



## New Park Farm Llanrhidian, Gower, Swansea, SA3 1HA

**£1,200,000**

Welcome to New Park Farm, an exceptional, individually designed, four double bedroom home, positioned on a small holding of over 7.5 acres perfectly suited to anyone looking for an equestrian home with purpose-built stables.

Set at the foot of Cefn Bryn, in a stunning, rural Gower location, this beautiful home offers an idyllic countryside retreat and enviable vistas that must be seen to be appreciated.

As you enter through the charming porch, you are greeted by a spacious hallway that doubles as a reading area, setting the tone for the warmth and comfort that permeates throughout. The ground floor boasts a well-appointed sitting room, a convenient shower room, and a functional utility room. The heart of the home lies in the expansive open plan kitchen/dining room, seamlessly flowing into the inviting lounge, perfect for both

## Entrance

Via a composite door into the porch.

## Porch



With a set of doors into the hallway/reading area. Tiled floor. Doors to built in storage cupboards. Spotlights. Underfloor heating.

**Hallway/Reading Area 18'9" x 8'9" (5.73 x 2.69)**



With a solid Oak stair case to the first floor. Set of double glazed windows to the rear offering a wonderful aspect of the rear garden. Tiled flooring. Radiator. Underfloor heating. Door to the kitchen/dining room. Door to sitting room. Door to shower room. Door to utility room.

## Hallway/Reading Area



## Hallway/Reading Area



### Kitchen/Dining Room 21'10" x 25'1" (6.67 x 7.67)



With a set of double glazed windows to the front. Set of double glazed bi fold doors to the rear. Double glazed French patio doors to the rear. Opening to the lounge. Dual aspect wood burner set on tiled hearth. Tiled floor. Underfloor heating. Spotlights. The kitchen is beautifully presented with a feature central breakfast island. Fitted with a range of base and wall units, running granite work surface incorporating a solid fuel Rayburn cooker. One and a half bowl sink and drainer unit with mixer tap over. Integral dishwasher. Four ring induction hob. Integral oven & grill. Integral microwave. Integral dishwasher. Space for American style fridge/freezer.

### Kitchen/Dining Room



### Kitchen/Dining Room



### Kitchen/Dining Room



### Kitchen/Dining Room



## Kitchen/Dining Room



## Lounge



## Lounge 21'10" x 18'8" (6.66 x 5.71)



## Lounge



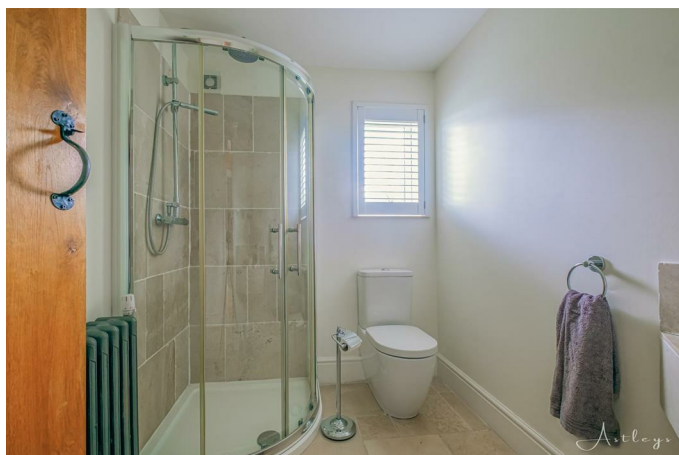
With a double glazed bay window to the front. Set of double glazed bi-fold doors to the rear. Dual aspect wood burner set on tiled hearth. Tiled floor. Underfloor heating.

### Sitting Room 9'8" x 10'8" (2.96 x 3.26 )



With a set of double glazed windows to the front. Radiator. Spotlights. Tiled flooring. Underfloor heating.

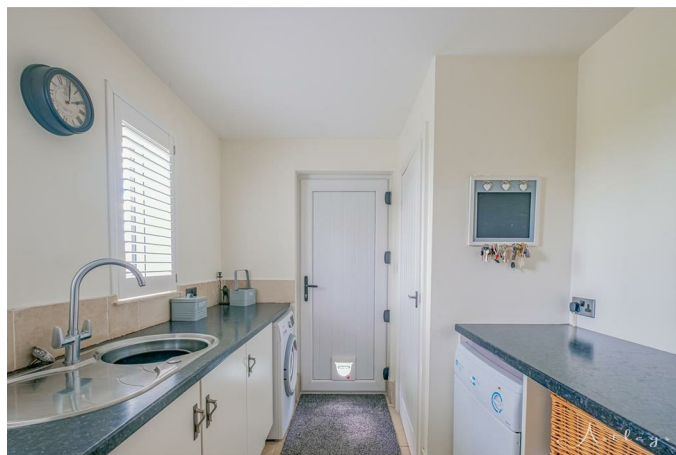
### Shower Room 7'1" x 5'9" (2.18 x 1.77)



With a frosted double glazed window to the side. Suite comprising; corner shower cubicle with oversized shower head above. W/C. Wash hand basin. Radiator. Spotlights. Extractor fan. Tiled flooring. Underfloor heating.

### Shower Room

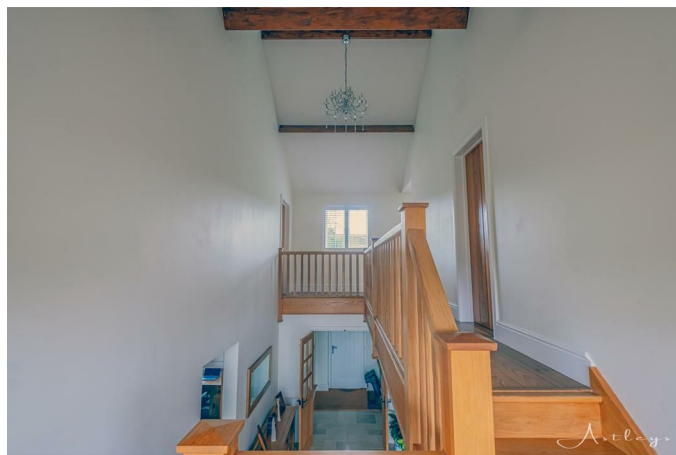
### Utility Room 10'7" x 8'2" (3.23 x 2.49 )



With a set of double glazed windows to the rear. PVC door to the side. Door to storage cupboard. Running work surface incorporating a stainless steel sink and drainer unit with mixer tap over. Plumbing for washing machine. Space for tumble dryer. Tiled floor. Underfloor heating. Spotlights.

### First Floor

### Landing



With a feature vaulted ceiling. Set of double glazed windows to the front. Set of double glazed windows to the rear offering a pleasant countryside outlook. Hardwood flooring. Radiator. Spotlights. Door to airing cupboard. Doors to bedrooms.

**Bedroom One 18'4" x 16'1" (5.59 x 4.92 )**

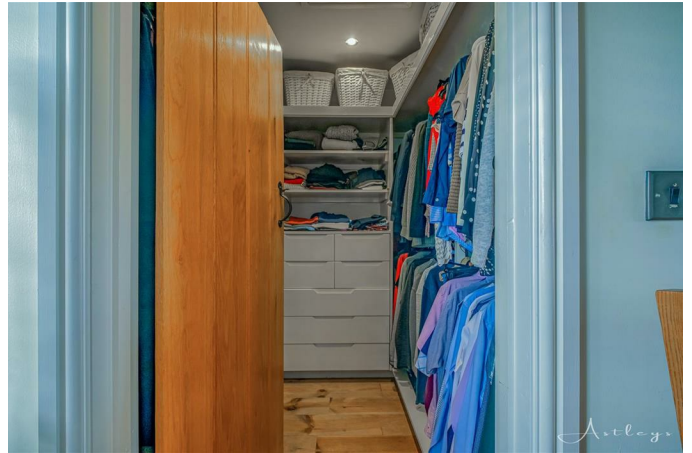


With a set of double glazed windows to the front. Double glazed French patio doors to the rear Juliet balcony offering countryside views. Spotlights. Hardwood flooring. Door to walk in wardrobe. Door to en-suite.

**Bedroom One**

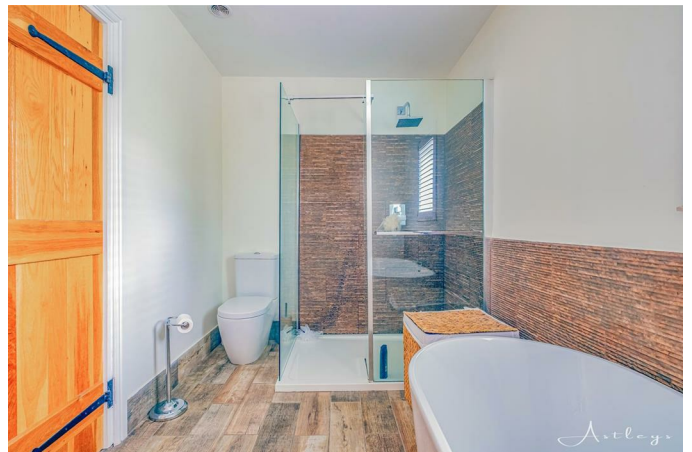


**Walk In Wardrobe 7'4" x 6'1" (2.25 x 1.87 )**



Spotlights. Loft access.

**En-Suite 10'7" x 6'1" (3.23 x 1.87 )**



With a double glazed window to the side. Well appointed suite comprising; free standing bathtub. Walk in shower with oversized shower head above. W/C. Two wash hand basins. Spotlights. Chrome heated towel rail. Extractor fan. Underfloor heating.

### En-Suite



### Bedroom Two



### Bedroom Two 10'7" x 16'11" (3.23 x 5.17)



With a set of double glazed windows to the front. Hardwood flooring. Door to en-suite. Doors to built in wardrobes. Radiator. Hardwood flooring.

### En-Suite 10'7" x 7'0" (3.23 x 2.15)



With a set of double glazed windows to the rear. Well appointed suite comprising; free standing bathtub. Walk in shower with oversized shower head above. W/C. Wash hand basin. Spotlights. Chrome heated towel rail. Extractor fan. Underfloor heating.

**Bedroom Three 12'9" x 11'8" (3.90 x 3.56 )**



With a set of double glazed windows to the rear offering a pleasant countryside outlook. Radiator. Spotlights. Hardwood flooring. Doors to built in wardrobes. Door to the Jack & Jill en-suite.

**Bedroom Three**



**Jack & Jill En-Suite 11'8" x 7'4" (3.56 x 2.25)**



With a door to bedroom four. Velux roof window to the front. Well appointed suite comprising; Walk in shower with oversized shower head above. W/C. Two wash hand basins. Spotlights. Chrome heated towel rail. Extractor fan. Underfloor heating.

**Bedroom Four 14'5" x 10'9" (4.41 x 3.28 )**



With a set of double glazed windows to the rear offering a pleasant countryside outlook. Radiator. Hardwood flooring. Doors to built in wardrobes. Door to the Jack & Jill en-suite.



### Bedroom Four



### Aerial Aspect



### External

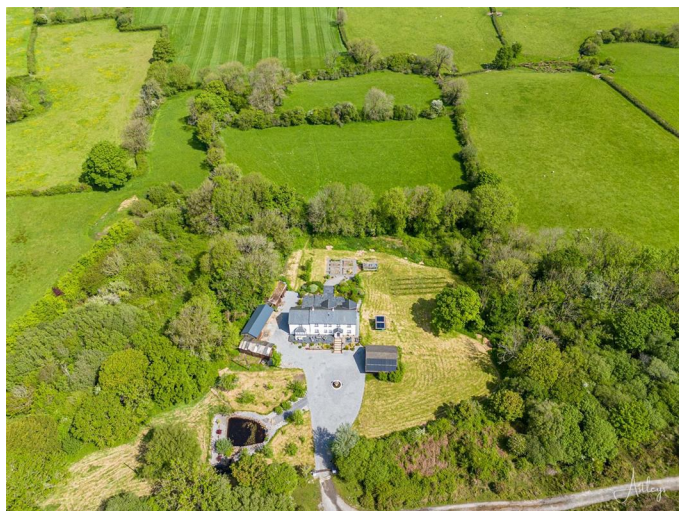
#### Aerial Aspect



#### Aerial Aspect



**Aerial Aspect**



**Grounds**



**Grounds**



**Grounds**



**Grounds**



Grounds



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Grounds



## Grounds



## Grounds



## Front



You have private gated entry via electric gate leading onto the gravelled parking for several vehicles. Detached double garage. Lawned gardens home to a variety of flowers, trees and shrubs. Feature garden pond. Detached outbuildings. Patio seating area offering ample room for tables and chairs.

### **Detached Double Garage 24'4" x 23'1" (7.42 x 7.04 )**

Via a electric 'up & over' door. Power and light. Glazed windows to the rear.

### **Rear**

The rear garden offers a pleasant countryside outlook. You have a patio seating area offering ample room for tables and chairs. Lawned garden with raised vegetable plots. Detached greenhouse. Further two paddocks behind the property also belong to New Park Farm.

### **Services**

Mains electric. Spring fed water. Broadband type - standard broadband. Mobile phone coverage available with O2 & Vodafone.

### **Council Tax Band**

Council Tax Band - F

### **Tenure**

Freehold.

