



The Dolphin Inn
Mill Lane | Llanrhidian | Swansea | SA3 1ER

FINE & COUNTRY

Insight

The Dolphin Inn

Positioned in the heart of Llanrhidian you will find an unmissable prospect to acquire this once in a lifetime opportunity, The Dolphin Inn. Situated in a desirable picturesque coastal location with unlimited potential and is a prime location for visitors far and wide. This historical pub has full approved planning to create four en-suite bed and breakfast rooms, two camping pods to the rear, a coffee shop with takeaway service, whilst retaining the much-loved bar area. The Dolphin Inn has been loved and cherished by the same family for 53 years and sits in readiness for a new business venture.

Situated in Gower countryside there are coastal/woodland walks and an array of fantastic bays & beaches. Famed for becoming Britain's first designated area of natural outstanding beauty it is popular with locals and tourists alike. You cannot beat its rugged coastal pathways and large expanse of family friendly, sandy beaches, coastal shops, and beachside cafes.

The Great Salt Marsh is renowned for its past use as a firing range in WWII, enormous population of wintering birds, its ponies, and its salt-marsh lamb which is still farmed today. Weobley Castle is nearby, situated on the Wales Coastal Path, it is a medieval fortified manor house, and is a great place to take photos of the 14th century castle and the spectacular views beyond.

Currently the dwelling comprises of a delightful bar area, living accommodation, and an old stable.

Let us walk through the new vision.

Approach

Meander through the post card perfect village of Llanrhidian and you will arrive at this fascinating public house which oozes history and original features. To the rear there is a substantial car park allowing an array of parking for numerous cars. From here you have breath-taking views overlooking the medieval 13th century St Rhidian & St Illtyd's church and Loughor Estuary in the distance. You will immediately appreciate this mesmerising location.

Step Inside...

Public House

Journey through the original front door, through the lobby and into the charming public house which has been enjoyed by many since 1785. This 18th century pub is one of the oldest public houses situated in Gower and has endless stories to tell. Here you have ample room for an array of seating, bar area, and a lovely log burner creating a warm and welcoming atmosphere. From here you have access to the coffee shop, female rest room, and a doorway to the rear leading you to the idyllic beer garden and male rest room. Behind the bar you also have a kitchen area, access out to the rear and useful cellar with ample space for storage.

Coffee Shop & Take Away

From the public house you will step through into the newly restored coffee shop which once was the stables. Home to a cherished horse whose job was to help pull the coal carts up Mill Lane, then return to his home at The Dolphin Inn and wait for the next cart. The coffee shop has generous space for seating set over two levels and offers table and take away services attracting a range of visitors.







Let us now explore the living accommodation.

Cottage

The quaint cottage has the pleasure of its own private entrance which can be accessed through the beer garden or via a pedestrian gate leading from the driveway. Step through the front door and you will be welcomed into an open-plan kitchen/living/dining area housing all the kitchen facilities you might need and a cosy living/dining area perfect for unwinding. From here you have a stairway leading you to the generous double bedroom with impressive estuary views and an en-suite fully furnished with a walk-in shower, WC, and wash basin.

Bed & Breakfast Rooms

Situated on the first floor you have four splendid bed & breakfast rooms all with private en-suites. These spectacular rooms can all be accessed via an external stairway guiding you into the bed and breakfast hallway. The generous rooms have ample room for guests to relax after spending their days exploring everything the Gower has to offer. The en-suites have the pleasure of housing a walk-in shower, WC, and wash basin.



Step Outside...

What a fantastic space with outstanding panoramic views overlooking the beautiful 13th century church, Loughor estuary and Burry inlet in the near distance. The paved patio beer garden is a lovely area for socialising with friends & family or simply relaxing to the sounds of nature. Here you also have a large laid to lawn beer garden with playground creating a wonderful family friendly environment. Camping Pods

Externally you are introduced to two striking camping pods. Each pod is fully furnished with an open-plan kitchen/living area, double bed and separate shower room housing a WC, wash basin and walk-in shower. Both pods have been thoughtfully placed along the border of the generous beer garden and have their own private decking area where visitors can relax and take in the impressive scenery.

A private, pre-arranged viewing is essential to appreciate the uniqueness and location of this impressive opportunity. Full drawings are available on request or can be viewed on-line at www.swansea.gov. (Ref: 2021/2011/FUL)



Local Area

One of North Gower's most popular coastal walks can be joined from almost the doorstep of The Dolphin Inn all the way to Rhossili if you desire. A glorious walk through the gentle countryside of North Gower down Wales Coastal Path or along The Great Salt Marsh where fantastic sceneries can be enjoyed for miles.

The 14th century medieval fortified manor house, Weobley Castle is opened by CADW year-round except for the Christmas period, and for a small fee you can soak up the atmosphere and picture the de la Bere family going about their daily lives.

The absolutely charming coastal village of Mumbles is just a short distance away and is located to the west of The City of Swansea. The village itself offers a full array of quality restaurants and individual boutiques with beachside promenade that meanders along the coast with coffee shops, parks, art galleries, boutique shops and ice cream parlours en-route.

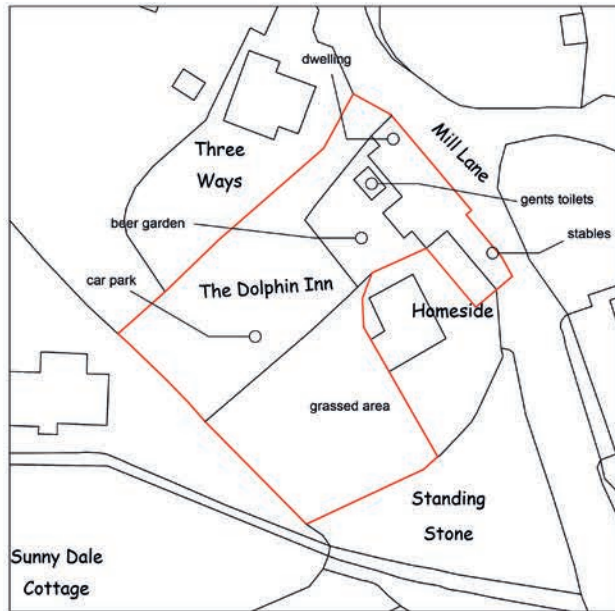
Alongside our award-winning beaches, scenic coastal paths and Marina, Swansea is blessed with great sporting facilities. With championship golf courses, Olympic sized swimming pool and full array of water sports, horse riding and outdoor recreational activities are available



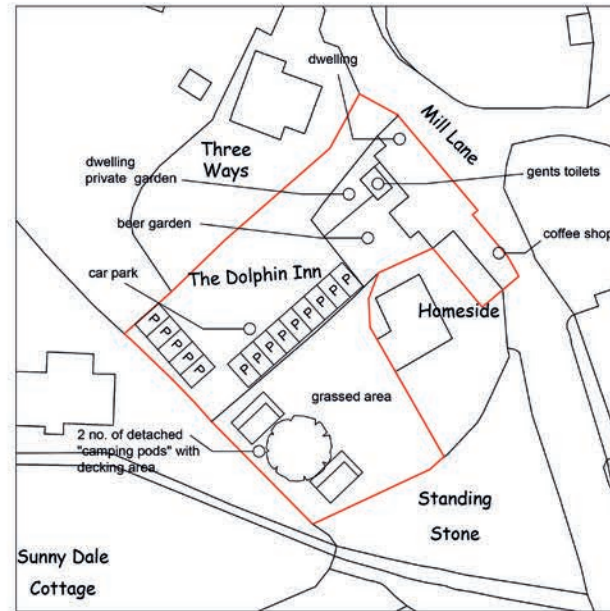
Location Plan



Site Location Plan
Scale 1 : 1250



Existing Block Plan
Scale 1 : 500



Proposed Block Plan
Scale 1 : 500

NOTES
DO NOT SCALE THIS DRAWING
CONTRACTOR TO CHECK ALL DIMENSIONS AND REPORT
ALL ERRORS AND OMISSIONS TO THE DESIGNER



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Project:

The Dolphin PH
Llanrhidian
Swansea

Drawing Title

Site Location &
Block Plans.

Issue:

PLANNING

Project No.
11.20.TD

Drawing No.
11.20.TD.D4

Scale:
1:500, 1:1250

Date:
21.03.22

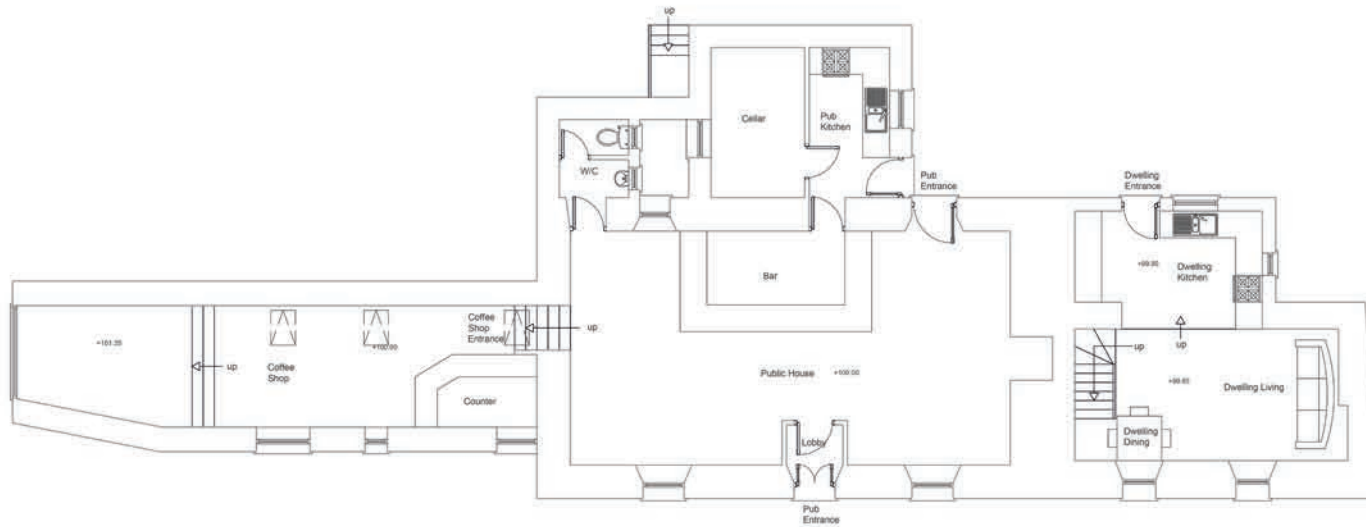
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Drawn:
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Checked:
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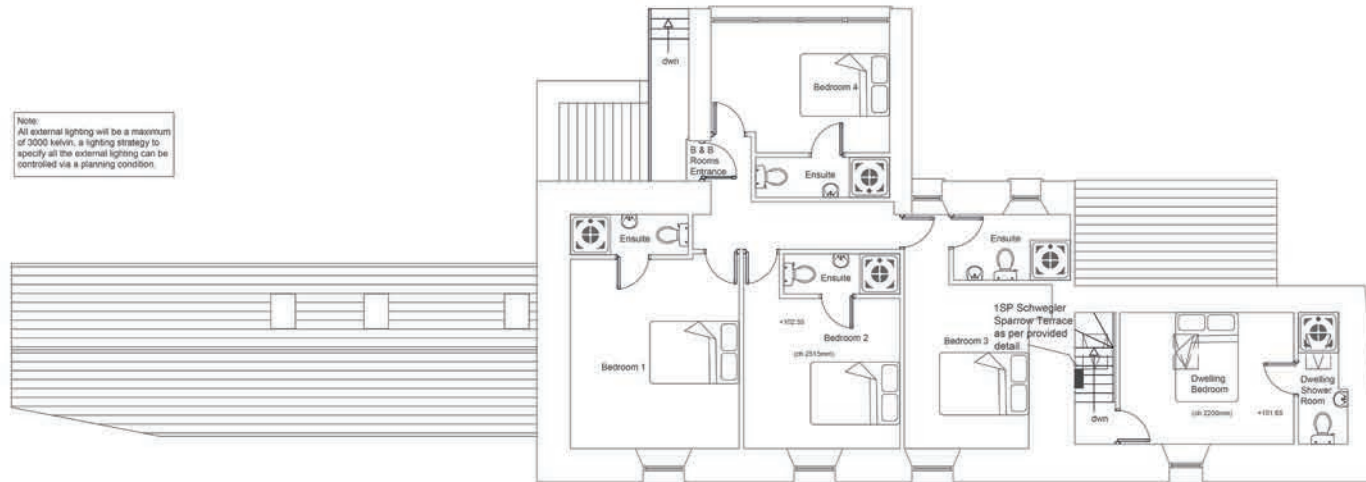
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Proposed Floorplan



Proposed Ground Floor Plan
Scale 1 : 50

Note:
All external lighting will be a maximum of 2000 kelvin, a lighting strategy to specify all the external lighting can be controlled via a planning condition.



Proposed First Floor Plan
Scale 1 : 50

NOTES
DO NOT SCALE THIS DRAWING.
REFER TO THE FULL SET OF DRAWINGS AND REPORT
FOR ALL DIMENSIONS AND DETAILS TO BE CHECKED.



The Dolphin PH
Llanrhidian
Swansea

Proposed Floor Plans.

PLANNING

Project No: 11.20.TD Drawing No: 11.20.TD.D2

Scale: 1:50 Date: 08.08.21

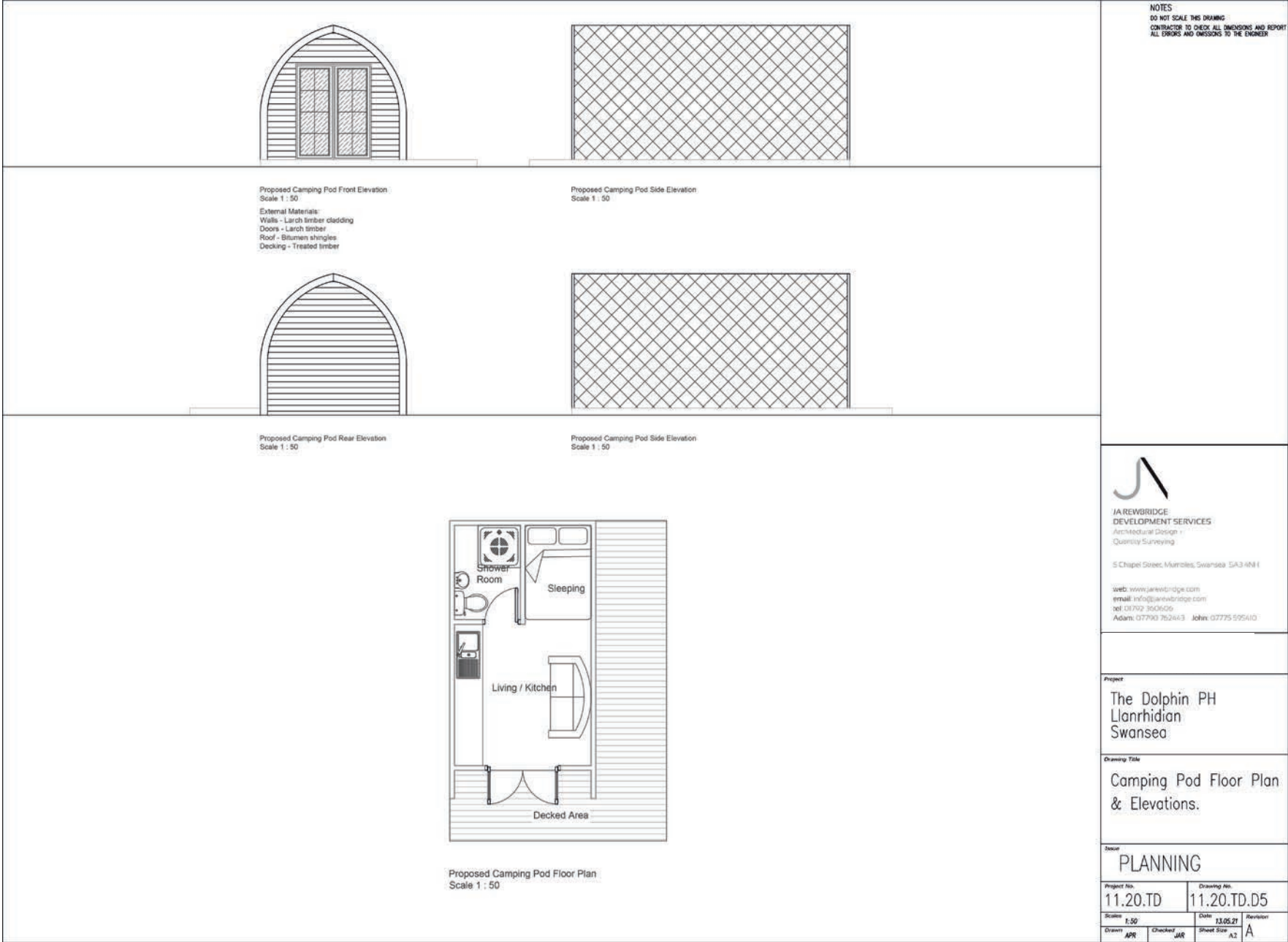
Author: JH/AM Checked: JH/AM Date: 08.08.21

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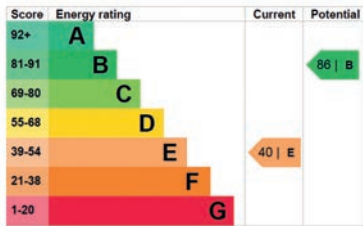
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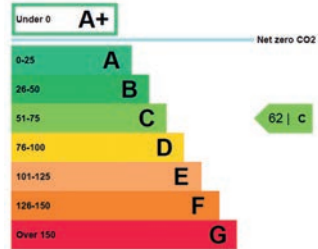
Proposed Camping Pods Floorplan



4 Mill Lane EPC



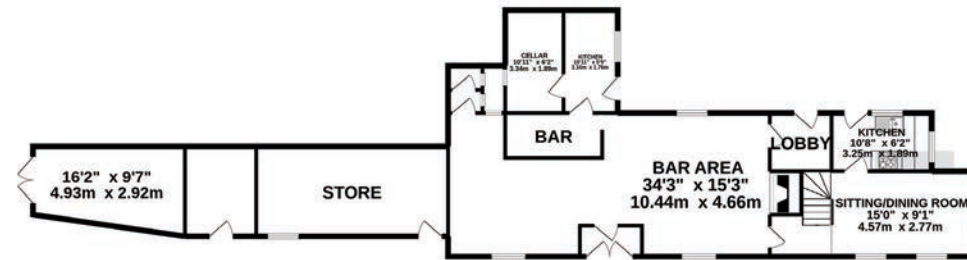
The Dolphin Inn EPC



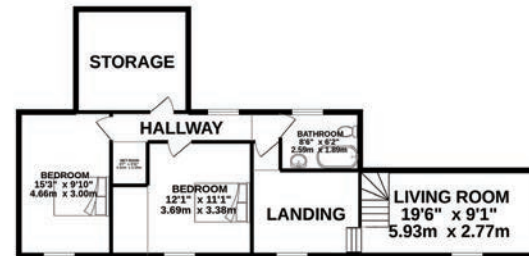
Additional Property Information

Chain Free
 Freehold
 (Cottage) Tax Band -C
 Business Rates - £13,700 pa
 Electric/Oil
 Water - Billed
 Mains Drainage
 Full Planning - Ref:2021/2011/FUL
 Right of way - Footpath to Church & Vehicle Access to 'Berwick' Paddock Road - Adopted

GROUND FLOOR
 1387 sq.ft. (128.8 sq.m.) approx.



1ST FLOOR
 863 sq.ft. (80.2 sq.m.) approx.



TOTAL FLOOR AREA : 2250 sq.ft. (209.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2022 Fine & Country Ltd. Printed 20.06.2022



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