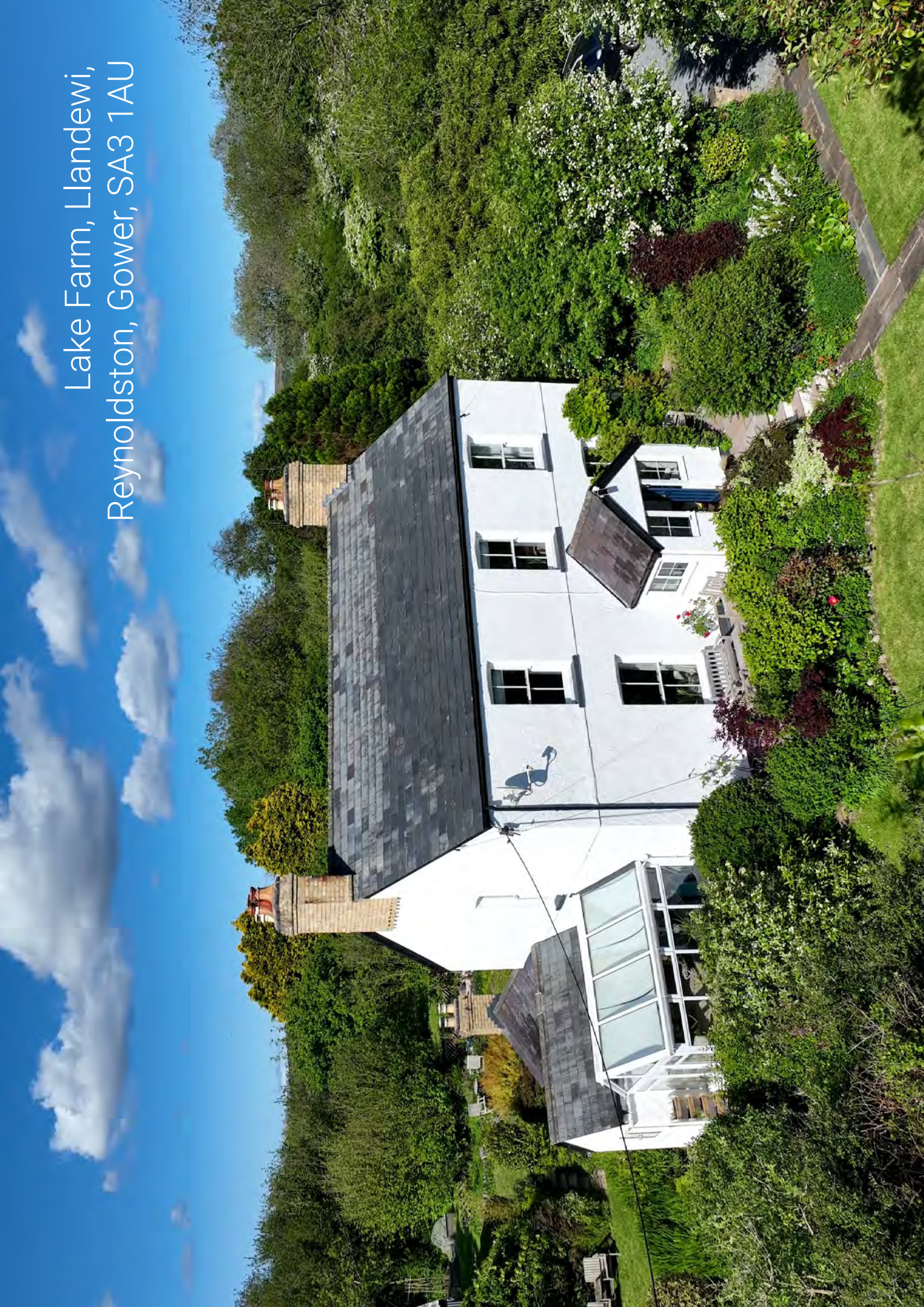
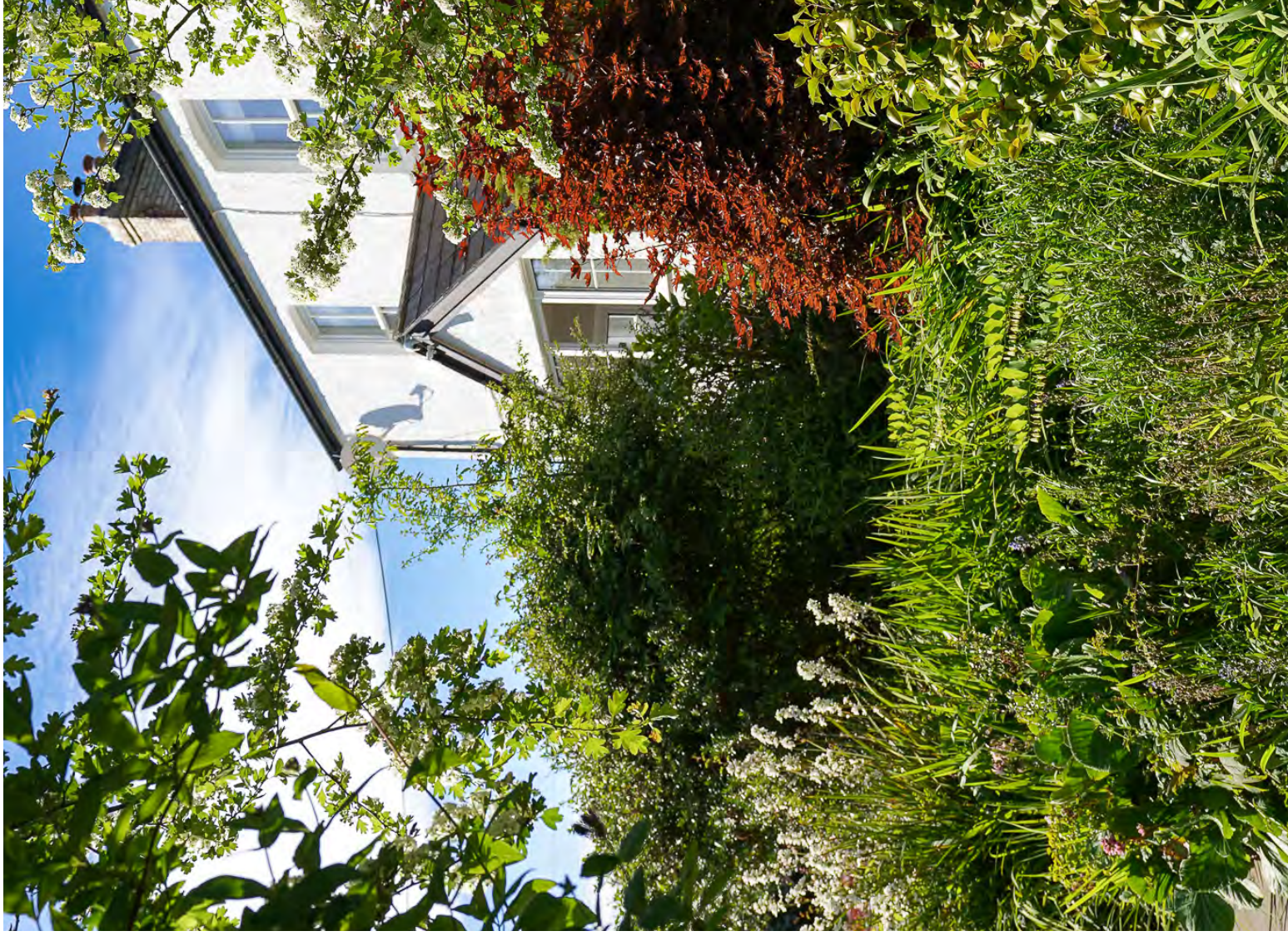


Lake Farm, Llandewi,  
Reynoldston, Gower, SA3 1AU





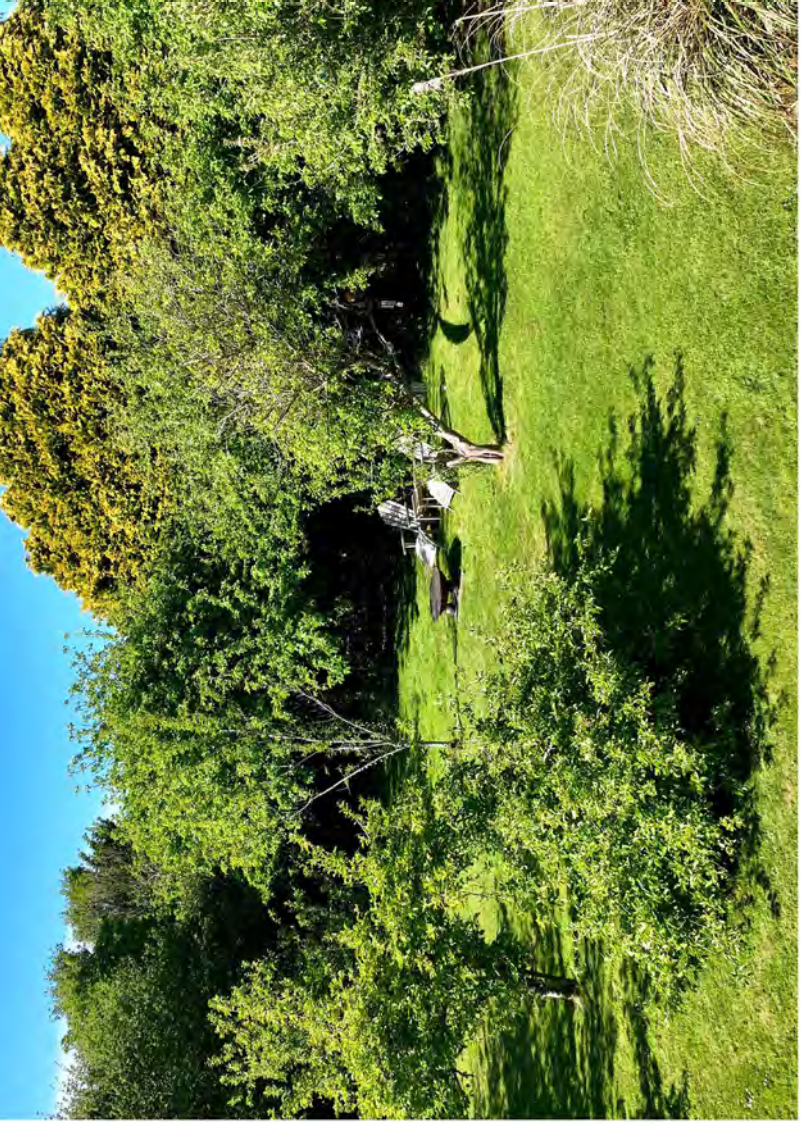


## Price - £1,150,000

A handsome Gower farmhouse with 3.68 acres, beautiful gardens, paddocks and a wonderful sense of peace at the western edge of the peninsula.

Occupying an idyllic position within the rolling landscape of rural Gower, Lake Farm is a beautifully balanced smallholding where character, comfort and practicality come together effortlessly. The property offers 3165sqft of accommodation within the main house, complemented by a range of useful outbuildings, mature gardens and approximately 2.76 acres of land arranged as paddocks and meadow.







Lake Farm is the sort of property that feels quietly established within its landscape. The original Gower Longhouse origins remain evident in the thick walls, fireplaces and proportions of the home, whilst the current owners have sympathetically modernised the property to create a warm, comfortable and highly liveable farmhouse.

The accommodation is both generous and versatile. At the heart of the house are three elegant reception rooms, each with its own distinct atmosphere, alongside a wonderful conservatory which draws the garden into the house beautifully. The former bakehouse has been transformed into a charming study, rich with character and offering a lovely sense of separation for home working or quieter moments.

The kitchen has been thoughtfully updated with contemporary fittings whilst remaining entirely in keeping with the age and style of the house. Beyond, the extended rear section of the property provides excellent flexibility with two additional rooms and a bathroom, ideal for multi-generational living, guest accommodation, hobbies or the creation of a self-contained annexe arrangement if required. A utility room and cloakroom complete the ground floor accommodation.

Upstairs, the first floor offers three spacious double bedrooms together with a beautifully appointed family bathroom. The principal bedroom suite is particularly impressive, generous in scale and complemented by a luxurious ensuite bathroom featuring a freestanding bath.

The second floor attic rooms are currently utilised as hobby rooms and storage areas, yet they present clear scope for further development and formal accommodation, subject to any necessary consents. The flexibility of the space will undoubtedly appeal to buyers seeking a property capable of evolving alongside family life.

Throughout the house, the attention to detail is evident. Original fireplaces sit comfortably alongside modern log burners, whilst hardwood double glazed windows have been carefully installed in keeping with the original style of the main house, including traditional sash arrangements where appropriate. The result is a house that retains its soul whilst offering the comfort expected of modern living.

Externally, Lake Farm becomes something rather special. The mature gardens are wonderfully established and filled with seasonal colour, creating a series of private spaces to sit, entertain or simply enjoy the surrounding countryside. Gravelled parking and a carport provide excellent practicality, whilst vehicular access extends through to the barn and land beyond.

The outbuildings are particularly useful. The 585sqft barn, complete with power, lighting, mains water and mezzanine storage, offers excellent flexibility as a workshop, garaging or general storage facility. In addition, there is a re-roofed bothy, a block-built shed and a further timber shed.

The land itself extends beautifully around the farmhouse. A gently sloping paddock of just under an acre lies to the upper section of the property, whilst a further approximately two acre paddock has previously been utilised for camping pitches and now offers a more natural meadow setting with mown pathways winding through the landscape. The grounds are fenced, established and exceptionally well maintained.

This is a rare opportunity to secure a highly characterful Gower farmhouse with genuine smallholding appeal, substantial gardens, versatile outbuildings and land, all wrapped within the remarkable scenery of the peninsula.





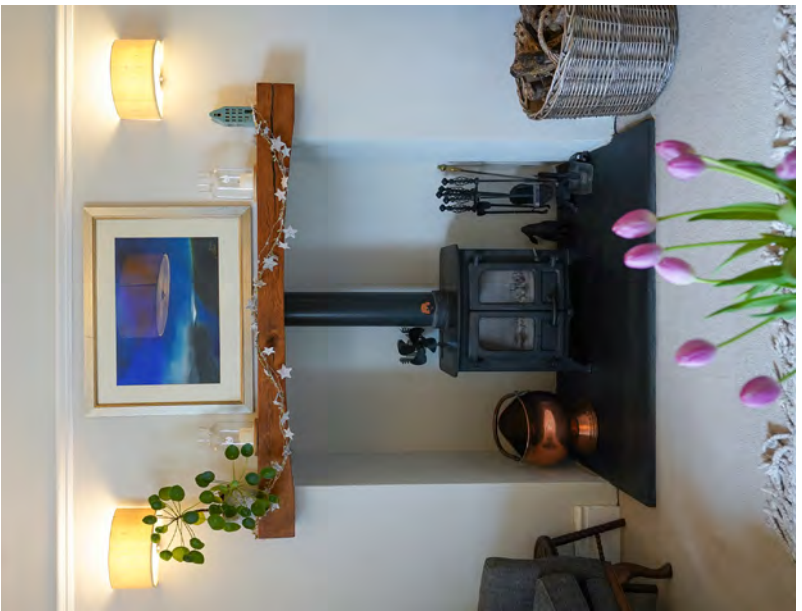
Gross Internal Area  
3,163 sqft

Acreage  
3.68 acres

Five Bedrooms - Three Bathrooms - Three reception rooms

A beautifully restored Gower farmhouse with land, gardens and outbuildings in one of the peninsula's most peaceful rural settings.











Tenure: Freehold

Services: Mains electricity and water. Oil fired central heating. Private drainage.

Council Tax Band: H (£4,286 p.a.)

EPC Rating: E

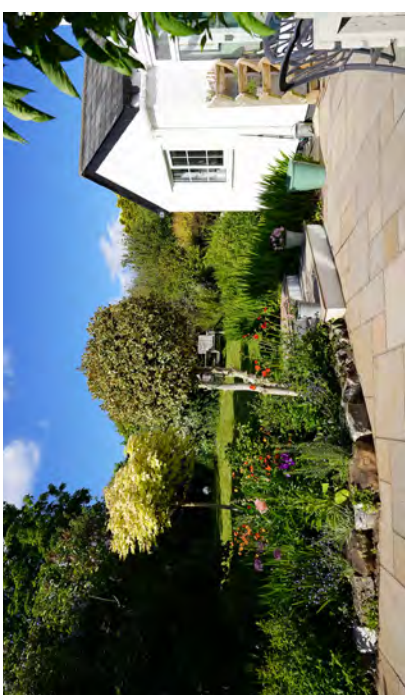
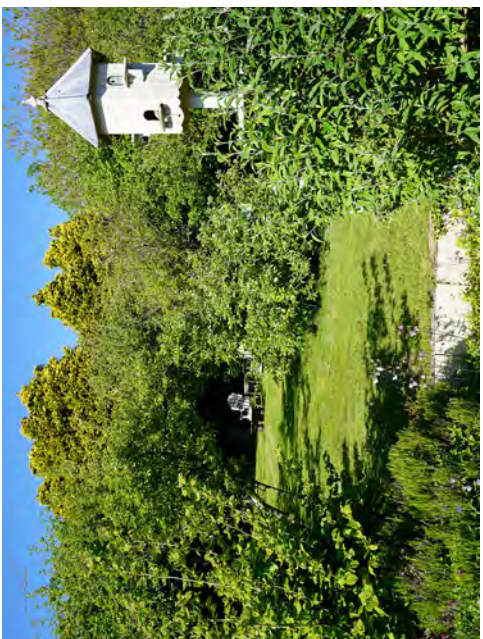


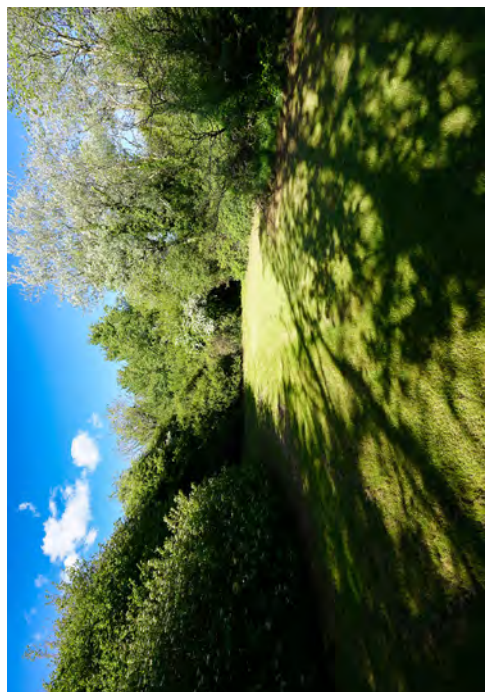
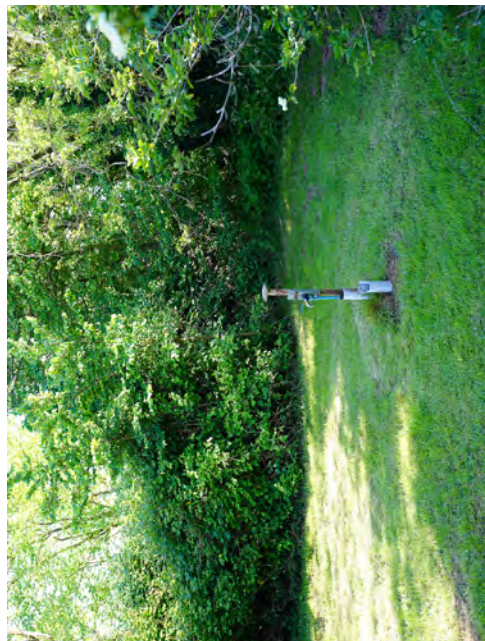


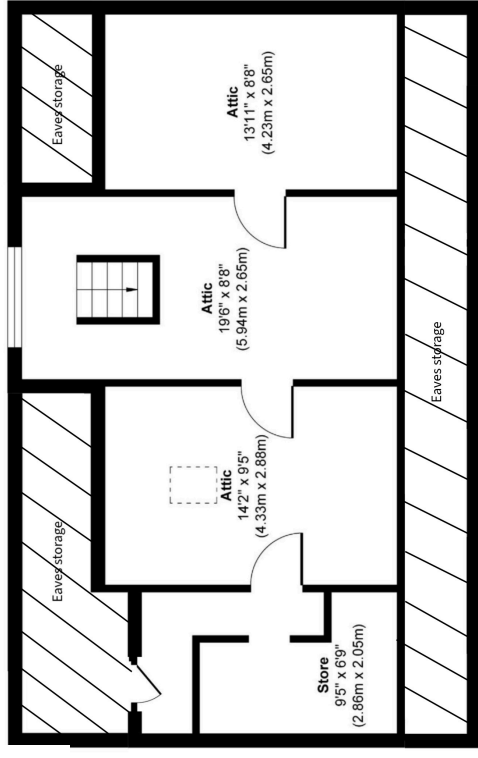




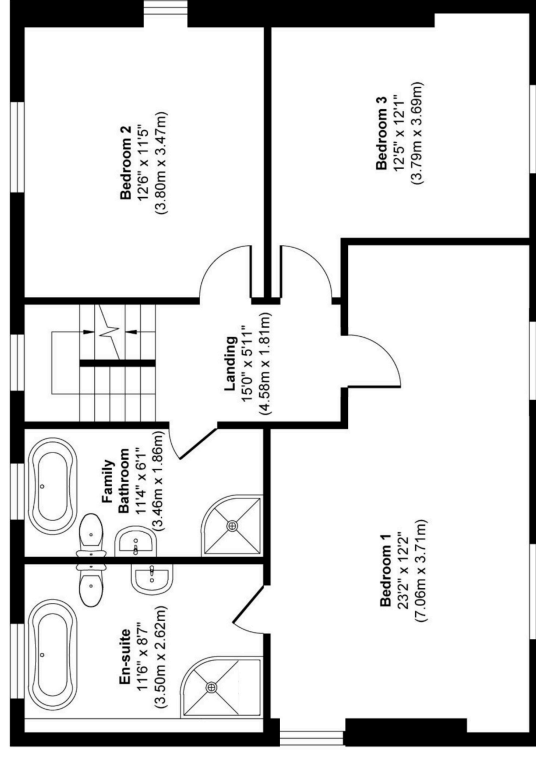




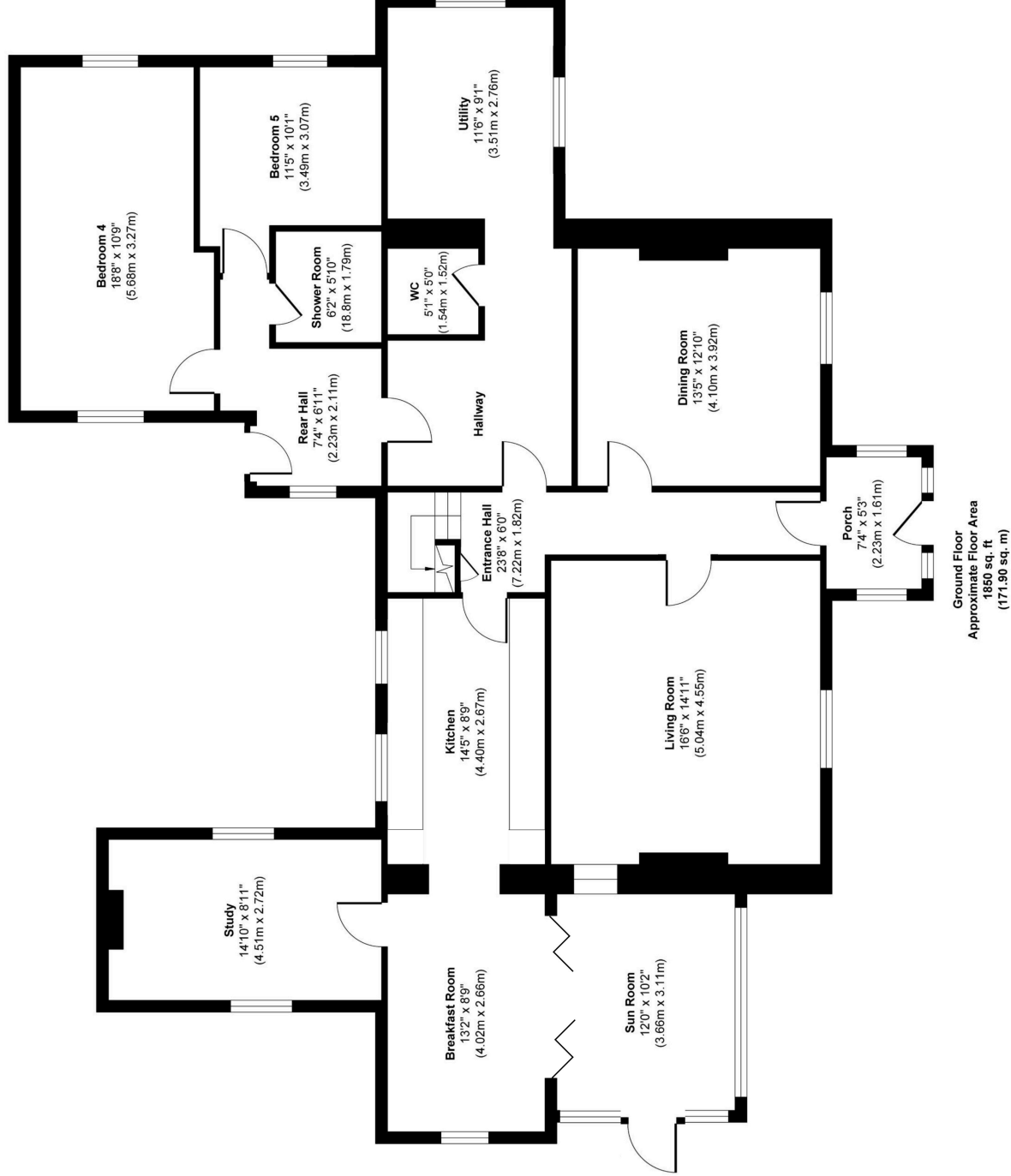




**Second Floor**  
Approximate Floor Area  
496 sq. ft.  
(46.12 sq. m)



**First Floor**  
Approximate Floor Area  
819 sq. ft.  
(76.17 sq. m)

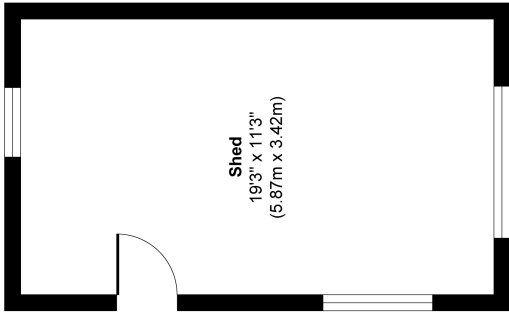


**Ground Floor**  
Approximate Floor Area  
1850 sq. ft.  
(171.90 sq. m)

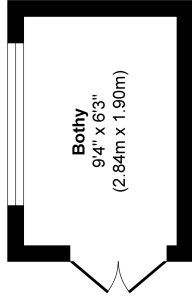
**Approx. Gross Internal Floor Area 3165 sq. ft / 294.19 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

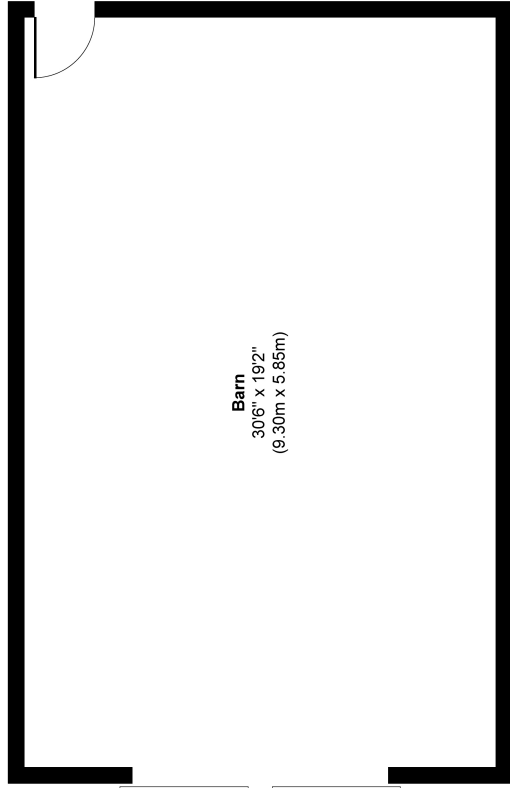
Produced by Elements Property



**Outbuilding**  
Approximate Floor Area  
216 sq. ft  
(20.07 sq. m)



**Outbuilding**  
Approximate Floor Area  
58 sq. ft  
(5.39 sq. m)



**Outbuilding**  
Approximate Floor Area  
585 sq. ft  
(54.40 sq. m)

**Approx. Gross Internal Floor Area 859 sq. ft / 79.86 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property







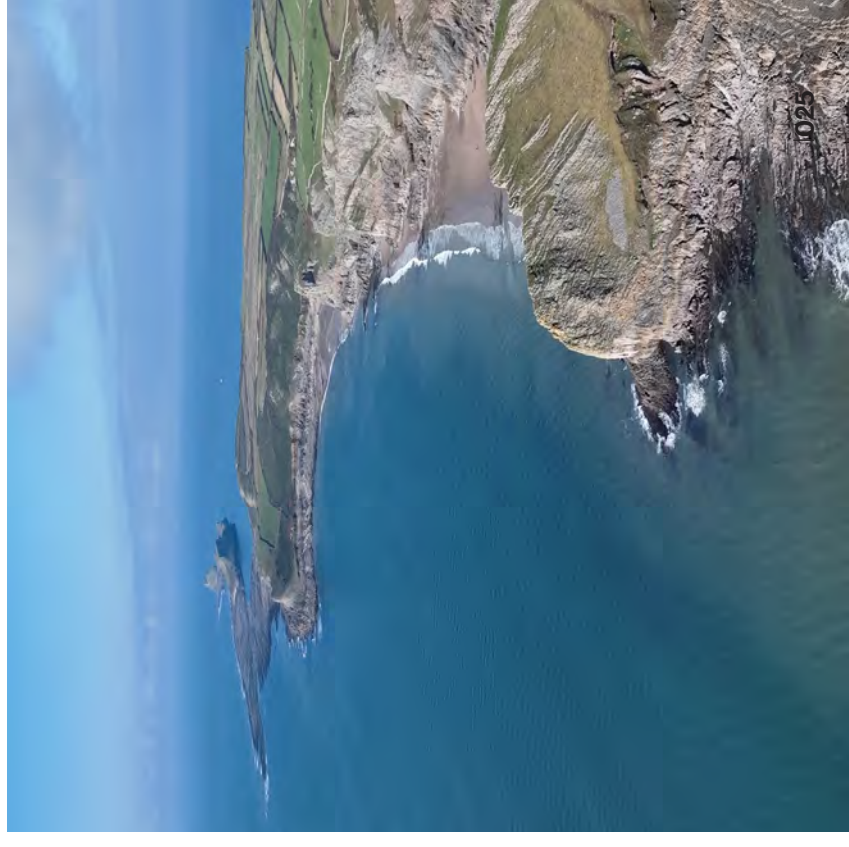
Llandewi is one of Gower's most peaceful and unspoilt rural villages, positioned within easy reach of some of the peninsula's most celebrated coastline and countryside. The setting offers an increasingly rare balance between true rural living and practical accessibility.

From the property, the beaches of Rhossili, Llangennith, Port Eynon, Mewslade and Oxwich Bay are all within comfortable easy reach, whilst countless coastal and countryside walks begin almost directly from the doorstep. This part of Gower is particularly loved for its rolling open farmland, dramatic cliff paths and quieter pace of life. The property sits adjacent to The Gower Way.

The nearby village of Knelston provides everyday amenities at the service station and a highly regarded primary school. The King Arthur pub in Reynoldston and The Ship Inn in Port Eynon are local favourite's and there is a shop, medical centre and fish and chips at Scurlage (and Port Eynon for Fish and Chips!), all within a couple of miles of Lake Farm. Further amenities are available in Mumbles and Killay. Swansea city centre is approximately 14 miles away, offering a full range of retail, commercial and transport facilities together with access to the M4 motorway for wider travel.

The property is within the catchment area for Bishopston Comprehensive School.

For those seeking a lifestyle centred around outdoor living, Lake Farm is exceptionally well positioned. Riding, walking, cycling, surfing and sailing are all readily accessible across the peninsula, whilst the surrounding landscape remains one of the most beautiful and protected parts of the country within the Gower Area of Outstanding Natural Beauty.





# THE GREENROOM

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[www.thegreenroomhomes.com](http://www.thegreenroomhomes.com)

Whilst every effort has been made to ensure these details are accurate, they are for illustrative purposes only and should be read as a guide and not relied upon. Internal floorplans may be subject to alteration. Dimensions listed are maximum and approximate. Computer generated images are for illustrative purposes only.