



The Farthings, Landimore, Gower, SA3 1HD

A wonderful detached home with an attractive contemporary finish throughout, arranged over two storey's with fabulous views over the Landimore saltmarsh and on to the Lougher Estuary.

On the upper ground floor there are three double bedrooms, a bright living room, a fantastic kitchen family room and spacious family bathroom.

On the lower ground floor there is a superb self contained one bedroom annex, with a private garden area.

The property has lovely gardens surrounding it, with fantastic views and many different areas to enjoy, including a stylish sun terrace with bar/barbecue area just off the kitchen family room.

There is also a double garage and plenty of off street parking.



£560,000 FREEHOLD









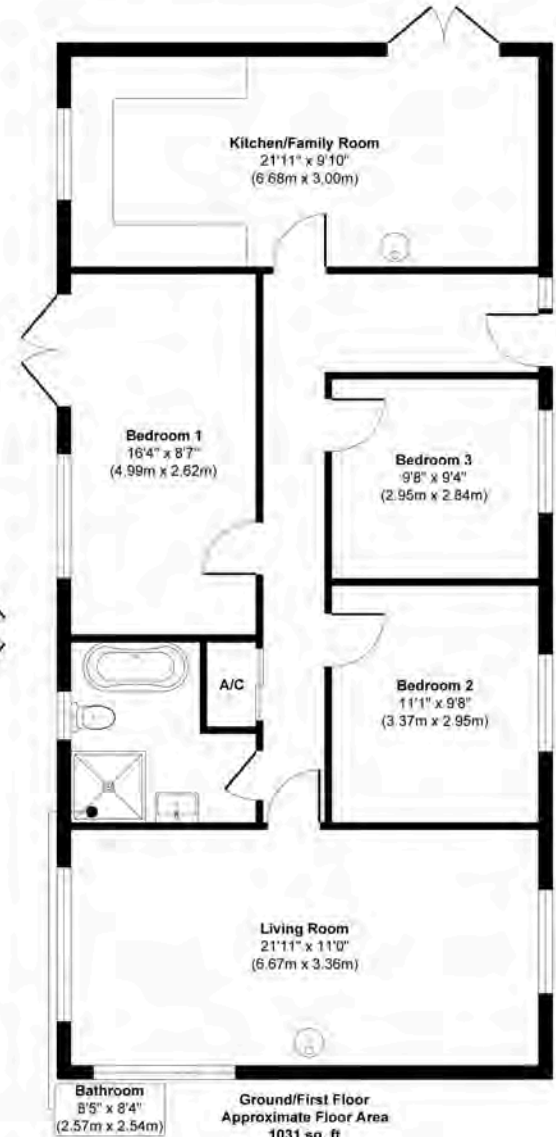
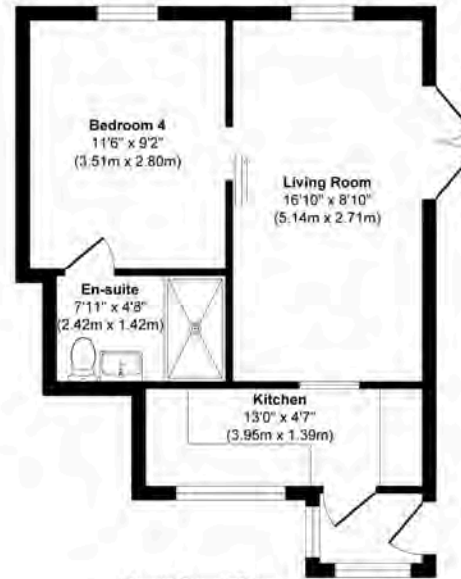


The property is FREEHOLD

The property is on mains electric, the sewage is via a septic tank and the central heating is fired by LPG.

Council Tax Band G - (£3,156p.a.)

The EPC rating is D.



Approx. Gross Internal Floor Area 1415 sq. ft / 131.50 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale
Produced by Elements Property

There are gentle steps up from the parking area to the front door, which leads into a spacious hallway. All the rooms on this floor are accessed from the hallway.

The kitchen family room runs from front to rear of the property, the kitchen is fully fitted and modern, the attractive units frame a picture window which offers far reaching views of the surrounding countryside and on to the Lougher Estuary. The sitting area in the kitchen enjoys a contemporary log burner and lovely French doors leading out to the stylish garden and bar/barbecue area which is South facing.

The living room/dining room is a spacious, bright room also running from the front of the property to the rear. This room also has a modern log burner but the focal point here are the two windows in the dining area which are large and make the most of the fabulous far reaching views!

The three bedrooms on this floor are all doubles and the master has french doors that lead out to the garden again with those wonderful views. The family bathroom is luxurious, with a contemporary style, free standing bath and modern shower cubicle.

The One Bedroom Annex has its own entrance through a porch on the lower level of the property. This leads into a kitchenette which is modern in style and bright with a window overlooking the private garden for the annex. This room leads onto the living room which offers space for a seating area and a dining table, and there are patio doors leading out to a private courtyard garden area.

The double bedroom is accessed from the living room and there is a modern ensuite shower room.

Externally, there is plenty of private off street parking with a gravelled parking area to the front of the property and a driveway leading to the detached double garage. The front of the house has beautiful mature planting breaking up the parking areas and framing the house.

To the southern side of the house, off the kitchen family room there is a stylish contemporary sun terrace which has a superb bar/barbecue area and plenty of space for a hot tub and sun loungers. The rest of the gardens are lawned, and a great size, all of which offers estuary views.



Landimore is a small village located on the Gower Peninsula. Landimore is known for its rural charm, beautiful countryside, and proximity to the stunning Gower coastline.

The village is located near the Loughor Estuary and is surrounded by fields, farmlands, and natural beauty. It is a peaceful and scenic area, ideal for nature lovers, hikers, and those seeking a tranquil escape.

Within a short distance from Landimore, you can explore other notable places on Gower, the closest being the landimore marsh leading to stunning Whiteford Burrows and Sands - one of the prominent features of Whiteford Sands is Whiteford Point Lighthouse, which stands near the eastern end of the beach. This historic cast-iron lighthouse, built in the 19th century, adds to the charm of the area and serves as a landmark for visitors. The beach and its surroundings provide opportunities for wildlife spotting and birdwatching. The area is home to various bird species, including the elusive bittern, and is a designated Site of Special Scientific Interest (SSSI) due to its ecological importance.

And of course when in Gower you are never far away from all the other beaches and notable places such as Rhossili Bay, Three Cliffs Bay, Oxwich Bay, and the village of Mumbles. These locations offer breathtaking beaches, cliff walks, water sports, and picturesque coastal views.

Mumbles is 14 miles from the property.
The M4 at junction 47 is 13 miles.
Swansea is 13 miles.





01792 986099

info@thegreenroomhomes.com

www.thegreenroomhomes.com



Whilst every effort has been made to ensure these details are accurate, they are for illustrative purposes only and should be read as a guide and not relied upon. Internal floorplans may be subject to alteration. Dimensions listed are maximum and approximate. computer generated images are for illustrative purposes only.

