



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

FINE & COUNTRY

Tucked away in the highly sought-after village of Pennard on the Gower Peninsula, No. 1 Little Highway Mews is a charming 3-bedroom end of terrace barn conversion that offers historic character. This unique home offers versatile living accommodation, generous gardens, and far-reaching countryside outlooks, making it a perfect blend of heritage and family living.

Now beautifully converted into a characterful home, No. 1 Little Highway Mews was once part of the outbuildings of Little Highway Farm, a property with a colourful past at the very heart of Gower's smuggling trade. In the late 18th century, the barns here served as storehouses for 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. These atmospheric buildings, which once witnessed the comings and goings of excise men and free traders alike, have long since been transformed into a comfortable residence, retaining their historic charm while offering all the benefits of a rural lifestyle.

Pennard is one of Gower's most desirable places to live, prized for its close-knit community, breathtaking scenery, and abundance of amenities. From here, you are just moments from award-winning beaches including Three Cliffs Bay, Pobbles and Pwlldu, as well as Pennard Golf Club with its spectacular cliff-top course. The village itself offers everyday essentials including a convenience store, post office, pharmacy, bakery, and choice of welcoming pubs. Families are well served by a highly regarded primary school, while the wider Gower area offers miles of coastal walks, nature reserves, and a thriving arts and food culture. Swansea city centre is less than 20 minutes away, providing excellent shopping, dining, leisure facilities, and transport links further afield.

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

The Approach

After journeying through the charming village of Kittle, you arrive at the beginning of Pennard where No. 1 Little Highway Mews is proudly positioned.

Step Inside...

The Entrance Hallway

You are welcomed into the home via the original feature doorway which sets the tone for the character within. The hallway is carpeted and enhanced by exposed beams, offering access to the kitchen, the substantial lounge/diner, a useful WC, and a versatile sitting room/bedroom three. A carpeted stairway leads to the first floor.





Ground Floor WC

A practical addition to the home, the ground floor WC houses a hand wash basin, extractor fan, carpeting, and partial tiled walls.

Lounge/Diner

The heart of the home is the substantial lounge/diner, a beautifully bright space thanks to four Velux windows, three picture windows to the front, and double patio doors to the rear. Your eyes are drawn to the vaulted ceiling with exposed beams and the feature fireplace with stone surround and oak mantle. Carpeted flooring adds cosiness, while a doorway leads directly to the integral garage. From this room, superb outlooks over the garden and rolling countryside can be enjoyed.

Integral Garage

Accessed directly from the lounge/diner, the integral garage offers space to house a small car or serve as an excellent workshop, complete with workspace, lighting, power supply, and double garage doors to the front.

Kitchen

Situated at the rear of the home, the kitchen is bathed in natural light thanks to a window and glass patio door framing views of the garden and rural landscape beyond. It is fitted with a range of wall and base units, a Franke sink and a half, four-ring electric hob with extractor fan, oven/grill, and an integral fridge. Here you also have vinyl flooring, exposed ceiling beams, and space for two under-counter appliances.





Sitting Room/Bedroom Three

Continuing down the hallway, you are greeted by a generously sized and versatile room, perfect as an additional reception or third bedroom. A floor-to-ceiling bay window to the rear captures stunning views of the garden and countryside. This bright space also features carpeted flooring, exposed beams, and an under-stairs storage cupboard.

First Floor Landing

Ascending the carpeted stairway, illuminated by a Velux window, you reach a bright and airy landing with exposed beams. From here you have access to two bedrooms, the family shower room, an airing cupboard with fitted shelving, and large storage cupboards with fitted hanging rails and shelving.

Bedroom One with Ensuite

The principal bedroom is a beautifully bright and spacious, featuring a floor-to-ceiling bay window that frames outstanding countryside views. With carpeted flooring and a vaulted ceiling with exposed beams, the room feels full of character and light. A private ensuite provides a Roca WC, Roca wash basin, fitted bath, heated towel rail, shaving light with PowerPoint, tiled flooring, partial tiled walls, and a Velux window.

Bedroom Two

A comfortable double room with vaulted ceiling, exposed beams, carpeted flooring, and a rear-facing window which fills the space with natural light and pleasant views.

Family Shower Room

The family shower room is fitted with a WC, wash basin, shower cubicle, heated towel rail, partial tiled walls, vinyl flooring, and a Velux window.





Step Outside...

To the rear, the home enjoys a beautifully manicured garden with level lawns bordered by mature shrubbery. A chip stone pathway guides you around the property, complemented by a paved patio and a greenhouse. A pedestrian gate leads to an orchard area, offering an idyllic outdoor escape. Whether entertaining, soaking up the sun, or simply relaxing to the sounds of nature, the garden provides a delightful setting with far-reaching countryside outlooks.

The Local Area

The Gower Peninsula, the UK's first designated Area of Outstanding Natural Beauty, is celebrated for its dramatic coastline, unspoilt beaches, and welcoming communities. Pennard itself is highly sought after, offering a perfect balance of village living with easy access to the city. Local amenities include shops, a pharmacy, a bakery, post office, GP surgery, and a choice of pubs and restaurants. Families benefit from well-regarded local schools, with further education available in nearby Swansea. Commuters enjoy excellent road links to Swansea city centre (around 7 miles away), where you'll find mainline rail services, extensive shopping, dining, and cultural attractions. From Swansea, the M4 motorway provides convenient connections to Cardiff, Bristol, and beyond. With breathtaking beaches on your doorstep, outstanding local facilities, and a thriving community, it's easy to see why Pennard remains one of the Gower's most desirable places to call home.



Additional Property Information

Chain Free
Freehold
Tax Band - F
Gas/Electric
Mains Water - Billed
Shared Septic Tank with Neighbours
Local Stone Construction
Ultrafast Broadband Available

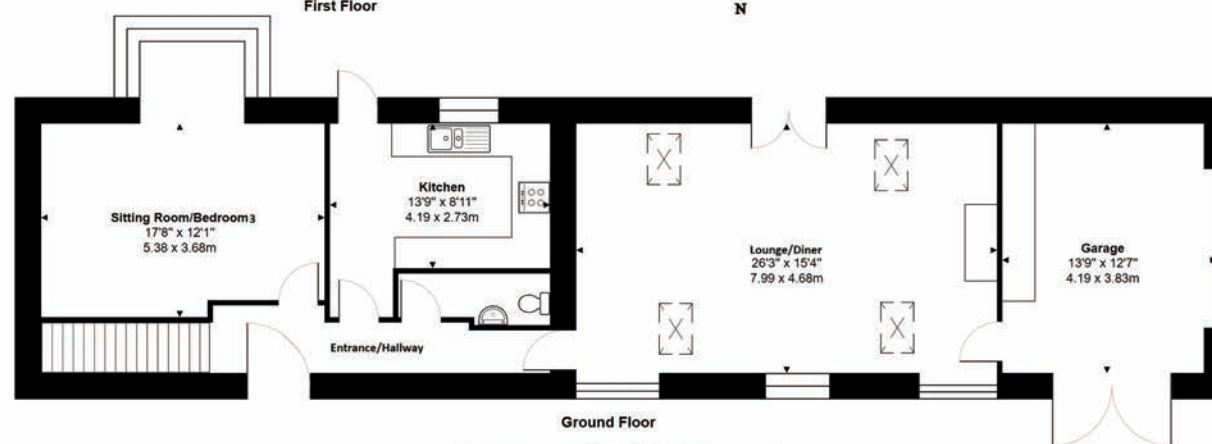
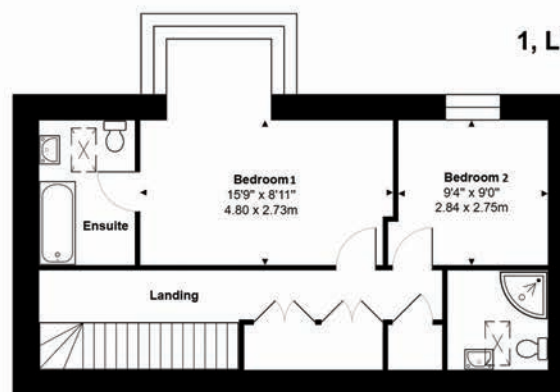
For mobile coverage please visit <https://checker.ofcom.org.uk>

Asking price £450,000

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

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

Approximate Total Area: 1464 ft² ... 136.0 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.
© Selpac 2025



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 © 2025 Fine & Country Ltd. Registered in England and Wales. Company No: NLK 11004316. Registered Office Address: 11 WALTER ROAD, SWANSEA, SA1 5NF, UNITED KINGDOM. Printed 08.10.2025



Fine & Country
Tel: +44 (0)1792 367301
swansea@fineandcountry.com
77 Newton Road, Mumbles SA3 4BN

