



Burry Dairy Farm, Reynoldston, Swansea, West Glamorgan SA3 1BE

£699,950 For Sale

Property Features

- Excellent lifestyle opportunity set in 5.92 acres
- 4-bedroom traditional Welsh farmhouse
- Attached 3-bedroom cottage/barn conversion
- A range of traditional and modern farm buildings, some in need of repairs
- Grazing land contained in several paddocks
- Popular area in the heart of Gower within close proximity to the coast
- Former Parlour (offices) benefitting from favourable pre-application into two 2-bedroom holiday lets

Property Summary

Burry Dairy Farm comprises a conveniently situated approximately 5.92 acre country holding situated in the heart of Gower, within easy reach of the renowned coastline and beaches. The property is situated with Gower Area of Outstanding Natural Beauty (AONB).



Full Details

The Property

Burry Dairy Farm comprises a conveniently situated approximately 5.92 acre country holding situated in the heart of Gower, within easy reach of the renowned coastline and beaches. The property itself consisting of a well presented 4 bedroom traditional Welsh farmhouse with adjoining 3 bedroom traditional stone barn conversion in need of updating, a former parlour building with pre-application for proposed conversion into two 2 bedroom holiday lets, a range of modern farm buildings suitable for livestock, equestrian and storage purposes, some of which are in need of repair and grazing land.

The Barn

Ground Floor

Front Porch

Bedroom 1

3.57m x 3.96m (11' 9" x 13' 0") Window to front. Radiator

Living Room

Window to front. Window to right. Radiator

Steps up to front porch/breakstone

Shower Room

2.06m x 3.18m (6' 9" x 10' 5") Window to right. W.C. Hand basin. Shower cubicle

Breakfast Area

2.95m x 4.25m (9' 8" x 13' 11") Window to right. Window to front. Door to front

Kitchen

3.39m x 4.12m (11' 1" x 13' 6") Base and wall units. Window to right. Window to front. Door to right



First Floor

Bedroom 2

4.14m x 4.28m (13' 7" x 14' 1") Window to front. Window to right. Store

En-Suite

2.47m x 1.47m (8' 1" x 4' 10") Skylight. W.C. Hand basin. Shower cubicle

Bedroom 3

4.06m x 3.06m (13' 4" x 10' 0")

Garage

4.16m x 3.28m (13' 8" x 10' 9")
Up & over door. Power & light.

FARMHOUSE

Ground Floor

Porch

1.75m x 2.08m (5' 9" x 6' 10")

Living Area

4.85m x 4.08m (15' 11" x 13' 5") 4.85m x 4.080m (15' 11" x 13' 5") Open fireplace. Window to front

Parlour

3.32m x 4.14m (10' 11" x 13' 7") Window to front. Lino flooring. Fireplace

Bathroom

3.45m x 3.21m (11' 4" x 10' 6") Window to right. Bath tub, w.c. hand basin, shower cubicle. Towel rail. Tiled floor. Window to side

Rear Hall

Door to right





Kitchen/Diner

5.16m x 3.56m (16' 11" x 11' 8") Window to right. Window to side. Electric cooker. Base and wall units. Plumbing for washing machine. Dishwasher. Stainless steel sink. Multi fuel burner - heating, radiators, hot water. Immersion - hot water

FIRST FLOOR

Bedroom 1

3.66m x 3.03m (12' 0" x 9' 11") Window to side. Carpet

Bathroom

2.55m x 2.01m (8' 4" x 6' 7") Window to right. Bath tub. Wash hand basin. Hot water cylinder. Lino floor

W.C.

0.88m x 1.78m (2' 11" x 5' 10") lino flooring

Bedroom 2

4.10m x 3.81m (13' 5" x 12' 6") Window to front. Lino flooring. Built in storage

Box Room/Bedroom 3

2.64m x 1.89m (8' 8" x 6' 2") Window to front

Bedroom 4

4.06m x 3.06m (13' 4" x 10' 0")



Externally

The Old Parlour (Offices)

Parlour

8.98m x 4.68m (29' 6" x 15' 4") W.C. Office. Wash hand basin

Former Bulk Tank Room

3.43m x 5.27m (11' 3" x 17' 3") Window to front

Former Collecting Yard / Cow Stalls

4.94m x 8.36m (16' 2" x 27' 5")





Further Outbuildings

Timber Framed Shed

17.86m x 23.64m (58' 7" x 77' 7") Box profile sheets

Steel Framed Shed

18.14m x 14.53m (59' 6" x 47' 8") 4 bay. Fibre concrete sheets

Timber Framed

23.21m x 12.48m (76' 2" x 40' 11") Box profile sheeted roof

Workshop

10.16m x 9.92m (33' 4" x 32' 7") Timber and block built. Corrugated iron elevations

Store Barn

7.84m x 7.40m (25' 9" x 24' 3") x 7.98m x 4.66m (26' 18" x 15' 28") Corrugated iron elevations and roof

Block Built Shed

5.09m x 4.43m (16' 8" x 14' 6") Part flooring

Lean-to

14.74m x 6.97m (48' 4" x 22' 10")

Dutch Barns

Barn 1 (13.49m x 5.77m)

Lean-to (13.48m x 3.67m)

Barn 2 (11.30m x 11.71m)

The Land

The land itself is gently sloping in nature and contained within easy to manage enclosures, being partly stockproof fenced with hedgerow boundaries and laid to grass and utilised for grazing and cutting purposes.





Services

Mains water (metered). Mains electricity. Private drainage via cesspit. The farmhouse benefits from solid fuel central heating. The Cottage/Barn benefits from oil central heating. None of the services have been tested.

Energy Performance Certificate

The Farmhouse EPC Rating F (38).
The Barn EPC Rating F (30).

Council tax Band

City & County of Swansea.

Burry Dairy Farmhouse - Band F approx. £2,763.19 for 2023/2024.

Burry Dairy Cottage - Band F Approx. £2,763.19 for 2023/2024.

Plan

A copy of the plan is attached for identification purposes only. The purchasers shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

Planning

The former parlour buildings (offices) benefit from a favourable pre application under application reference number 2022/2725/PRE for the proposed conversion, refurbishment and small rear extension to existing dairy parlour, offices and stores to provide two, two bedroom holiday lets.

Please contact the City & County of Swansea Planning Department for all planning related enquiries.

Tenure

We understand the property is held freehold with vacant possession upon completion.

Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all right of way, easements and wayleaves (if any).

Viewing

Strictly by appointment with the Vendors Sole Agents

Barn / Cottage Floorplan

Ground Floor
Approx. 111.5 sq. metres (1200.3 sq. feet)



For identification purposes only



First Floor

Approx. 38.3 sq. metres (411.7 sq. feet)



Total area: approx. 149.8 sq. metres (1612.1 sq. feet)

Farmhouse Floorplan

Ground Floor
Approx. 74.4 sq. metres (801.1 sq. feet)



First Floor

Approx. 57.6 sq. metres (619.9 sq. feet)



For identification purposes only

