









**A once in a generation opportunity to acquire one of the original Gower Farmhouses dating back to the early 1800's with panoramic views across Swansea Bay.**

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**Overview**

A rare opportunity to acquire one of the original Gower Farmhouses dating back to the early 1800's set in 1.21 acres with the benefit of traditional stone outbuildings with conversion potential subject to the necessary planning consents and landscaped grounds situated in a secluded location on top of a small hill with panoramic views across Swansea Bay, Clyne Wood and Gower.

**Situation**

Killay Fawr is situated on the periphery of the sought-after residential area of Killay, in a secluded location on top of a small hill with panoramic views across Swansea Bay, Clyne Wood and Gower. The property is accessed directly off A4118 (Gower Road) via a private track and is within walking distance to Cila primary school and within 0.80 miles from Killay Precinct, home to a wide range of local amenities and services. The property is also within the catchment areas of the city's most well-regarded schools and only lies 4 miles west of Swansea city centre and within 9 miles of Junction 42 of the M4. The popular Gower beaches of Caswell Bay and Three Cliffs Bay are also within a short driving distance.



## Accommodation - Farmhouse

### Ground Floor

#### Front Entrance Hall

Stairs to first floor.

#### Living Room

4m x 7.2m (13' 1" x 23' 7")

Triple aspect bedroom with patio doors to side and rear with window to front.



#### Kitchen - diner

3.5m x 7.2m (11' 6" x 23' 7")

Base and wall units with integrated gas cooker and oven with extractor hood above, stainless steel sink and plumbing for washing machine.

#### Utility Area

1.3m x 2m (4' 3" x 6' 7")

Plumbing for washing machine and Belfast sink.



#### Wet Room

2m x 2m (6' 7" x 6' 7")

Wet room shower with WC and wash hand basin.





## First Floor

### Bedroom 1

3m x 4m (9' 10" x 13' 1")

Wash hand basin, cupboard housing boiler, window to rear.

### Bedroom 2

3.4m x 1.8m (11' 2" x 5' 11")

Window to rear..

### Family Bathroom

1.5m x 3.5m (4' 11" x 11' 6")

Bath, W.C, Wash hand basin, window to side.



### Bedroom 3

3.6m x 3.5m (11' 10" x 11' 6")

Window to front.

### Shower Room

2.0m x 2.2m (6' 7" x 7' 3")

Shower, Wash hand basin, W.C and heated towel rail. Window to front.



### Bedroom 4

3.2m x 4m (10' 6" x 13' 1")

Wash hand basin, Window to front, built in wardrobe.



## Second Floor

### Bedroom 5

3.5m x 4.5m (11' 6" x 14' 9")  
Skylights to front and rear.  
Wash hand basin.



### Bedroom 6 / Play Room

6.1m x 4.5m (20' 0" x 14' 9")  
Skylights to front and rear.  
Gas fire. Eaves storage.





**Externally**

The farmhouse is surrounded by lawn grounds, an orchard, trees, chicken coop utilised as storage purposes, within an enclosed hedgerow boundary. The outbuildings are situated in a courtyard setting away from the farmhouse, which provides ample parking areas, accessed via a hedgerow gate.





## **Outbuildings**

### **Traditional Stone Barns**

A courtyard of traditional stone outbuildings to include a former cowshed, hayshed, stables and pigsty, all of which are in need of repair and renovation. The outbuildings would benefit from conversion potential to a number of uses subject to obtaining the necessary planning consents.

### **Dilapidated Dutch Barn**

### **Dilapidated Pigsty**

## **Land**

The property is set in 1.21 acres comprising formal gardens and amenity land surrounding the outbuildings.





## Further Information

### **Tenure**

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

### **Services**

The property benefits from mains electricity, mains water supply, mains gas central heating with underfloor heating on each floor and private drainage supply.

### **Council Tax Band**

Swansea City Council 2023 - 2024: Band G approx. £3,175.53.

### **Energy Performance Certificate**

EPC Rating E (44).

### **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).

The property benefits from a vehicular Right of Way shaded Brown on the attached Plan from Gower Road to the gateway of the courtyard. A pedestrian Right of Way shaded Green leads to the pedestrian gate near the Farmhouse.

### **Plans**

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**

Any planning related enquiries to the the City & County of Swansea Planning Department.

### **Fixtures & Fittings**

All other fixtures, fittings and furnishings and expressly excluded unless agreed in advance.

### **Local Authority**

Swansea City & County Council, Civic Centre, Oystermouth Rd, Maritime Quarter, Swansea SA1 3SN. Tel: 01792 636 000

### **Viewing**

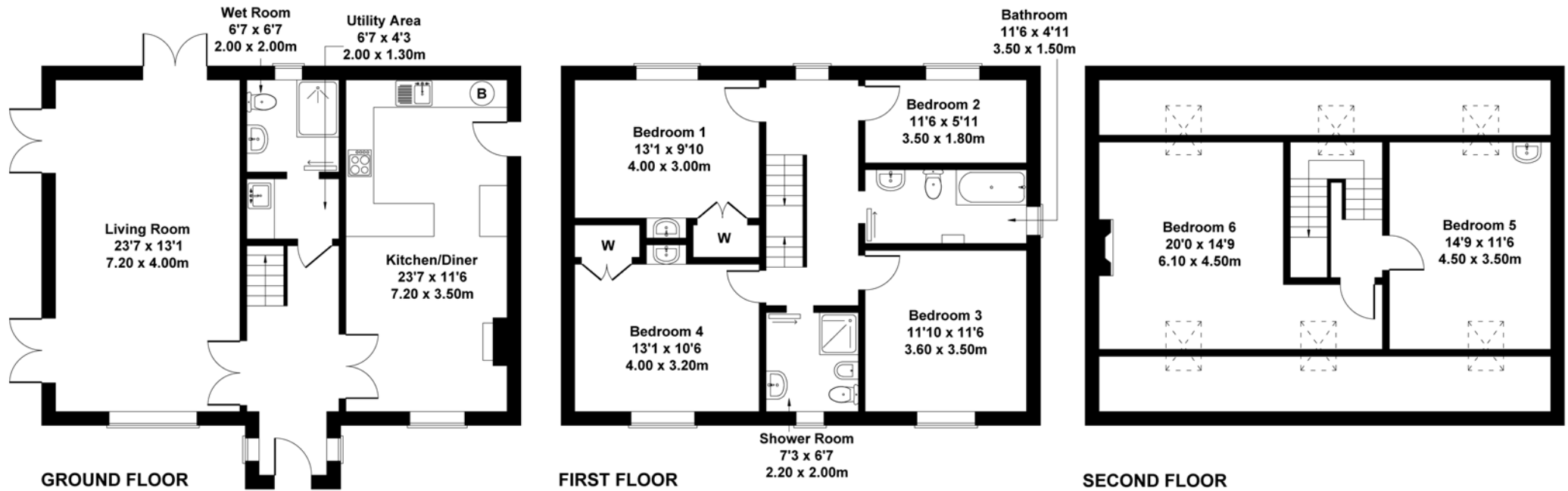
Strictly by appointment with the Vendors Sole Agents Rees Richards & Partners. Please contact Swansea Office for further information:

**Tel: 01792 650 705** or email [property@reesrichards.co.uk](mailto:property@reesrichards.co.uk)



# Kilay Fawr Farmhouse

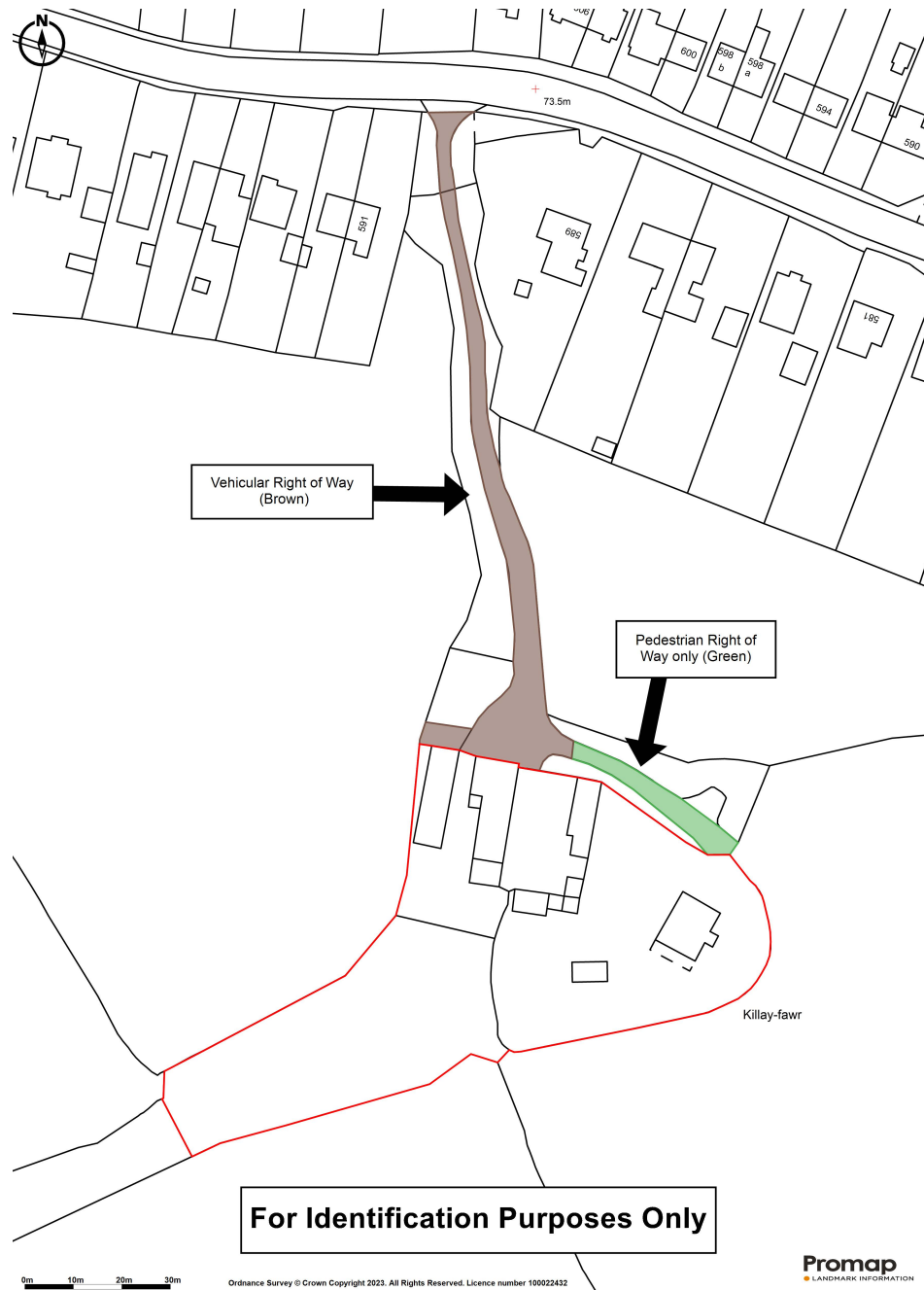
## Floorplan



Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.



**Location and Situation Plans** For identification purposes only





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