



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

£725,000 For Sale

Property Features

- ** No Forward Chain **
- 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
- Former Parlour (offices) benefitting from favourable pre-application into two 2-bedroom holiday lets
- Grazing land contained in several paddocks
- Popular area in the heart of Gower within close proximity to the coast

Property Summary

Offered with no forward chain, a conveniently situated approximately 5.92 acre country holding comprising farmhouse, cottages and a range of outbuildings with conversion potential (s.t.p.p), situated in the heart of Gower, within easy reach of the renowned coastline and beaches.



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

3.95m x 5.38m (13' 0" x 17' 8") Window to front and rear. Radiator. Steps up to front porch.

Shower Room

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

Breakfast Area

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

Kitchen

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

First Floor





Bedroom 2

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

En-Suite

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

Bedroom 3

4.06m x 3.06m (13' 4" x 10' 0")
Airing cupboard with boiler (decommissioned)

Adjoining 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")
Open fireplace. Window to front

Lounge

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

Kitchen/Diner

5.16m x 3.56m (16' 11" x 11' 8")
Base and wall units with stainless steel sink and plumbing for washing machine and dishwasher. Multi fuel burner supplying radiators and hot water with immersion heater for hot water.

Rear Hall

Door to right

Bathroom

3.45m x 3.21m (11' 4" x 10' 6")
Bathtub, WC. Wash hand basin, shower cubicle. Towel rail. Tiled floor. Window to side and rear.





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 rear. Bath tub. Wash hand basin. Hot water cylinder. Lino floor.

Cloakroom

0.88m x 1.78m (2' 11" x 5' 10")
WC. Lino flooring.

Bedroom 2

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

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")
Window to front.

Externally

The Old Parlour (Offices)

Former Parlour

8.98m x 4.68m (29' 6" x 15' 4")
W.C. with wash hand basin. Former office area.

Former Dairy

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 Farm Buildings

17.86m x 23.64m (58' 7" x 77' 7")

Steel Framed Farm Building

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

Timber Framed Farm Buildings

23.21m x 12.48m (76' 2" x 40' 11")

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.

FURTHER INFORMATION

Tenure

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

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

Burry Dairy Farmhouse & Cottage - both Bands F - approx. £2,938.98 for 2023/2024.

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

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.

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).

Agent Note

The photographs were taken in September and October 2023.

Viewing

Strictly by appointment with the Vendors Sole Agents Rees Richards & Partners.

Please contact Swansea office for further information:

Tel: 01792 650 705

Email: rhys.james@reesrichards.co.uk



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

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)

