



## Highmead, Overton Lane, Port Eynon SA3 1NR

Offers in the region of £995,000

Breathtaking Coastal Views  
Occupying Approx Half An Acre  
Superb Family Home, Holiday Home  
Potential  
Seven Bedrooms, Five En Suite  
EER D 63

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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CWJ/BT/61971/200218

## DESCRIPTION

Outstanding views of Port Eynon Bay and the Bristol Channel. This impressive family home is set in approximately half an acre of land. It offers huge potential whether for a family or holiday accommodation. The accommodation comprises seven bedrooms five with en suite, a beautiful sun lounge, dining room a sitting room and lounge all with breathtaking sea views. There are two kitchens, a utility room, basement and loft room. Externally to the front there is off-road parking for a number of cars and a superb lawn. To the rear is a lawn, BBQ terrace, a garage/workshop and two sheds. The village of Port Eynon in Gower is in a designated area of outstanding natural beauty. The property enjoys rural countryside views to one side and is a short distance from Port Eynon and the beautiful coastal cliff walks. EER D 63

## ENTRANCE PORCH

Entrance door to porch, double-glazed window to front and to side, door to:

## HALLWAY

Coving, radiator, doors to:

## DINING ROOM

19'02 x 11'06 to bay (5.84m x 3.51m to bay)  
Picture rail, coving to ceiling, radiator, double-glazed window to front.

## SUN LOUNGE

24'01 x 15'11 (7.34m x 4.85m)  
Feature fireplace with multi fuel stove, underfloor heating, tiled floor, double-glazed bay window to front, 2 double-glazed windows to side, double-glazed patio doors to rear.

## KITCHEN 1

14'09 x 10' (4.50m x 3.05m)  
Granite work surfaces with a range of base and eye-level kitchen cupboards, 1½ bowl stainless steel sink and drainer, integral hob with extractor fan over, integral cooker and dishwasher, washing machine, space for fridge freezer, part tiled walls, tiled floor with underfloor heating, spotlights, double-glazed window to side and to rear, door leading into:

## BASEMENT

26'7 x 13'5 (8.10m x 4.09m)  
Heat store and oil fired boiler, door with steps to front garden.

## BEDROOM 1

20'10 x 15'10 x 13'11 (6.35m x 4.83m x 4.24m)  
Built-in cupboards, underfloor heating, coving, double-glazed windows to front and to side, door to:

## EN SUITE

Bath with shower over, wash hand basin, WC, heated towel rail, underfloor heating, part tiled walls, tiled floor, extractor fan, double-glazed window to side.

## BEDROOM 2

12'05 x 10' x 8'07 (3.78m x 3.05m x 2.62m)  
Built-in wardrobe, underfloor heating, Velux window, double-glazed window to rear, door to:

## EN SUITE

Shower cubicle, wash hand basin, WC, underfloor heating, heated towel rail, tiled floor, Velux window.

## BEDROOM 3

11' x 10' (3.35m x 3.05m)  
Built-in wardrobe, picture rail, coving, radiator, double-glazed window to front, door to:

## EN SUITE

Shower cubicle, wash hand basin, WC, heated towel rail, picture rails, part tiled walls, extractor fan.

## BEDROOM 4

13'06 x 10'02 (4.11m x 3.10m)  
Picture rail, radiator, double-glazed window to front, door to:

## EN SUITE

Shower cubicle wash hand basin, WC, heated towel rail, double-glazed window to rear, tiled walls.

## BEDROOM 5

8'02 x 6'08 (2.49m x 2.03m)  
Built-in wardrobe, picture rail, radiator, double-glazed window to front, shower cubicle, wash hand basin extractor fan.

## FIRST FLOOR WC

## KITCHEN 2

13' x 8'06 (3.96m x 2.59m)  
Granite work surfaces, range of base and eye-level kitchen cupboards, 1 ½ bowl stainless steel sink and drainer, integral hob with extractor fan over, integral double oven, space for dishwasher, part tiled walls, tiled floor, coving to ceiling, double-glazed window to rear.

## UTILITY

11'4 x 6'3 (36'1" x 19'8")  
Worktop with single bowl stainless steel sink, wall cupboards, Space for washing machine dryer, radiator, double-glazed windows to rear, doors to garden. WC, wash hand basin, tiled walls/floor, double-glazed, window and towel rail.

## SITTING -ROOM

13'04 x 12'10 (4.06m x 3.91m)  
Feature hearth, picture rails, coving to ceiling, radiator, double-glazed bay window to front.

## LOUNGE

16'01 x 14'04 (4.90m x 4.37m)

Feature hearth, coving, radiator, double-glazed bay window to front.

## BEDROOM 1

10'10 x 9'04 (3.30m x 2.84m)  
Built-in wardrobe, radiator, double-glazed window to front, door to loft room.

## BEDROOM 2

11'03 x 7'04 (3.43m x 2.24m)  
Built-in cupboard, double-glazed window to rear.

## BATHROOM

Corner bath with shower over, wash hand basin, WC, part tiled walls, extractor fan, heated towel rail, airing cupboard, double-glazed window to rear.

## EXTERNALLY

To the front there is off-road parking for a number of cars, to one side by a garden laid to lawn enclosed by walls and planting. Running alongside the property, there is a piece of agricultural land. To the rear there is parking for a number of cars, a further garden laid to lawn, paved BBQ area, sun terrace, **TWO SHEDS AND GARAGE.**

## SERVICES

We are advised that mains services are connected.

## VIEWING

By appointment with the selling Agents on 01792 360060 or e-mail [mumbles@johnfrancis.co.uk](mailto:mumbles@johnfrancis.co.uk)

## OUR OFFICE HOURS

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 4:00pm

## TENURE

We are advised that the property is Freehold

## GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

## DIRECTIONS

From our office, proceed to the foreshore. At the mini-roundabout, take a left-hand turning onto Mumbles Road. Continue through to West Cross and through to Mayals. At the part time traffic lights, take the left-hand turning onto Mayals Road. Continue through Murton and through to Kittle. Continue past the shops at Kittle and take the right-hand turning onto Vennaway Lane and at the junction take the left-hand turning onto South Gower Road. Continue through Scurlage and onto Port Eynon. On entering the village of Port Eynon, take the first right. Follow the road along for a few hundred yards and the property can be found on the right-hand side.