

Langland Cove, 4 Rotherslade Road, Langland, SA3 4QN

Seven Bedrooms and Five Bathrooms
Including a Three Bedroom Apartment
Fabulous Kitchen Family Room
Immaculate Condition

FREEHOLD

2,951 sqft

OFFERS IN THE REGION OF

£995,000

A characterful coastal home with beautifully styled interiors and space for generations to come together.





Beach walks, generous rooms and beautifully considered interiors make this a particularly appealing Langland home. Four ensuite double bedrooms are complemented by a privately accessed three-bedroom apartment, offering excellent space for family and guests. Courtyard and terrace areas, three parking spaces and no onward chain add to its appeal.


Fire
exit






Fire exit

















A beautifully presented period home within a short walk of Rotherslade and Langland's beaches, combining generous accommodation with richly detailed interiors and a wonderfully relaxed coastal setting. Previously run as Langland Cove Guesthouse, the property is now offered as a family home, with four double bedrooms, each with an ensuite, and a separate three-bedroom apartment on the top floor.

Extending to 2,951sqft over three storeys, the house blends the proportions and character of its period architecture with thoughtful contemporary finishes. High ceilings, deep bay windows and fireplaces sit comfortably alongside bold colours, natural textures and carefully chosen fittings, creating rooms that feel both distinctive and welcoming.

The entrance porch opens into a spacious hall, giving an immediate sense of the scale of the house. Two substantial reception rooms overlook the front through broad bay windows. The living room's deep colours and fireplace create an inviting space to settle in the evening, while the separate dining room provides an elegant setting for family occasions and entertaining.

To the rear, the kitchen and family room is full of personality, with painted cabinetry, timber worktops, open shelving and a striking tiled floor. There is comfortable space for a dining table, and glazed doors open onto the courtyard, making outdoor meals an easy extension of everyday life. A separate utility room, ground-floor WC and useful storage add practicality.

Four double bedrooms occupy the first floor, all with their own individually finished ensuite bath or shower room. These are generous, restful spaces, with the same attention to colour and detail found throughout the living accommodation.

The second-floor apartment brings considerable flexibility to the house. With its own private access from Langland Bay Road, it offers three bedrooms, an open-plan kitchen and living space, and a spacious bathroom with a freestanding bath and separate shower. Sloping ceilings and exposed brickwork lend character, while doors from the living area open onto a roof terrace. The arrangement is particularly appealing for extended family, older children or visiting friends who would appreciate their own space.

Outside, the private ground-floor courtyard provides a sheltered setting for dining and relaxing, with further garden space to the rear at first-floor level. Three parking spaces belonging to the property are situated at the top of Rotherslade Road.


All Non Recyclable Items
(Black Bag)











Tenure:
Freehold.

Services:
Mains electricity, gas, water and drainage; gas central heating.

Council Tax:
Band G (£3,571 p.a.)

EPC:
E










































HENFAES
GUEST HOUSE







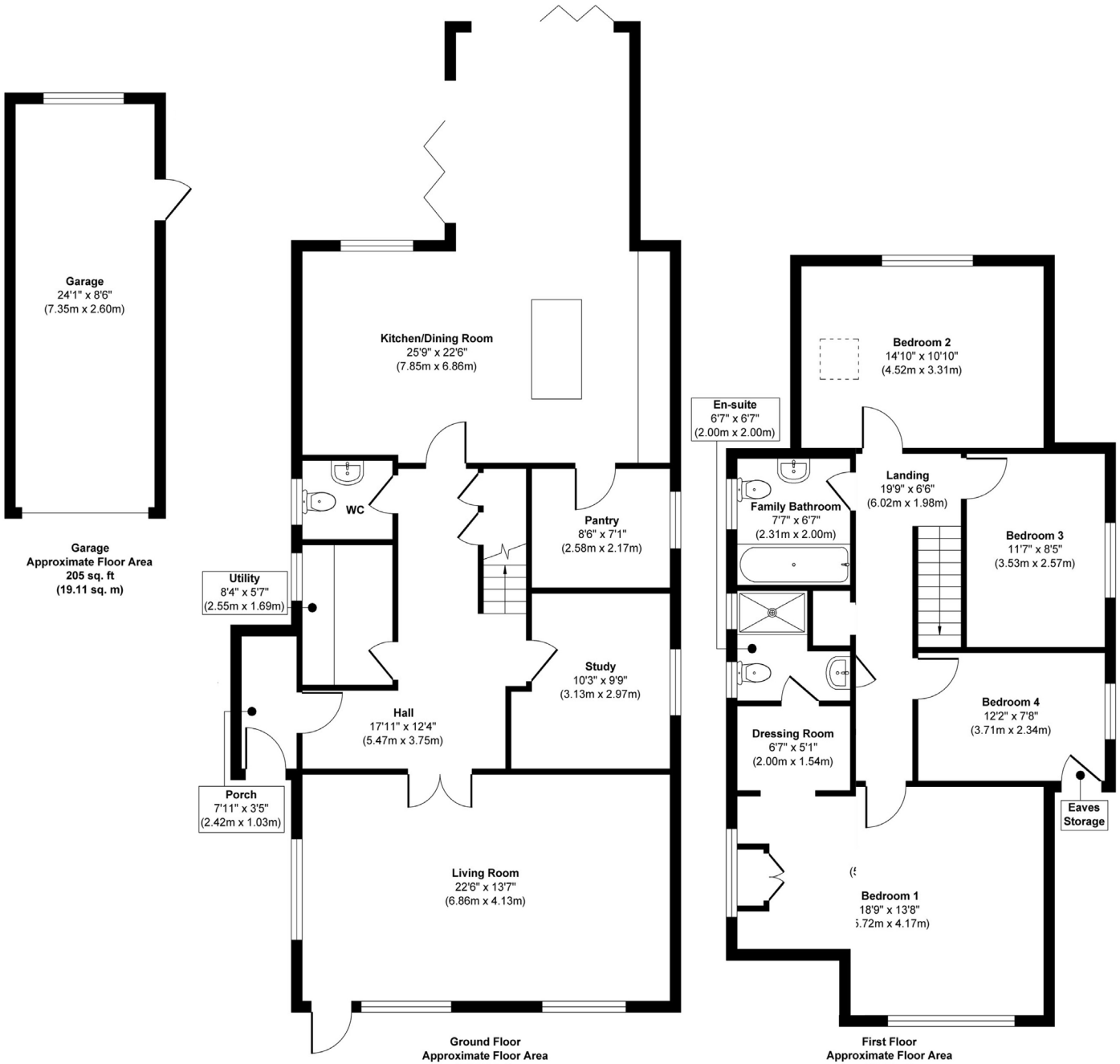



Gone to The Beach






Fire exit



Approx. Gross Internal Floor Area 2219 sq. ft / 206.33 sq. m (Including Garage)
Approx. Gross Internal Floor Area 2014 sq. ft / 187.22 sq. m (Excluding Garage)

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

Produced by Elements Property

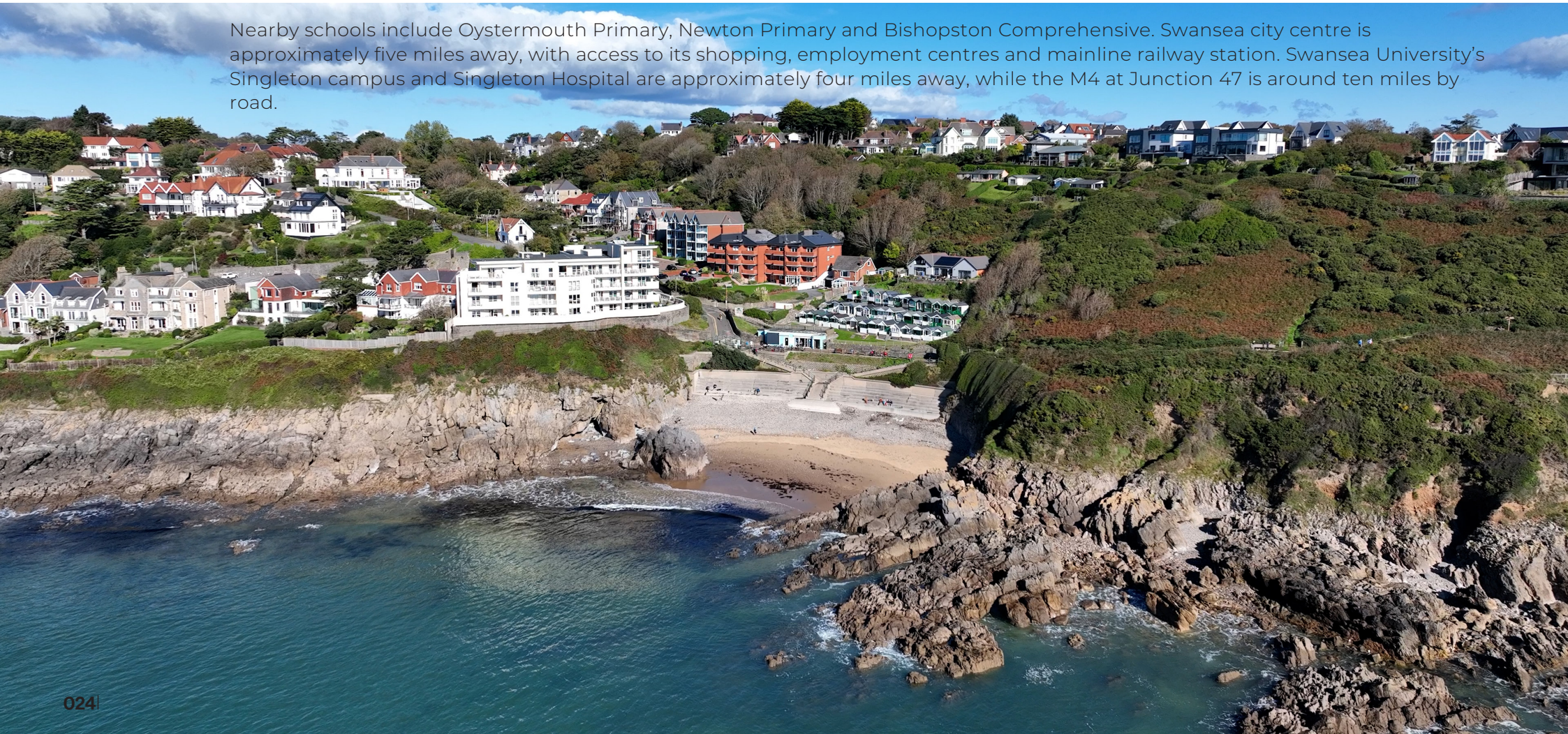
The Location

Life on Rotherslade Road places the coast at the heart of the everyday. Rotherslade beach is approximately 200 metres away, with the sands of Langland just beyond: an easy walk for a morning swim, a coffee overlooking the water or an evening stroll along the shore. The coastal path continues towards Caswell in one direction and around the headland towards Bracelet Bay and Mumbles Head in the other.

Langland's beachfront cafés and brasserie offer appealing places to meet friends or linger over lunch. Public tennis courts sit beside the bay, while Langland Bay Golf Club provides a nearby course with an outstanding coastal setting. Together, these make the area especially attractive to buyers who enjoy spending time outdoors. Langlands Brasserie, Mumbles. Seafront ...

Mumbles village centre is approximately a mile away, offering independent shops, food shops, cafés, restaurants and pubs, alongside everyday services and the seafront promenade. Underhill Park is also within easy reach, providing open space, play facilities and local sport. Beyond Langland, the beaches, footpaths and villages of the Gower National Landscape offer plenty of scope for weekends exploring.

Nearby schools include Oystermouth Primary, Newton Primary and Bishopston Comprehensive. Swansea city centre is approximately five miles away, with access to its shopping, employment centres and mainline railway station. Swansea University's Singleton campus and Singleton Hospital are approximately four miles away, while the M4 at Junction 47 is around ten miles by road.











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