look at the lounge, a lovely characterful reception room featuring exposed ceiling beams and a stone fireplace with wood-burning stove, creating a cosy focal point within the space. A front-facing window enjoys views over the beautifully maintained gardens and the surrounding Gower countryside. The carpeted lounge also provides access to the sitting room and kitchen/dining room, along with a useful under-stairs storage cupboard.

Kitchen/Dining Room
The beautifully bright kitchen/dining room thanks to the large rear-facing window overlooking the patio area. The spacious room features tiled flooring, spotlighting and is fitted with a comprehensive range of wall and base units, complemented by a stainless steel sunken sink with swan tap. Integrated appliances include a four-ring electric hob, elevated extractor fan and Bosch oven/grill, with additional space available for an under-counter appliance, fridge and freezer. Further benefits include a large storage cupboard, a window overlooking the rear lobby allowing additional light, and ample room for a generous dining table.







Rear Lobby
Positioned to the rear of the home, the rear lobby provides convenient access to the utility room and creates a practical entrance point, ideal for bringing groceries and everyday items directly into the kitchen.

Utility Room
A step up leads into the useful utility room, offering additional storage units, a stainless steel sink and a side-facing window, tiled flooring, and the room provides space for a range of freestanding appliances. From here you have direct access to the rear patio, shower room and study.

Shower Room
The shower room is fitted with a WC, wash hand basin, electric shower, tiled flooring and a side-facing window.

Study
A versatile additional room, the study features a rear-facing window and tiled flooring. Previously utilised as a home office, this flexible space could easily adapt to suit a variety of lifestyle needs including a hobby room, workspace or additional storage area.

Sitting Room
Accessible from both the lounge and entrance hall, the sitting room is positioned to the front of the home and enjoys a lovely outlook over the beautifully landscaped gardens through the front-facing window. The room features exposed wooden ceiling beams, a wood-burning stove and carpeted flooring, while also providing access to the ground floor WC.

Ground Floor WC
The ground floor WC is fitted with a WC, wash hand basin with storage beneath and vinyl flooring.













Landing
Ascending the carpeted staircase to the first floor, you are greeted by a landing which provides access to four generous double bedrooms, the family shower room and a further staircase leading to the second floor.

Bedroom One
Bedroom one is a lovely size double bedroom, enjoying a pleasant outlook from the front-facing window which overlooks the beautifully maintained gardens and offers views towards the surrounding Gower countryside. The room also features carpeted flooring, exposed ceiling beams and a built-in wardrobe with fitted shelving and hanging rails.

Bedroom Two
Bedroom two mirrors the appeal of bedroom one, once again benefiting from a front-facing window showcasing those stunning views across the gardens and towards the beautiful Gower landscape in the distance. Finished with carpeted flooring and exposed ceiling beams.

Family Shower Room
The family shower room is fitted with a WC, wash hand basin, a walk-in electric shower, a frosted front-facing window, vinyl flooring and a large double-door airing cupboard.

Bedroom Three
Bedroom three is a wonderfully bright and spacious double bedroom, enhanced by two large dual-aspect windows which allow an abundance of natural light to flood the room while overlooking surrounding agricultural land and the rolling Gower countryside beyond. Finished with carpeted flooring.

Bedroom Four
Another beautifully bright double bedroom, bedroom four enjoys a rear-facing window overlooking the neighbouring agricultural land and countryside. Offering a peaceful outlook and comfortable proportions, this room is finished with carpeted flooring.

Second Floor
Ascending the staircase to the second floor, you discover two generous attic bedrooms alongside an additional storage room, all benefiting from Velux-style windows allowing natural light. Offering exceptional versatility, these spaces provide endless possibilities and could be adapted to suit a variety of needs, including additional bedrooms with the potential for a shower room, home office spaces, or hobby rooms.













Step outside…

The outdoor space at Berry Farm is truly exceptional, with the established gardens and two adjoining fields extending to approximately 17.42 acres, offering a rare combination of tranquillity, privacy and versatility. The beautifully maintained gardens provide a haven for nature, featuring an abundance of mature shrubs, established trees, colourful planting and a variety of wildlife. Amongst the grounds are a selection of established apple, plum and pear trees, creating a wonderful connection with the countryside surroundings. The level lawns wrap gracefully around well-stocked flower beds, all enjoying a stunning backdrop of the Gower countryside. A pathway leads around to the rear of the property where you will find a raised patio area, complete with raised flower beds, providing the perfect space for outdoor dining, entertaining or simply relaxing while enjoying this idyllic setting.

Outbuildings

Berry Farm continues to impress with its extensive range of outbuildings and traditional farmyard facilities, offering outstanding versatility for a variety of lifestyle requirements. Comprising three substantial outbuildings and a generous yard area, the facilities are ideally suited for equestrian use, with numerous spaces already providing potential for stabling, or could accommodate a variety of agricultural purposes including keeping sheep, cattle or other livestock. Alternatively, they offer excellent storage solutions for vehicles, machinery, equipment or hobbies. Each outbuilding benefits from lighting and electricity, ensuring practicality throughout. One particular outbuilding offers exciting further potential and could lend itself perfectly to conversion into additional accommodation, whether for extended family, guest accommodation or a holiday let opportunity, subject to any necessary planning consents.









Local Area

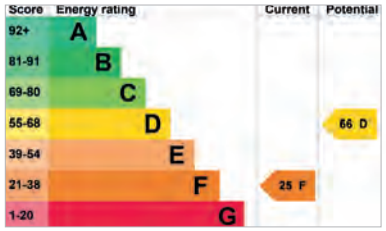
The Gower Peninsula is one of Wales' most treasured locations and was the UK's first designated Area of Outstanding Natural Beauty, attracting those seeking a lifestyle surrounded by breathtaking scenery, unspoilt coastline and a strong sense of community. Berry Farm is ideally positioned within this remarkable landscape, close to the charming coastal village of Rhossili and the wider Gower villages, offering a wonderful balance of rural seclusion whilst remaining within easy reach of everyday amenities. Rhossili is world-renowned for its spectacular coastline, with the iconic Rhossili Bay regularly recognised as one of Britain's most beautiful beaches, boasting miles of golden sands, dramatic cliffs and breathtaking coastal walks. The area provides endless opportunities for outdoor enthusiasts, with surfing, paddleboarding, cycling, walking and horse riding all forming part of everyday life. The surrounding countryside offers an abundance of bridleways, tracks and scenic riding routes, with many accessible directly from Berry Farm, making it an exceptional location for equestrian lovers.

The nearby villages of Scurlage, Llangennith, Port Eynon and Reynoldston provide a selection of local amenities, village shops, cafés, pubs and community facilities, while the wider Gower area is renowned for its welcoming atmosphere and vibrant local communities. The famous King Arthur Hotel offers a popular destination for dining and socialising, while a variety of traditional country pubs can be found throughout the peninsula, providing excellent food and a relaxed rural setting. Families are well catered for, with a selection of highly regarded primary schools nearby and access to secondary education within the surrounding areas.

For those needing to travel further afield, Swansea city centre is approximately a 30-minute drive away and offers an extensive range of shopping, leisure, cultural attractions, restaurants and employment opportunities. The area is well connected by road, with access to the M4 motorway allowing convenient travel throughout South Wales and beyond. From the stunning beaches and coastal paths of Rhossili to the vibrant city amenities of Swansea, Berry Farm offers the rare opportunity to enjoy a peaceful countryside lifestyle without sacrificing accessibility, making this a truly enviable place to call home.

Additional Property Information
Freehold
Tax Band - F
Electric/Oil
Private Drainage - Septic Tank
Mains Water - Meter
Right of Way - Footpath in field
Ultrafast Broadband Speed
For mobile coverage please visit https://checker.ofcom.org.uk
ALL MATERIAL INFORMATION MUST BE CHECKED BY A SOLICITOR

Asking Price £895,000





The Property Ombudsman

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