

Farmers Arms
Llanmadoc, Gower,
Swansea, SA3 1DB

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Offers Over
£700,000



On the western edge of the Gower Peninsula, Llanmadoc offers a lifestyle shaped by coastline, open countryside and a close knit village community. The estuary stretches out nearby, while the unspoilt beaches of Whiteford and Broughton Bay are within easy reach. A village hall and a small collection of cafés and inns create a welcoming, lived in atmosphere, with footpaths leading directly into the surrounding landscape.

Set within grounds of approximately 0.87 acres, The Farmers Arms comprises a characterful home. Original features remain a defining element, including traditional windows, exposed beams, stonework and timber flooring, all contributing to a sense of warmth and authenticity.

The main house is arranged around a central hall, with a comfortable flow between the principal living spaces. A lounge and dining room provide distinct areas for both everyday living and entertaining, while the kitchen sits at the heart of the home. Additional flexible space lends itself to a nursery or study, with three bedrooms completing the accommodation.

The adjoining self contained annex offers excellent versatility, with its own entrance as well as internal access. It provides an open plan kitchen and living space, two bedrooms and a shared en suite, making it well suited to guests, extended family or independent use. The annex was used as a public house until approximately 1968.

Outside, a private driveway offers ample parking, with gated access leading to the rear. A patio terrace provides space for outdoor dining, complemented by a raised seating area that enjoys far reaching countryside views. There is a large lawned garden where the outlook extends towards the estuary, creating a peaceful and expansive setting.

Offered with no onward chain, this is a distinctive home in one of the UK's most celebrated coastal landscapes.



Entrance

Via a PVC door into the hall.

Hall

With stairs to the first floor. Door to the lounge. Door to the dining room.

Lounge

14'0" x 11'0"

You have a double glazed window to the front. Radiator. Feature fireplace housing a wood burner.

Dining Room

14'0" x 11'2"

With a double glazed window to the front. Radiator. Door to understairs storage. Door to the kitchen. Door to the adjoined self-contained annex. Door to built-in storage cupboard.

Kitchen

7'3" x 16'1"

With a set of double glazed windows to the rear offering countryside and estuary views also. Frosted double glazed PVC door to the rear. Well-appointed kitchen fitted with a range of base and wall units. Running marble work surface incorporating a stainless steel sink and drainer unit. Integral dishwasher. Integral fridge. Integral freezer. Space for cooker. Extractor fan. Tiled floor. Radiator.

First Floor

Landing

Doors to bedrooms & nursery. Door to bathroom.

Bathroom

9'2" x 6'3"

Frosted double glazed window to the rear. Suite comprising; bathtub with shower over. WC. Wash hand basin. Radiator.

Bedroom One

14'1" x 11'3"

You have a double glazed window to the front and a radiator.

Bedroom Two

14'4" x 14'0"

Double glazed window to the front. Radiator. Wash hand basin. Door to the nursery.

Nursery

5'9" x 5'6"

Double glazed window to the front.

Bedroom Three

10'5" x 6'11"

Double glazed window to the rear offering breathtaking countryside and estuary views. Radiator.

Adjoined Annex



Annex Living/Kitchen

12'7" x 31'7"

With its own entrance. Entrance is via a PVC door. Set of double glazed windows to the front. Double glazed window to the rear. Double glazed PVC door to the rear. Three radiators. The kitchen area has a stainless steel sink. Two ring gas hob. Integral oven and grill. Space for dishwasher. Integral fridge/freezer. Feature fireplace housing a wood burner. Door to understairs storage. Stairs to first floor.

First Floor**Annex Bedroom Four**

13'1" x 19'11"

Double glazed window to the front. Velux roof window to the rear. Radiator. Door to the Jack and Jill en-suite. Door to bedroom five.

Annex Jack & Jill En-Suite

5'7" x 7'11"

With a Velux roof window to the rear. Suite comprising: bathtub. WC. Wash hand basin. Radiator. Tiled walls. Extractor fan.

Annex Bedroom Five

11'10" x 12'9"

Double glazed window to the front. Double glazed window to the rear offering breathtaking countryside and estuary views. Radiator.

External**Agents Note**

Vendor is looking to install an air source heat pump to increase the EPC rating.

Front

Private driveway parking for several vehicles with gated access to the rear.

Rear


You have a patio seating area with ample room for tables and chairs. Further raised patio seating area offering a breathtaking countryside outlook. Large lawned garden to the rear boasting countryside views and estuary views.

Services

Mains electric. Mains sewerage. Mains water. Lpg currently. Broadband type - full fibre. Mobile phone coverage available with EE, Three, O2 & Vodafone.

Council Tax Band**Tenure**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			49
(21-38) F			
(1-20) G		17	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total area approx. 179.3 sq. metres (1929.8 sq. feet)

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Plan produced using Planity.