

Cerrig Glan, Llanrhidian, Swansea



A detached stone-built farmhouse with a swimming pool, outbuildings, extensive grounds and rarest of all, breathtaking, panoramic views across the North Gower coastline.

The Property

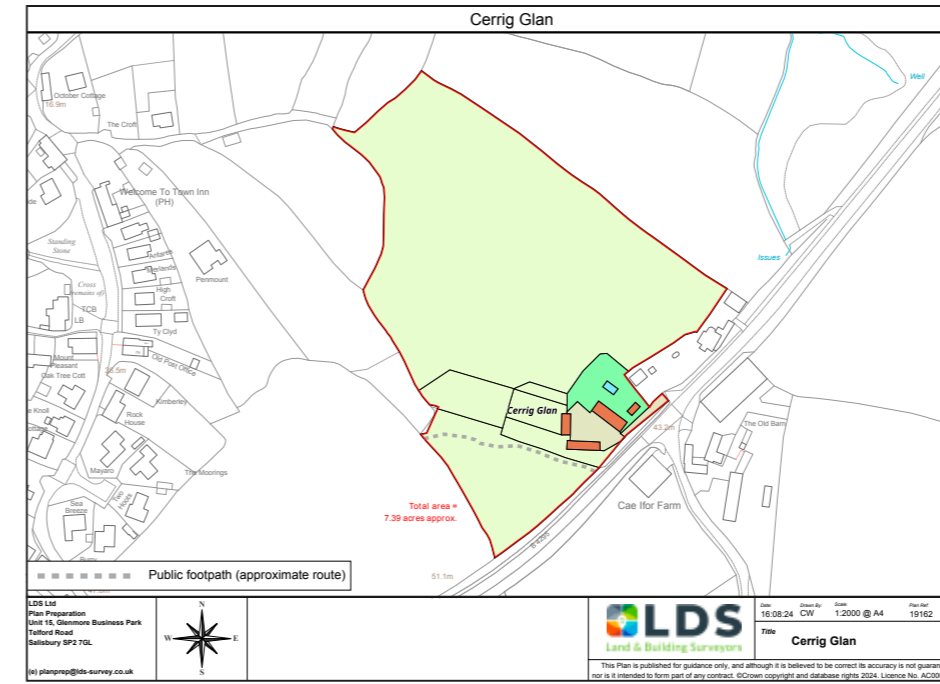
Cerrig Glan is a rare gem indeed. This four/five bedroom, two bathroom, Gower stone farmhouse has undergone an extensive programme of refurbishment and boasts further accommodation within an 800 sq. ft detached stone barn and a separate 800 sq. ft stone car/boat port and stable block. All of this is wrapped in formal gardens, a 5,750 sq. ft menage (possible tennis court) and paddocks, extending to approximately 7.5 acres.

The farmhouse itself comprises 4/5 bedrooms, 2 bathrooms, drawing room, lounge/bedroom 4, dining room/bedroom 5, kitchen/breakfast room, utility room, guest cloakroom.

The property is approached through electronic gates and down a sweeping Cotswold stone driveway into the courtyard.

Cerrig Glan has a charm so hard to create in contemporary homes with solid oak beams, natural stone features and hand-crafted carpentry. The bespoke, arched front door leads to a bright, inviting entrance hall with an oak and wrought iron staircase to the first floor. The elegant kitchen is dressed with marble worktops, stone floor, oak beam and a recess with stone quoins. The drawing room with its oak beam vaulted ceiling and stone inglenook fireplace offers astonishing views over the Loughor Estuary towards Whiteford Point. With two further reception rooms, the accommodation offers flexibility to suit any purchaser's requirements, from bedrooms four and five to a dining room and playroom, snug or office. The well-appointed utility room and guest cloakroom complete the accommodation on the ground floor.





The first floor exudes cottage charm as you reach the galleried landing. The vaulted beamed ceiling in the principal bedroom is worthy of note as is the beautiful en suite bathroom. There are two further bedrooms and a family bathroom.

The detached barn extends to approximately 800 sq. ft and is currently arranged as two rooms, perhaps an office and gym, artist's studio and music/cinema room, games room and water sports store. The floor area also clearly offers scope to create a two-bedroom guest cottage if required, subject to necessary consents.

Outside

The car/boat port and stable block could also feasibly be converted to further accommodation, if not required to house horsepower of any kind.

The swimming pool is 26ft x 12ft and served by an air source heat pump. The surrounding sun terrace offers the perfect setting to enjoy those stunning coastal views.

The extent of the land that forms part of Cerrig Glan offers a rare equestrian opportunity to any prospective purchaser, but is likely to also attract the 'escapist' market looking to establish a smallholding on fertile soil in a farming location already famed for its salt marsh lamb. There is a separate gated access to the fields from the lane.

Location

With its classic limestone coast and variety of its natural habitats, it is no wonder the Gower Peninsula was the first location on our islands to be designated an Area of Outstanding Natural Beauty in 1956. Gower's scenery ranges from fragile dune and salt marsh in the North to dramatic cliffs to the South. The hills of Cefn Bryn and Rhossili Down dominate the inland landscape of traditional fields, wooded valleys and open commons. All this and award-winning beaches, winding lanes and traditional villages ensure that the Gower Peninsula transcends trend and fashion as a destination for global travellers. Cerrig Glan offers you the chance to call it home in the most glorious and enchanting of settings.

Property information

Local Authority: City and County of Swansea Council

Tenure: Freehold

Council Tax Band: H

EPC: E

Guide Price: £1,300,000.

Viewings: By appointment through sole selling agent Knight Frank

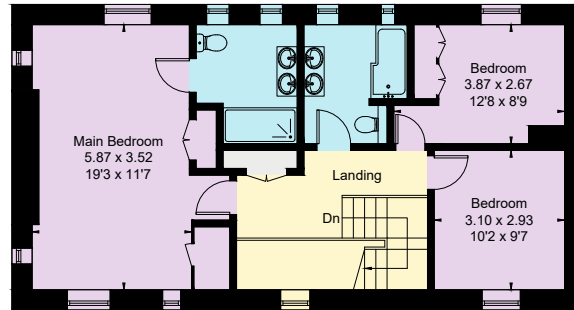
Approximate Gross Internal Floor Area

Main House = 187.1 sq m / 2,014 sq ft

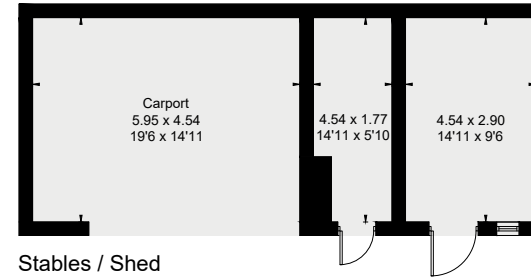
Outbuilding = 89.7 sq m / 965 sq ft (Excluding Carport / Shed)

Total Area = 276.8 sq m / 2,979 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

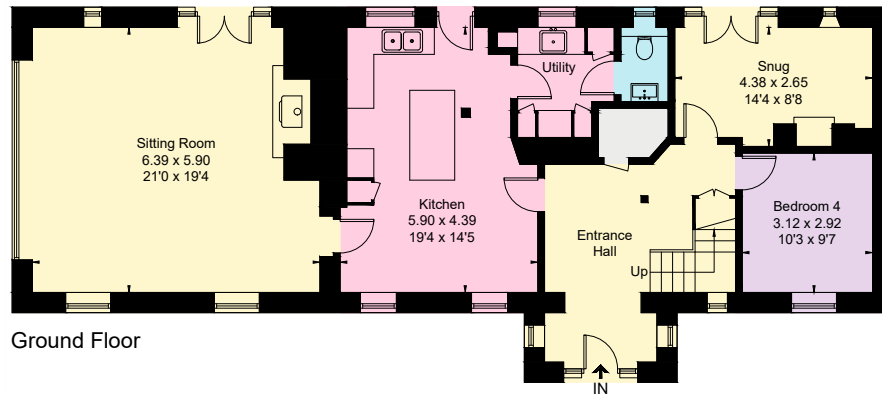


First Floor

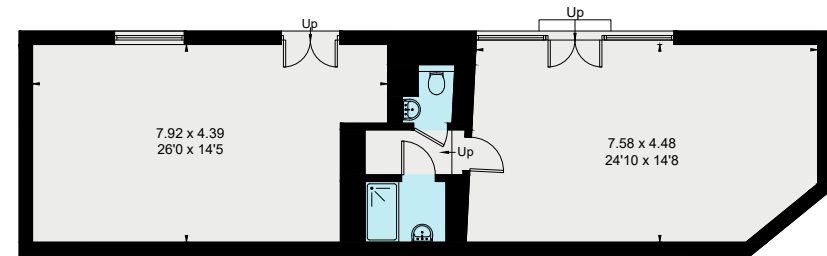


Stables / Shed

(Not Shown In Actual Location / Orientation)



Ground Floor



Outbuilding

(Not Shown In Actual Location / Orientation)

Knight Frank Bristol

1 The Mall

Clifton

BS8 4HR

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated August 2024. Photographs and videos dated August 2024.

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