



# SWYN Y MOR

Llandwnda | Goodwick | SA64 0HS

FINE & COUNTRY

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Exquisite Barn Conversion and Annexe with Commanding Sea Views in Pembrokeshire

Nestled within the scenic bounds of Pembrokeshire National Park, this meticulously converted barn boasts panoramic views of the sea, framed by the tranquility of its rural setting. The property, named Swyn Y Mor (Sound of the Sea), is a testament to high-quality craftsmanship, utilising local stone, limestone, and slate alongside oak beams and lintels which enhance its rustic yet elegant charm. Usefully it also benefits from a separate self-contained annexe on site ideal for multifamily living or other uses.

This delightful residence offers three generously sized bedrooms, including a master suite with an en-suite bathroom. The heart of the home is the expansive open-plan living and dining area, featuring underfloor heating and a bespoke French oak and granite kitchen, equipped with top-tier appliances perfect for entertaining. The living room, complete with a limestone floor and feature vaulted ceiling is accented by large oak timbers, fills with natural light and affords magnificent sea views. Air Source Heating further underscores the attention to detail.

Externally, the property sits amidst beautifully landscaped gardens and expansive patios, ideal for alfresco dining while soaking in the vistas of the surrounding countryside and sea. The large timber clad sheds, and extensive parking area add practicality and useful space for hobbies and storage.

Swyn Y Mor is serenely positioned yet conveniently close to local amenities. It's a short drive from the charming towns of Goodwick and Fishguard, offering easy access to shops, schools, and leisure facilities. The nearby Pembrokeshire Coastal Path invites endless exploration of spectacular beaches, secluded coves, and picturesque villages, enhancing the property's appeal as either a luxurious family home or a high-end holiday retreat.





With its impressive combination of privacy, quality, and location, this property promises a lifestyle of comfort and tranquillity with the allure of coastal living. Prospective purchasers can also seek more information about a potential 5 acre adjoining paddock potentially available by separate negotiation.

Video Link: [https://youtu.be/5BcITJy\\_sTk](https://youtu.be/5BcITJy_sTk)



| Energy Efficiency Rating                           |         |           |
|--|---------|-----------|
|  | Current | Potential |
| <i>Very energy efficient - lower running costs</i> |         |           |
| (92 plus) <b>A</b>                                 |         |           |
| (81-91) <b>B</b>                                   |         |           |
| (69-80) <b>C</b>                                   |         | 74        |
| (55-68) <b>D</b>                                   |         |           |
| (39-54) <b>E</b>                                   |         |           |
| (21-38) <b>F</b>                                   | 34      |           |
| (1-20) <b>G</b>                                    |         |           |
| <i>Not energy efficient - higher running costs</i> |         |           |













Entrance Porch:

2.41m x 2.21m (7'11" x 7'3")

Lounge/Dining Room:

9.22m x 4.60m (30'3" x 15'1")

Entering the Lounge / Dining Room via stable door with a small window, one is immediately impressed with the space, light and quality finish of this lovely room. A vaulted ceiling with large oak timbers provides a spacious elevation, limestone floors with underfloor heating add a light yet practical appearance and the two windows plus French doors flood the room with natural light. Accents include four lead lights – three of which permit light to flow between the living room and the study above with the other catching the morning sun above the French doors. An attractive brick and slate fireplace. Five brass and glass double lanterns adorn the walls providing soft ambient light, with additional accent lighting from inset ceiling lights in the comfortable dining area and a spot light over the French doors

Kitchen / Breakfast Room:

5.54m x 3.66m (18'2" x 12'0")

Off the dining room a slate step in a wide entrance leads to the gourmet kitchen. Limestone floors with underfloor heating, bespoke French oak base and upper level cupboards plus drawers and pot drawers, granite pencil edged work tops with inset 1 ½ bowl stainless steel sink with swan neck mixer tap. An integrated dishwasher, fridge, freezer, three oven electric AGA. Two windows with slate sills and a glazed door leading to the side path provide plenty of natural light. The lofted ceiling with exposed beams adds space and character.





### Utility:

2.39m x 1.98m (7'10" x 6'6")

Handily located off the kitchen this practical room with window, lofted ceiling and down lighters houses the central heating/hot water boiler, space and plumbing for a washer and dryer.

### Inner Hallway:

A door from the Kitchen leads to a long hallway off which are the three bedrooms a shower room and family bathroom. Two windows and a stable door to the courtyard provide light and easy access to the outbuildings and gardens. Underslate heating with the controls housed in a double door cupboard along with the electric panel. A second double door cupboard serves as an airing cupboard with space for linen and towel storage on slatted wooden shelving as well as a hanging clothes rail. Again vaulted ceilings and exposed beams, with lovely curved wall features, wall lamps and spot lights.





### Bedroom One:

3.76m x 3.63m (12'4" x 11'11")

A lovely and spacious room featuring French doors leading out to the paved rear patio, as well as a courtyard facing slate silled window. Two torch style wall lamps with dimmable switch

### Bedroom One Ensuite:

Tiled floors and walls featuring an extra large shower. Low level WC, vanity unit with hand basin and light above, chrome ladder style radiator, ceiling spot lights, small window with deep slate sill.

### Bedroom Two:

4.04m x 3.07m (13'3" x 10'1")

This comfortable carpeted room has dual aspect windows, torch style wall lights & spot lights, exposed beams and a Velux window.





### Family Bathroom:

Tiled floor with part tiled walls, large walk-in shower, WC, bidet, spacious wash basin in a fitted oak vanity with drawer and lighted mirror above, two towel rails, large chrome ladder radiator, beamed lofted ceiling with inset spot lights. Frosted casement window with roller blind.

### Bedroom Three:

3.17m × 2.97m (10'5" × 9'9")

Spacious double bedroom, lofted beamed ceiling with spotlights, two torch style wall lights and window with views of the rear courtyard.

### Shower Room:

Tiled walls and floor with corner shower with mains rainfall head and hand spray, WC, vanity unit with hand basin and tap and chrome ladder style radiator.





### Study / Crog Loft:

An open plan space above the dining area with sloping ceiling and inset lights, is currently used as an office, but could also be a play area, TV snug or storage room. A modern chrome radiator provides heat with a small window and spotlight on the stairs.

### Exterior:

The property and its outbuildings sit in attractively landscaped gardens with both lawned areas affording sea and countryside views. Paths and patios provide areas to relax and dine alfresco. A 'Pembrokeshire bank' provides a boundary to one side but still permits lovely uninterrupted rural views, other boundaries are walled or fenced with several mature trees as well as shrubs and herbaceous plants in beds and borders. Standing stones provide interest in the large tarmac courtyard. A handy log store sits in one corner.

### Annexe:

With cavity walls, double wooden doors to the front, five windows, light and electricity supply and a large bricked driveway.





## Stable Block:

Cavity wall construction with an attractive design, this versatile building has two wooden stable doors and exterior lighting.

## Services:

Mains electricity and mains water with private drainage.

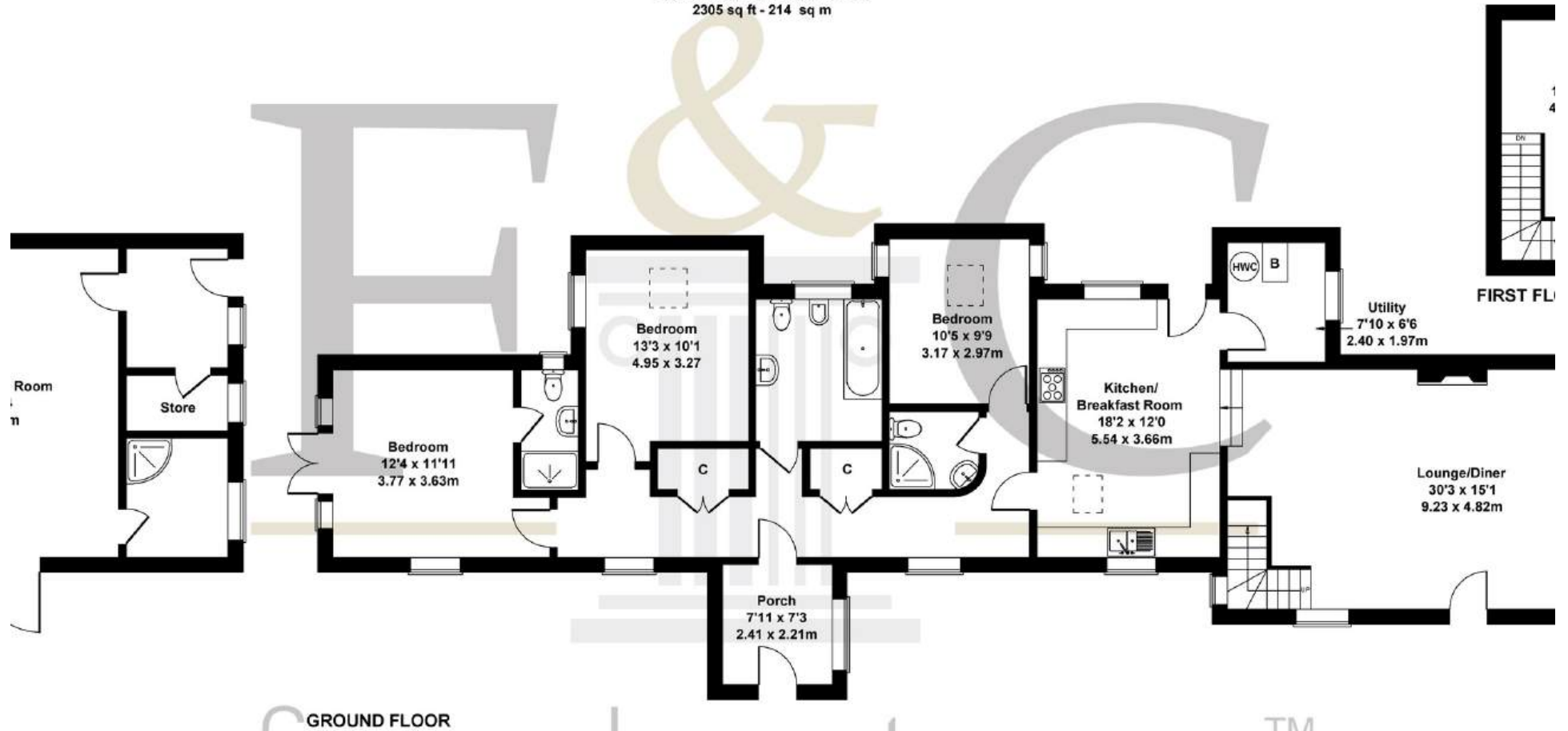
## Directions:

From Haverfordwest, proceed north on the A40 passing through the villages of Treffgarne, Wolf's Castle, Letterston and Scleddau. Take the first exit at the roundabout signposted Goodwick, staying on the A40. Take the first exit on the next roundabout, driving along the water front, and passing Tesco express on the left. Go over the next roundabout, heading up Station Hill and bearing left up Goodwick Hill. Follow the road round to the right passing Goodwick Junior School. Continue on this road, bearing right (ignore left turn). Continue on this lane as it weaves in both directions, continuing past one T junction. This lane will continue until you reach a bungalow, bear left and pass properties on either side. Continue down the lane as it bears right. Swn Y Mor is on the right hand side.



# Swn y Mor, Llanwnda, Goodwick, Pembrokeshire SA64 0HS

Approximate Gross Internal Area  
2305 sq ft - 214 sq m



## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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