



2 Little Highway Mews Pennard Road, Pennard, Swansea, City & County Of

Guide Price **£550,000** OADR

Discover the epitome of rustic charm and contemporary living in this captivating three-bedroom barn conversion nestled within the highly sought-after locale of Pennard. Forming part of an exclusive trio of properties ingeniously crafted from a collection of historic farm buildings, this residence stands as a testament to the ingenuity and craftsmanship of its time, likely among the pioneering barn conversion projects in the Pennard area.

Steeped in a rich tapestry of history, this property transports you back two centuries to a time when it served as the clandestine headquarters of a notorious smuggling syndicate. Imagine the intrigue of secret meetings and covert operations, with contraband hidden within these very walls, and excise men from Swansea prowling the grounds. Today, while the whispers of bygone days echo faintly, you're invited to weave your own tales of leisure and relaxation in this storied abode.

Entrance

Is via a hardwood door into the hallway.

Hallway



With stairs to the first floor. Tiled floor. Double glazed window to the front. Door to the bathroom. Door to bedroom one. Door to bedroom two. Door to utility room. Door to understairs storage. Door to integral garage. Exposed beams. Two radiators.

Hallway

Hallway

Hallway

Bathroom 5'9" x 8'6" (1.773 x 2.600)



With a frosted double glazed window to the front. Suite comprising; corner shower cubicle. W.C. Wash hand basin. Chrome heated towel rail. Tiled floor. Tiled walls. Exposed beams.

Bathroom



Bedroom One 14'11" x 9'0" (4.548 x 2.760)



With a set of double glazed windows to the rear garden. Exposed beams. Doors to built in wardrobes. Radiator.

Bedroom One

Bedroom Two 13'7" x 9'2" (4.163 x 2.801)



With a set of double glazed windows to the rear garden. Exposed beams. Doors to built in wardrobes. Radiator.

Utility Room 9'3" x 5'9" (2.826 x 1.757)



With a double glazed door to the rear garden. Radiator. Tiled floor. Running work surface incorporating a stainless steel sink and drainer unit. Plumbing for washing machine. Space for fridge/freezer. Wall mounted gas boiler.

Integral Garage 14'10" x 8'5" (4.526 x 2.567)

Via an electric 'up & over' door. Power and light.

First Floor

Landing

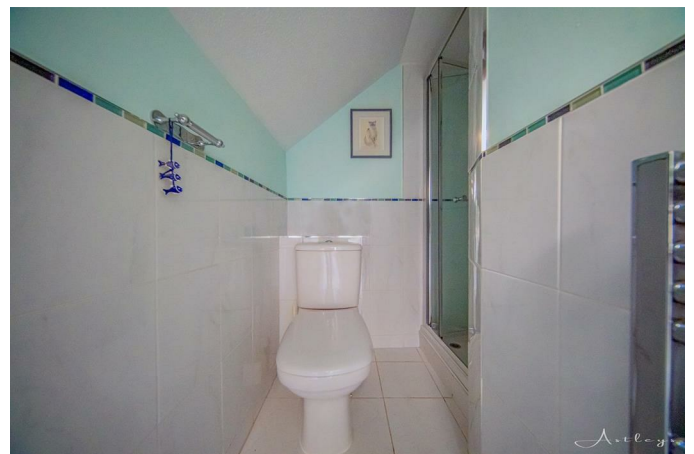
With a door to bedroom three. Door to the lounge.

Bedroom Three 12'3" x 7'6" (3.745 x 2.292)



With a set of double glazed windows to the side. Velux roof window to the side. Radiator. Frosted door to the en-suite. Exposed beams.

En-Suite 12'5" x 2'10" (3.791 x 0.879)



With a Velux roof window to the front. Suite comprising; corner shower cubicle. W/C. Wash hand basin. Chrome heated towel rail. Tiled floor. Part tiled walls.

Lounge 15'10" x 24'6" (4.827 x 7.487)



With a set of double glazed windows to the front & rear. Door to the rear garden with stone steps leading down to the garden and an iron balcony offering South facing countryside views. Opening to the kitchen. Four radiators. Feature fireplace. Exposed beams.

Lounge

Lounge

Lounge



Lounge



Kitchen 13'9" x 9'8" (4.207 x 2.948)



With a double glazed window to the rear offering a pleasant countryside outlook. Velux roof window to the rear. The kitchen is well appointed and fitted with a range of base and wall units, running marble work surface incorporating a one and a half bowl stainless steel sink and drainer unit. Breakfast bar. Integral four ring hob with extractor hood over. Integral fridge. Integral microwave. Integral freezer. Integral dishwasher. Tiled floor. Part tiled walls. Exposed beams.

Kitchen



Rear Garden



External

To the front you have a lawned garden and driveway parking for two to three vehicles leading to the integral garage. To the rear you have wonderful south facing garden comprising; a patio seating area with room for table & chairs. Stone steps leading to the first floor. Lawned garden home to a variety of flowers, trees and shrubs. Detached summerhouse. Pleasant outlook of Pwlldu Head in the distance. Gate leading to the orchard which will be split and shared with number 1 Little Highways Mews. Septic tank.

Another Aspect

Rear Garden



Rear Garden

Rear Garden

Rear Garden



Rear Garden



Rear Garden



Rear Garden

Rear Garden



Aerial Aspect

Aerial Aspect

Aerial Aspect

Aerial Aspect



Aerial Aspect



Agents Note

The property is subject to a Right Of Way Easement, permitting the occupier of 2 Little Highway Mews to cross the paddock and the side of the building for access.

Aerial Aspect



Services

Mains electric. Mains water. Mains Gas. Broadband type - ultrafast fibre. Mobile phone coverage available with EE, O2 & Vodafone.

Flooding from surface water and small watercourses - risk between 1% and 3.3% chance each year.

Council Tax Band

Council Tax Band - F

Tenure

Freehold.

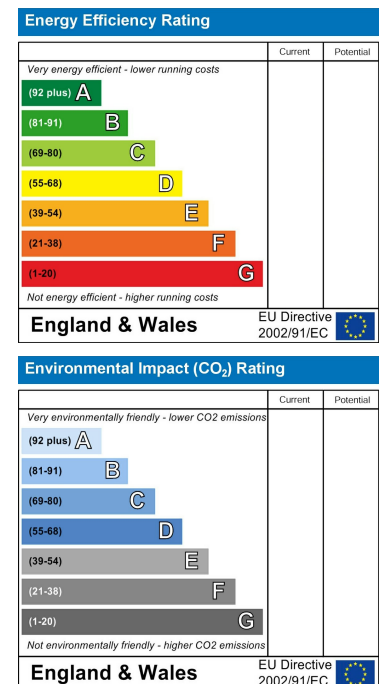
Floor Plan



Area Map



Energy Efficiency Graph



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