



## 1 Little Highway Mews Pennard Road, Pennard, Gower, Swansea, City & County Of

**Asking Price £550,000**

Welcome to a piece of history reborn in the heart of Pennard, where timeless charm meets modern comfort in this exquisite three-bedroom barn conversion. Situated amidst a trio of meticulously restored properties, this residence stands as a testament to the pioneering spirit that defined the earliest 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. Echoes of its storied past linger in the air, as tales of covert operations and daring escapades unfold. Once a hub of clandestine activity, this home now offers a sanctuary of peace and tranquility, inviting you to create your own memories in its hallowed halls. Spanning an impressive plot of 0.12 acres, with an internal floor area of 1649 square feet, this home offers an abundance of space and comfort. The accommodation is thoughtfully arranged to suit modern living, with a layout designed to maximize convenience and accessibility. On the ground floor, a welcoming hallway leads to a spacious lounge/dining room, well-appointed kitchen, bedroom two, and an integral garage, offering seamless integration between indoor and outdoor living spaces. Ascend to the first floor, where you'll find a shower room and the remaining two bedrooms, including the master suite complete with its own en-suite

### Entrance

Via a hardwood door into the hallway.

### Hallway

With stairs to first floor. Doors to the lounge, kitchen, cloakroom & bedroom two. Radiator.

### Hallway



### Cloakroom 7'11" x 2'11" (2.43 x 0.90)

With a low level w/c. Wash hand basin. Radiator. Tiled splash backs. Extractor fan.

### Lounge 26'3" x 15'5" (8.02 x 4.70)



With three double glazed windows to the front. Four Velux roof windows. Double glazed French double glazed patio doors to the rear. Door to integral garage. Three radiators. Exposed beams. Feature fireplace.

### Lounge

### Lounge



### Lounge



### Kitchen 13'9" x 12'0" (4.20 x 3.68 )



With a glazed hardwood door to the rear. Double glazed window to the rear. Kitchen is fitted with a range of base and wall units, running work surface incorporating a one and a half bowl sink and drainer unit. Four ring hob with extractor hood over. Integral oven & grill. Space for fridge. Integral freezer. Plumbing for washing machine.

#### Kitchen

#### Kitchen



### Kitchen



### Bedroom Two 12'1" x 17'7" (3.70 x 5.38 )



With a double glazed bay to the rear offering a pleasant South facing outlook to the garden. Door to under stairs storage. Two radiators.

### Bedroom Two



### Bedroom One 14'6" x 15'8" (4.44 x 4.80 )



With a double glazed bay to the rear offering South facing countryside views. Door to en-suite. Radiator.

### Bedroom Two



### Bedroom One



### First Floor

#### Landing

With a Velux roof window to the front. Doors to built in storage cupboards. Doors to bedrooms one & three. Door to shower room. Exposed beams.

### Bedroom One



### En-Suite 5'8" x 8'11" (1.74 x 2.74 )



With a Velux roof window to the rear. A well appointed suite comprising; bathtub, low level w/c, wash hand basin. Tiled floor. Tiled splash backs. Chrome heated towel rail.

### Bedroom Three 10'11" x 9'0" (3.33 x 2.76 )



With a double glazed window to the rear offering countryside views. Radiator. Exposed beams.

### Shower Room 7'10" x 6'1" (2.40 x 1.87 )



With a Velux roof window to the front. Suite comprising; corner shower cubicle, low level w/c, wash hand basin. Tiled splash backs. Chrome heated towel rail. Exposed beams.

### Integral Garage 13'8" x 12'9" (4.19 x 3.89 )

Via double doors. Power & light.

### 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. Detached greenhouse. Gate

leading to the orchard which will be split and shared with number 2 Little Highways Mews. Pleasant outlook of Pwlldu Head in the distance. Septic tank.

**Front**

**Another Aspect**



**Another Aspect**

**Aerial Aspect**



**Aerial Aspect**



**Aerial Aspect**



**Aerial Aspect**



**Rear Garden**



**Rear Garden**



**Rear Garden**



**Rear Garden**



### **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**

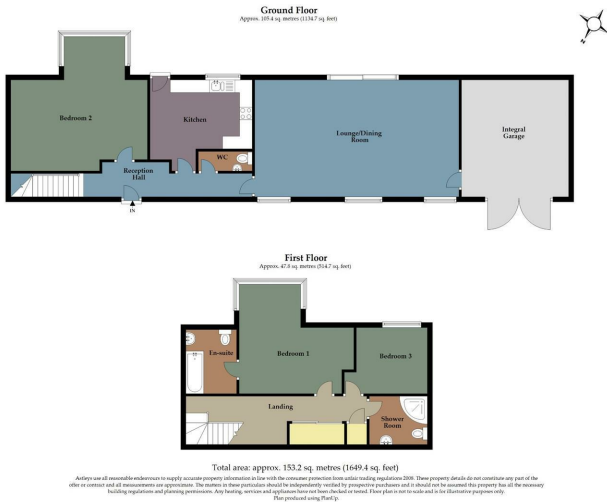
Freehold.

### **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.



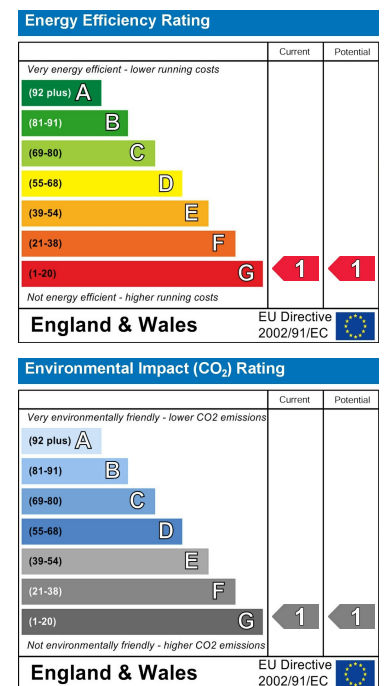
## Floor Plan



## Area Map



## Energy Efficiency Graph



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