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Newton Road, Mumbles  
Swansea SA3 4AS



## 59 Pennard Road, Pennard, Swansea, City & County Of Swansea, SA3 2AD

**£1,250,000**

Welcome to Little Highway Farm, an incredible home, steeped in history and offering breathtaking countryside views. This impressive equestrian home is surrounded by beautiful gardens and located in the sought after village of Pennard, on an impressive plot of 6.23 acres, including a separate paddock complete with four stables, barn, and tack room. The property is within walking distance of the stunning Three Cliffs Bay and falls within the Pennard Primary School and Bishopston Comprehensive School Catchment areas.

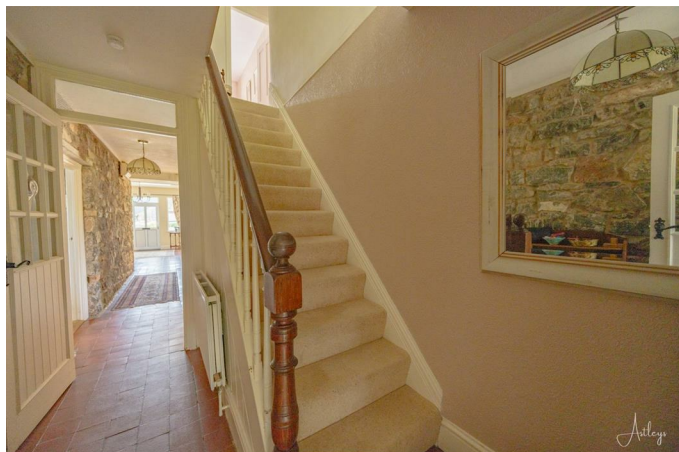
The spacious floor area of 3051 FT<sup>2</sup> provides ample room for comfortable family living. On the ground floor, you enter through a welcoming hallway leading to a cloakroom, a cosy living room, a lounge, a sitting room, a well-appointed kitchen/breakfast room, and a utility room. The first floor boasts a family bathroom and four generously sized bedrooms, including a master bedroom with a walk-in wardrobe and en-suite bathroom.



### Entrance

Via a double glazed PVC door with double glazed side panels into the hallway.

### Hallway



With a door to the sitting room. Door to the living room. Door to the cloakroom. Door to the lounge. Door to the kitchen/breakfast room. Door to the utility room. Two radiators. Exposed stone. Two Velux roof windows. Stairs to the first floor.

### Hallway

### Hallway



### Hallway



### Cloakroom 5'10" x 3'10" (1.790 x 1.170 )

Suite comprising; W/C. Wash hand basin. Radiator. Tiled floor. Velux roof window to the side.

### Sitting Room 19'9" x 9'5" (6.044 x 2.894 )



With a set of double glazed windows to the side. Double glazed window to the front offering pleasant countryside views. Two radiators. Doors to built in storage cupboards.

### Living Room 19'6" x 15'5" (5.967 x 4.719 )



With a double glazed window to the side. Double glazed French patio doors to the rear. Radiator. Feature fireplace housing a gas fire.

### Lounge 28'6" x 15'11" (8.689 x 4.866 )



With a door leading down to the cellar. Double glazed bay window to the rear. Double glazed window to the rear. Double glazed French doors to the rear garden. Two radiators. Feature fireplace housing a gas fire.

### Lounge



### Kitchen/Breakfast Room 27'4" x 14'2" (8.354 x 4.335 )



With a door to the front porch. Double glazed windows to the front offering pleasant countryside views. Opening to the utility room. The kitchen is well appointed and fitted with a range of base and wall units, running marble work surface incorporating a stainless steel sink and drainer unit. Space for American style fridge/freezer. Integral microwave. Integral oven & grill. Integral dishwasher. Central breakfast island with an integral wine cooler. Four ring induction hob with extractor hood over. Spotlights. Exposed stone. Tiled floor.



Kitchen/Breakfast Room



Kitchen/Breakfast Room



Kitchen/Breakfast Room



Kitchen/Breakfast Room



Kitchen/Breakfast Room



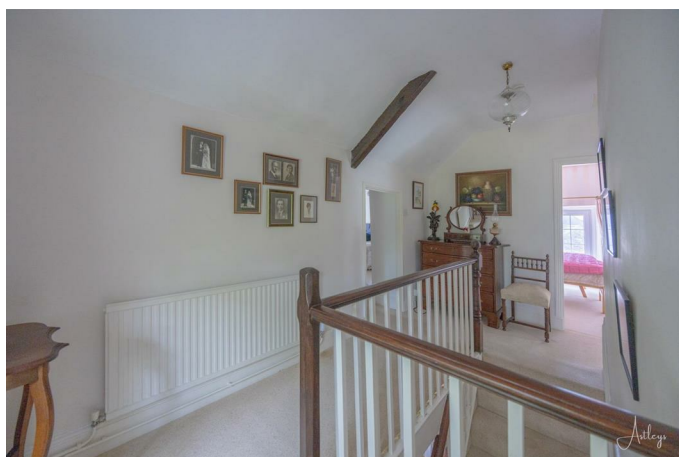
#### Utility Room 6'10" x 22'9" (2.106 x 6.948 )



With a double glazed window to the front offering pleasant countryside views. Double glazed window to the rear. Door to the rear. Running marble work surface incorporating a ceramic sink with mixer tap over. Integral washing machine. Spotlights. Radiator. Tiled floor.

#### First Floor

##### Landing



With a double glazed window to the rear. Loft access. Radiator. Doors to bedrooms. Door to bathroom.

#### Bathroom 9'3" x 14'1" (2.837 x 4.301)



With a double glazed window to the front. Beautifully appointed suite comprising; a large walk in shower with oversized shower head above. Free standing bathtub. W/C. Two wash hand basins. Two radiators. Spotlights. Extractor fan. Tiled floor. Tiled walls.

#### Bedroom One 11'6" x 14'1" (3.513 x 4.294 )



With a double glazed window to the front offering pleasant countryside views. Radiator. Door to walk in wardrobe. Door to en-suite.



**En-Suite 7'0" x 5'5" (2.146 x 1.662 )**



With a double glazed window to the front offering pleasant countryside views. Well appointed suite comprising; corner shower cubicle. W/C. Wash hand basin. Chrome heated towel rail. Tiled floor. Tiled walls, Extractor fan. Spotlights.

**Bedroom Two 11'7" x 14'0" (3.547 x 4.276)**



With a double glazed window to the rear. Radiator.

**Bedroom Three 11'9" x 13'0" (3.600 x 3.967 )**



With a double glazed window to the rear. Radiator.

**Bedroom Four 8'0" x 10'11" (2.452 x 3.350 )**



With a double glazed window to the side. Radiator.

**External**

To the front you have private driveway parking for several vehicles leading to the detached garage. Gate and tarmac drive leading to the separate paddock housing four stables (with barn & tack room) and a yard. The garden is home to a patio seating area with ample room for tables and chairs. Breathtaking lawned garden home to a variety of flowers, trees and shrubs.

**Aerial Aspect**



**Aerial Aspect**



**Aerial Aspect**



**Detached Double Garage 24'8" x 18'11" (7.522 x 5.791 )**  
With an electric 'up & over' door. Power and light.  
Opening to workshop and separate side door.

**Grounds**





Grounds



Grounds



Grounds



Grounds



Grounds



Grounds





Grounds



Grounds



Grounds



Grounds



Grounds





### Stables



### Stables



### Services

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

### Council Tax Band

Council Tax Band - G

### Tenure

Freehold.



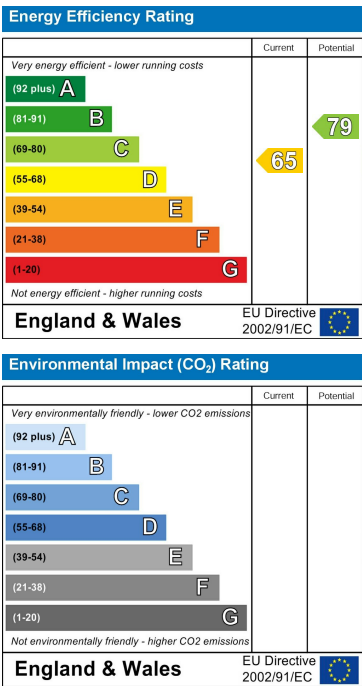
Floor Plan



Area Map



Energy Efficiency Graph



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