



2 Little Highway Mews  
Pennard Road | Pennard | Swansea | SA3 2AD

FINE & COUNTRY



Set in the ever-popular village of Pennard on the Gower Peninsula, No. 2 Little Highway Mews is a distinctive 3-bedroom mid-terrace barn conversion showcasing upside-down living to take full advantage of its wonderful rural outlooks. This thoughtfully designed home combines character features with a versatile layout, generous gardens, and excellent parking, offering an inviting balance of charm and family living.

Steeped in history, No. 2 Little Highway Mews forms part of the former outbuildings of Little Highway Farm, once central to Gower's thriving smuggling trade during the 18th century. The barns here were used to conceal contraband brandy, rum, tobacco and other goods brought ashore at Brandy Cove and Pwlldu Bay before being carried inland by packhorse along the old Smugglers Lane. What was once a secretive storehouse in turbulent times has now been reimagined as a charming and comfortable home, where echoes of its colourful past blend seamlessly with everyday practicality and rural tranquillity.

Pennard remains one of the Gower's most sought-after locations, prized for its outstanding natural scenery, vibrant community, and excellent amenities. Just moments away are the golden sands of Three Cliffs Bay, Pobbles and Pwlldu, as well as Pennard Golf Club, renowned for its dramatic clifftop course. The village itself provides a good selection of day-to-day facilities including a convenience store, bakery, post office, pharmacy and welcoming pubs. Families are well catered for with a well-regarded primary school, while the surrounding area offers miles of coastal paths, nature reserves, and a thriving food and arts scene. Swansea city centre is less than a 20-minute drive, where you'll find excellent shopping, dining, leisure facilities and transport links to Cardiff, Bristol, and beyond.

**Let's now take a look in more detail...**

### **The Approach**

After travelling through the village of Kittle, you arrive at the gateway to Pennard where No. 2 Little Highway Mews is positioned. The property is approached via a chip stone driveway with space for up to four vehicles, complemented by the addition of an integral single garage.

### **Step Inside...**

#### **Entrance Hallway**

You are welcomed into a generous hallway via the original feature front door. A front-facing window allows natural light to flood in, while exposed ceiling beams add character. The space is finished with herringbone tiled flooring and features an alarm panel. From here you can access two bedrooms, the family bathroom, a utility/laundry room, and a doorway to the integral garage, while a carpeted stairway leads to the first floor. There is also useful under-stairs storage with fitted shelving.







### First Floor Landing

Ascending the carpeted stairs, you arrive at a bright landing that provides access to bedroom three, as well as the substantial lounge/diner and kitchen.

### Lounge/Diner

The outstanding lounge/diner is the heart of the home, a superbly bright and welcoming space thanks to multiple windows framing far-reaching countryside views. A doorway opens out onto a stone stairway leading to the garden, creating a natural flow between indoor and outdoor living. Vaulted ceilings with exposed beams and a striking stone feature wall provide instant character, making this a room designed equally for relaxation and entertaining.

### Kitchen

Off the lounge/diner sits the kitchen, naturally brightened by a large Velux window. The space is fitted with an array of wall and base units topped with granite work surfaces, a stainless-steel sink and drainer, AEG oven/grill, four-ring gas hob, elevated extractor fan, Whirlpool microwave, AEG dishwasher, tall fridge and tall freezer. With vaulted ceilings, exposed beams, tiled flooring, and a breakfast bar with seating for three.







### **Bedroom Three**

Situated on the first floor, bedroom three is a comfortable single room with a side window and additional Velux window. The space features carpeted flooring, sloped ceilings with exposed beams, and benefits from a Private shower room housing a WC, wash basin, shower cubical, heated towel rail, tiled flooring, partial tiled walls, shaving light with PowerPoint, and a Velux window.

### **Back to the Ground Floor...**

### **Bedroom One**

A spacious and light-filled room to the rear of the home, bedroom one enjoys a garden view through a large window. The space is enhanced with carpeted flooring, exposed ceiling beams, and a full range of fitted wardrobes with hanging rails, shelving and drawers.

### **Bedroom Two**

Also located to the rear, bedroom two is another comfortable double enjoying pleasant garden views. With carpeted flooring, exposed beams, and fitted wardrobes with ample storage, this room offers excellent practicality.

### **Family Bathroom**

The modern family bathroom is furnished with a WC, wash basin, fitted bath, shower cubicle, heated towel rail, and fully tiled walls and ceilings. Additional features include two shaving PowerPoints, exposed beams, and a frosted front-facing window.

### **Utility/Laundry Room**

The practical utility/laundry room is laid with herringbone tiled flooring and offers base units, a stainless steel sink, and space for both an under-counter and freestanding appliance. A rear doorway gives direct access to the garden.

### **Integral Garage**

Accessed from the hallway, the garage offers lighting, power supply, and double garage doors to the front. Ideal for housing a small vehicle or as a versatile workshop.







### Step Outside...

The property enjoys a beautifully maintained rear garden, complete with level lawns bordered by mature shrubbery. A chip stone pathway guides you around the home, joined by a paved patio, summerhouse, and a pedestrian gate leading to an orchard area. Whether entertaining, enjoying the sunshine, or simply unwinding with the sounds of nature, this garden provides a delightful outdoor retreat with stunning countryside outlooks.

### The Local Area

The Gower Peninsula, designated the UK's first Area of Outstanding Natural Beauty, is famed for its dramatic coastline, sandy beaches, and rich community life. Pennard is one of its most desirable villages, offering a balance of tranquillity and convenience. Within the village are everyday essentials such as shops, a bakery, post office, GP surgery, pharmacy, and a choice of pubs and restaurants. The local primary school is well-regarded, while nearby Swansea provides further educational opportunities, as well as excellent shopping, dining, and leisure facilities. Commuters benefit from excellent transport links, with Swansea's mainline station connecting to Cardiff, Bristol and London, and the M4 motorway offering convenient road access. With a blend of outstanding natural beauty, strong local amenities, and easy city connections, Pennard is an exceptional place to call home.





### Additional Property Information

Chain Free Freehol

Tax Band - F

Gas/Electric

Mains Water - Billed

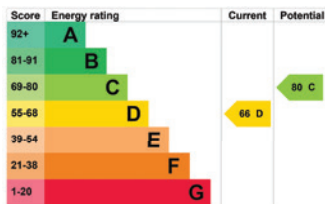
Shared Septic Tank with Neighbours

Local Stone Construction

Ultrafast Broadband Available

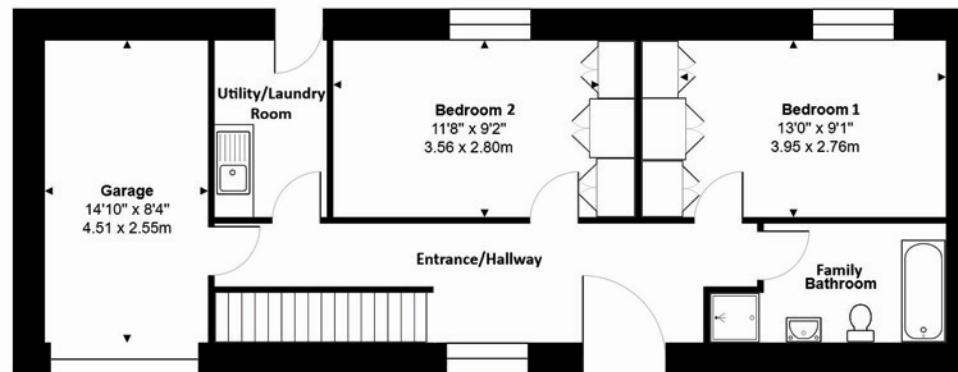
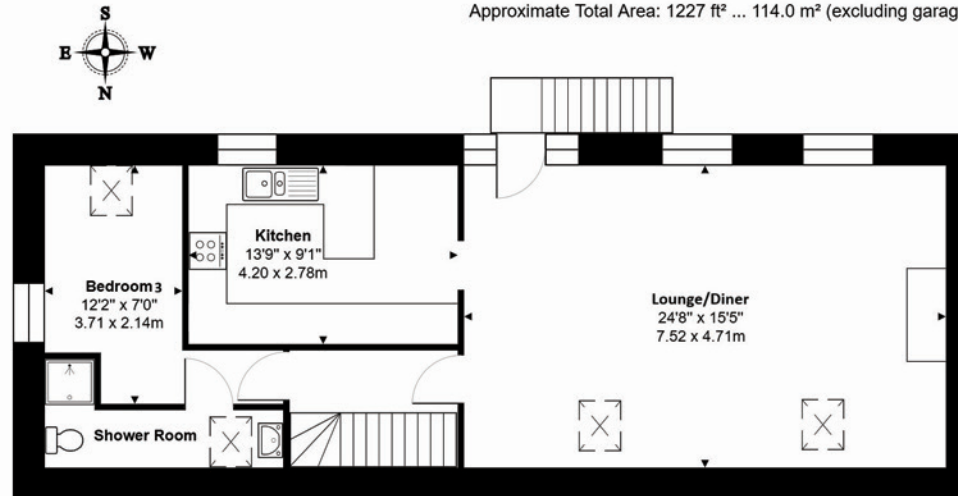
For mobile coverage please visit <https://checker.ofcom.org.uk>

Asking price £450,000



## 2, Little Highway Mews, Pennard Road, Pennard, SA3 2AD

Approximate Total Area: 1227 ft² ... 114.0 m² (excluding garage)



All measurements are approximate and for identification purposes only.  
We have made every effort to ensure that measurements and details are accurate.  
However, they are only an approximate general guide and the property details  
cannot be guaranteed for accuracy, as such, they should be checked before any contract or purchase.  
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