



Salt Rock , Swansea, SA3 1EH

Offers Over £900,000

Nestled in the picturesque village of Llanrhidian, GOWER, this luxurious FIVE BEDROOM/FOUR BATHROOM EQUESTRIAN home sprawls across 1.2 acres in total. The ground floor comprises a large hallway, study, four bedrooms, two en-suites, a Jack 'n Jill bathroom and utility, with TWO STUNNING LIVING AREAS, GOURMET KITCHEN and the main bedroom suite located on the first floor. Featuring luxury craftsmanship throughout and a bespoke design with vaulted ceilings, engineered woodwork and many incredible details, such as automated Velux windows, dual pyrolytic ovens and a drying room. Built to high energy efficiency standards with a GROUND SOURCE HEAT PUMP which offers significant energy efficiency within this large home.

Outside space is plentiful, comprising a large double garage (with annexe potential), carport, four stables, a tack room and a paddock, ideal for EQUESTRIAN enthusiasts or those with pets or ambitions of raising livestock. The property boasts a balcony, roof terrace, barbeque area and an outdoor kitchen, which transforms entertaining for friends & family, while the serene surroundings & ample space provide a peaceful and idyllic lifestyle. With its blend of modern amenities and countryside charm, this home promises a refined living experience in a beautiful setting. A versatile home which will suit large families and/or those with multi-generational needs. Viewing highly recommended for this incredible Gower home. Call to view now!

Hallway

29'8" x 5'9" (9.06 x 1.76)

Expansive ground floor entrance hallway, with recessed spotlights, engineered wood flooring & woodwork throughout, built-in storage cupboards and access to the office, utility area and bedrooms one to four.

Office

10'7" x 8'11" (3.23 x 2.74)

Versatile space, currently used as an office, with tiled flooring, built in shelving and double glazed windows to the front aspect.

Bedroom Two

15'5" x 12'1" (4.70 x 3.70)

One of four double bedrooms located on the ground floor, comprising engineered wood throughout, double glazed windows to the front aspect and door to the 'Jack & Jill' bathroom.

Jack & Jill Bathroom

10'0" x 7'1" (3.06 x 2.17)

One of four luxury bathroom installations, featuring double glazed windows, recessed spotlights, heated towel rail, tiled flooring, dual glass sinks, shower over bath, sink & WC. Doors to bedrooms two and three.

Bedroom Three

15'1" x 9'11" (4.60 x 3.04)

Third sizable double bedroom, with double glazed windows to the rear aspect, engineered woodwork throughout, wall lights and door to the 'Jack & Jill' bathroom.

Bedroom Four

18'5" x 9'8" widest (5.62 x 2.97 widest)

Double bedroom, currently used as an office, with engineered woodwork throughout, shelving and double glazed windows to the rear aspect. Door to the en-suite bathroom.

En-Suite Two

6'7" x 6'2" (2.03 x 1.89)

Stunning ensuite with luxury multi-function steam shower, tiled flooring, sink/storage unit, heated towel rail and WC. Further door to the utility room.

Utility Room

16'10" x 6'1" (5.14 x 1.87)

Fantastic utility room with a generous range of fitted units,

space for several appliances and double glazed windows. This well equipped space has a door to a drying room, ideal for the Gower lifestyle, with plenty of space for drying clothes, sports kit and pet clothing/beds etc. There is a further door to the rear boot room (1.81x1.16), which offers access from the external carport and a large storage cupboard for coats & shoes, etc.

Bedroom Five

11'0" x 10'0" (3.36 x 3.07)

Fifth double bedroom comprising engineered woodwork, double glazed windows to the front aspect and door to the en-suite.

En-Suite Three

7'6" x 5'8" (2.30 x 1.75)

Third luxury bathroom installation with double glazed windows, heated towel rail, tiled flooring, walk-in shower, sink/storage & WC.

First Floor Landing

14'4" x 10'0" (4.39 x 3.07)

Gorgeous galleried landing space with sloping ceiling and access to the living areas, the WC and bedroom one.

WC

6'6" x 3'10" (2.00 x 1.17)

Restroom located on the living space level, with skylight, tiled flooring, sink & WC.

Living Room

22'1" x 18'11" (6.75 x 5.78)

Breathtaking living space exuding warmth & elegance, featuring a vaulted ceiling with oak beams which contrasts beautifully with the crisp white finish of the walls. A sleek, minimalist fireplace provides both warmth and a focal point, perfect for gatherings on cooler evenings. A serene retreat that is both visually stunning and functional, with a front aspect sit-out balcony, an ideal spot for a relaxed morning coffee or a casual evening supper.

Snug

14'7" x 9'10" (4.46 x 3.02)

Cosy living space located just off the kitchen/dining room, with feature triangular window & Velux windows.

Kitchen/Dining Room

29'4" x 10'9" (8.95 x 3.28)

Deluxe chef's kitchen featuring a generous range of oak units, contrasted with black granite worktops & high bar

and double stainless steel sink. Integrated De Dietrich five zone induction hob with stainless steel extractor unit, dual pyrolytic ovens, steam oven, microwave, fridge, dishwasher and Whirlpool American style fridge freezer. Second dramatic oak beamed vaulted ceiling which creates an expansive ambience, with an abundance of natural light. Also equipped with electronically controlled Velux windows with rain sensors, tiled flooring with underfloor heating and double glazed sliding patio doors leading to the roof terrace.

Bedroom One

14'7" x 13'8" (4.46 x 4.17)

Main bedroom suite, featuring a Juliet balcony, large walk-in dressing room (3.58x2.44) and spacious en-suite bathroom.

En-Suite One

11'10" x 9'4" (3.62 x 2.85)

Hotel-inspired bathroom featuring double glazed windows, heated towel rail, recessed spotlights, tiled flooring & underfloor heating, dual 'his 'n hers' sinks, built in storage, open shower and double-ended tub.

External

Featuring grounds of approximately 1.2 acres. With a Welsh stone facade with pretty balcony, the driveway lined with mature trees leads to the main house where the first impression is of timeless elegance. Secure automated gates lead to the rear parking area and carport, which enables access into the garden & stable area, garage and the rear of the home. The garage measures approx. 9Mx5M and features an electric door, mezzanine level, insulation, electricity, workshop and coal fired Aga giving it fantastic annexe potential. The tack room and all four stables each measure approx. 3.6Mx3.6M. A roof terrace is located off the main dining area, with views over the garden and a sloping pathway down to the barbeque area and an outdoor kitchen extend the living space further, seamlessly blending indoor/outdoor living.

Superb North Gower location in Llanrhidian, a fantastic location for exploring & embracing the outdoor lifestyle that Gower has to offer, with excellent local beaches & surrounded by beautiful countryside. A quiet rural area of outstanding natural beauty which is perfect for families of all ages. Idyllic views surround the property and the location has access to miles & miles of coastal &

woodland walks. Llanrhidian Primary School, Weobley Castle, The Britannia Inn and Whitford Bay are all in close proximity, with the catchment comprehensive school being Gowerton Comprehensive. Llanrhidian is a tranquil village, with good transport links, a peaceful way of life & stunning natural beauty. The commute to Swansea city center is approx. 13 miles.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating			
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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