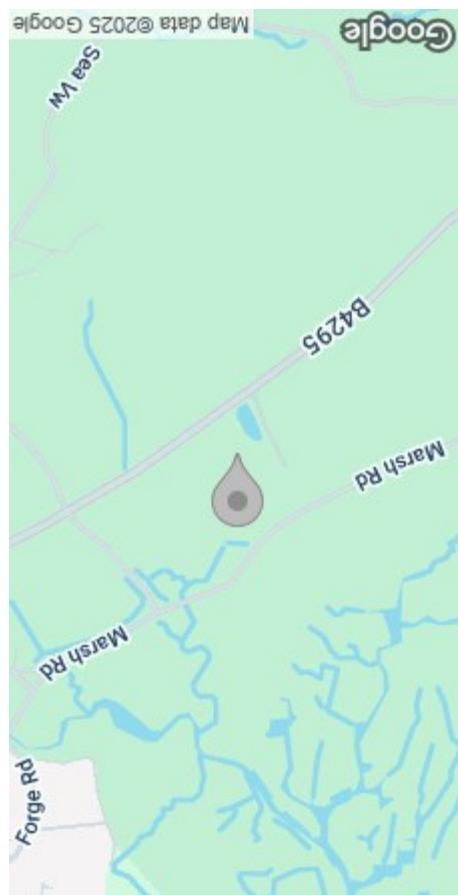


These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Produced for Dawson's Property Ref: 121478
Planning Information Pack RICS Property Measurement and Edder

EPC



AREA MAP



The Lynch, Llanmorlais, Swansea, SA4

FLOOR PLAN



GENERAL INFORMATION

Nestled in the sought-after area of Llanmorlais on the northern side of the stunning Gower Peninsula, this five-bedroom detached home offers a rare opportunity to restore a characterful property set in a prime location renowned for its dramatic coastline, sandy beaches, and rolling countryside.

Positioned within 1.48 acres of gardens, featuring lawns, mature trees, wild garden areas, outbuildings and ponds fed by a natural spring and stream, the property also includes an additional 3.4 acres of grazing land held on an agricultural tenancy.

Two separate driveways provide ample parking, and the house itself boasts a charming exposed stone entrance hall, a spacious reception room, a galley kitchen, a glazed conservatory, and internal access to a double garage. The first floor offers five bedrooms, including a master with an ensuite, a family bathroom, a utility room, and a central sitting room with picturesque views over the gardens, hillside, and woodland.

This home, with its unique blend of character and space, presents an exceptional chance to create a dream residence in a truly spectacular setting. An excellent opportunity to lovingly restore this beautiful property.

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FULL DESCRIPTION

Entrance Hall

29' x 7'9 (8.84m x 2.36m)



Living Room

22'6 x 21'4 (6.86m x 6.50m)



Kitchen

21'5 x 7'8 (6.53m x 2.34m)



Garage

21'1 x 15'6 (6.43m x 4.72m)

Conservatory

51'6 max x 9'8 (15.70m max x 2.95m)

Stairs To First Floor

Landing

Bedroom 4

8'6 x 7'8 (2.59m x 2.34m)

Bathroom

Reception Room

22'6 max x 15' max (6.86m max x 4.57m max)



Bedroom 3

22'6 x 9'6 max (6.86m x 2.90m max)

Hallway

Bedroom 5

7'9 x 7'8 (2.36m x 2.34m)

Bedroom 2

15' x 10' (4.57m x 3.05m)

Kitchen

7'8 x 6'6 (2.34m x 1.98m)

Bedroom 1

10'6 x 10'3 (3.20m x 3.12m)

Bathroom

Tenure

Freehold

Council Tax Band

F

Services

Main Water & electricity. Private drainage, 2 x septic tanks

Please note there is no main gas, currently oil central heating.

Additional Information

The house is set in 1.48 acre of garden with a further 3.4 acres currently held on an agricultural tenancy by a neighbouring farmer. The rental income is £75 per annum.

1986 Act agricultural tenancies

Agricultural tenancies agreed before 1 September 1995 are known as 1986 Act Tenancies. They're also sometimes referred to as Full Agricultural Tenancies (FATs) or Agricultural Holdings Act tenancies (AHAs).

These tenancies usually have lifetime security of tenure and those granted before 12 July 1984 also carry statutory succession rights, on death or retirement. This means a close relative of a deceased tenant can apply for succession to the tenancy within 3 months of the tenant's death.

Applying for succession stops any notice to quit given by the landlord on the tenant's death.

Two tenancies by succession can be granted, so it's possible for the tenant's family to work the holding for 3 generations. Farmers with a tenancy granted before 12 July 1984 can also name an eligible successor such as a close relative who can apply to take over the holding when they retire.