



## Middle Hills Farmhouse, Pengwern Common, Llethryd, Swansea, SA2 7LL

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Self-Build Opportunity  
Three Bedrooms  
Idyllic Rural Setting

FREEHOLD

2,022 sqft  
5.6 Acres

**£499,995**





*A rare opportunity to create a substantial country home in the very heart of Cower.*





A privately positioned development plot with extant planning permission for a beautifully proportioned three-bedroom farmhouse of 2,031sqft, set within approximately 5.6 acres of gardens and quality grazing land on Pengwern Common.













A country holding of scale, privacy and promise.

Middle Hills is an exceptional building plot enjoying extant permission for the reinstatement of a detached three-bedroom residence extending to 2,031sqft. The approved design offers generous, well-balanced accommodation arranged over two floors, including a striking principal reception room of excellent proportions, a large kitchen and breakfast room opening onto the gardens, three double bedrooms (including a substantial principal suite), and thoughtfully arranged ancillary spaces including utility, cloakroom and shower facilities.

The proposed home has been designed in a traditional yet timeless vernacular, befitting its rural setting, with spacious, light-filled interiors and strong connections to the surrounding landscape.



The plot itself extends to approximately one acre of gardens and grounds immediately surrounding the dwelling, offering ample space for formal landscaping, kitchen gardens or terraces positioned to capture the open countryside views. Beyond this lie two well-maintained grazing paddocks extending to approximately 4.6 acres, divided into quality pasture and ideally suited for equestrian use, smallholding interests or simply as a natural buffer ensuring lasting privacy.

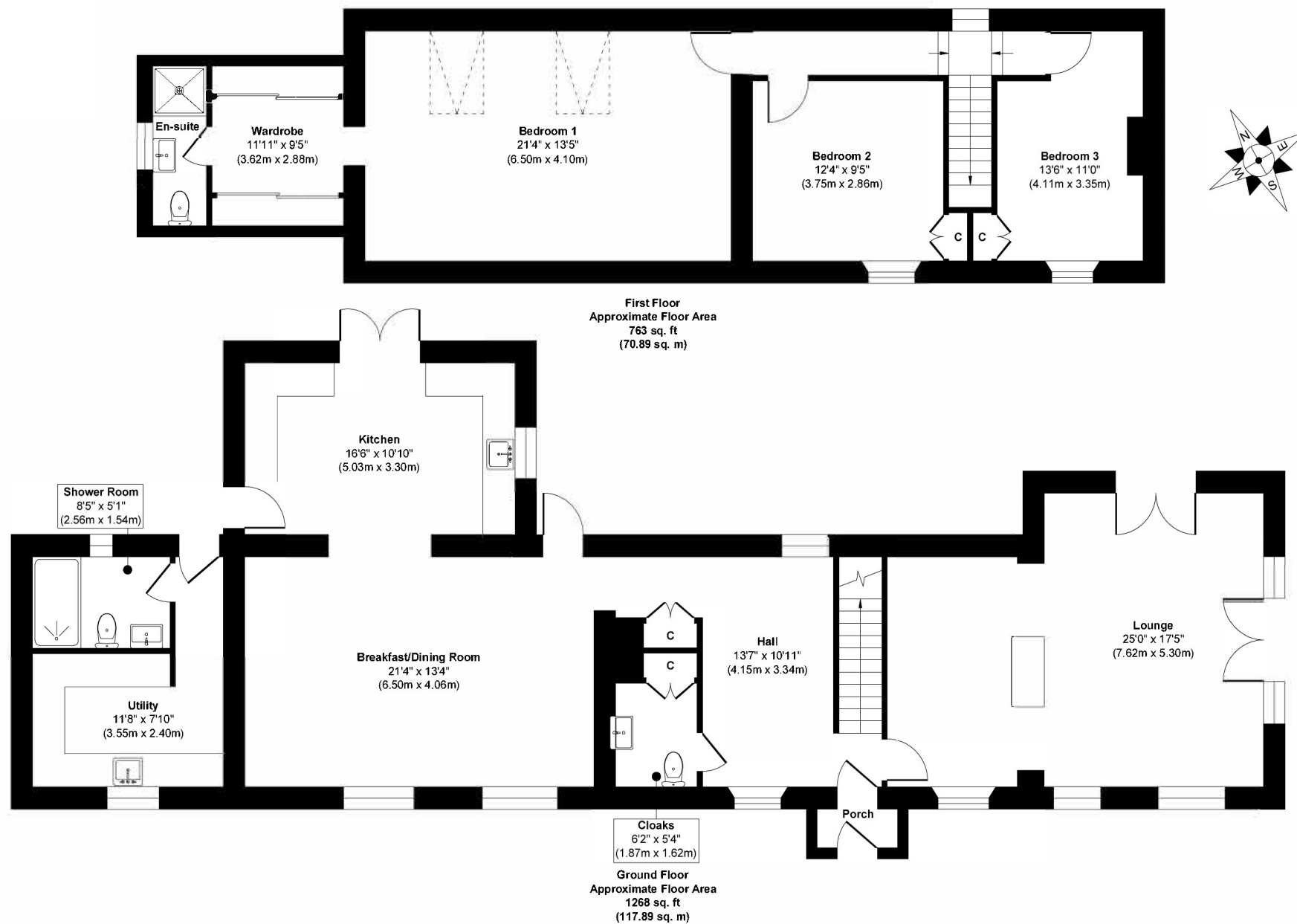
In total, the holding amounts to approximately 5.6 acres.

Approached via a rough track of approximately 800 metres from Pengwern Common, the setting is quietly secluded, entirely private and surrounded by open countryside. The sense of arrival is understated and authentic — a true rural retreat within the Gower Area of Outstanding Natural Beauty.









**Approx. Gross Internal Floor Area 2031 sq. ft / 188.78 sq. m**

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

Produced by Elements Property



Pengwern Common sits in the very heart of the Gower Area of Outstanding Natural Beauty, the UK's first designated AONB and one of the most treasured landscapes in Britain. Rolling pasture, ancient woodland and wide open skies define the setting.

The village of Llethryd is approximately 1 mile away, while Three Crosses (approx. 3 miles) offers a strong community feel with village shop, public house and highly regarded primary school. Further amenities can be found at Killay (approx. 5 miles), providing supermarkets, independent retailers, cafés and everyday services.

Gower's celebrated coastline is within easy reach. The beaches at Oxwich Bay (approx. 6 miles), Three Cliffs Bay (approx. 7 miles) and Rhossili Bay (approx. 12 miles) offer some of the finest scenery in the country — ideal for walking, riding, paddleboarding and surfing.

For schooling, the property falls within catchment for well-regarded local primary provision and Gowerton Comprehensive School (approx. 6 miles). Independent schooling is available at Ffynone House School (approx. 8 miles).

Swansea city centre is approximately 7 miles away, providing access to Singleton Hospital, Swansea University, the marina and mainline railway station. The M4 motorway at Junction 47 (approx. 8 miles) offers convenient access east towards Cardiff, Bristol and London.

This is countryside living without isolation — a rare balance of privacy, acreage and accessibility.

## The Location









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