



NC/KH/38997/200716

## DESCRIPTION

A fabulous period home, Llandewi Castle stands on top of the hill in this superb South Gower location. This historic and handsome property boasts a very beautiful walled garden, an orchard and a small paddock with the plot extending to over an acre.

Inside the house there is so much character, with stone walls and solid timber stairs in the turret like stairwell. There are log burners in two of the reception rooms and a coal fired Rayburn in the third. Upstairs you will find some of the original dressed stone castle windows and wonderful views over the Gower countryside.

The accommodation comprises five bedrooms, three reception rooms, kitchen, conservatory, study, utility, downstairs WC, family bathroom and shower room. The property has been well maintained but does offer scope for modernisation.

Llandewi Castle is nestled in South Gower on the outskirts of the popular village of Reynoldston within easy access of the renowned King Arthur Pub and all the beauty of the beaches and coastline at Port Eynon, Rhossilli and Llangennith.

The property is within catchment of Knelston Primary School and Bishopston Secondary school

## RECEPTION HALL

Entered via double glazed front door, exposed original stone walls, tiled flooring, storage heater, double doors leading to cupboards, steps down to:

## INNER HALLWAY

Doorway leading to store room, original timber staircase leading to first floor, exposed stone walls, panel heater, wood panelled door to:

## DINING ROOM

17'8 x 16'7 (5.38m x 5.05m)  
Two steps leading up to the morning room, door to living room, French doors to conservatory, built-in storage cupboard, raised cast iron stove, inglenook fireplace with timber mantle and raised stone hearth, double glazed window to side elevation with storage cupboards under, panel heater, exposed beams to ceiling.

## DRAWING ROOM

17'1 x 12'11 (5.21m x 3.94m)  
Double glazed window to side elevation three quarter height, low level window seat, built-in cupboard with glazed cabinets, panel heater, fireplace with tiled hearth and surround and mantle piece, cast iron multi fuel stove within, exposed ceiling beams, exposed stone walls.

## CONSERVATORY

16'2 x 12'2 (4.93m x 3.71m)  
Four steps up into conservatory, two panel heaters, half height stone built with conservatory windows to two sides and rear elevations, double glazed French windows to rear, pitched conservatory roof, tiled floor, exposed stone walls, door to:

## DOWNSTAIRS CLOAKROOM

Low flush WC, pedestal wash hand basin, original stone double glazed windows, half height tiling surrounding the units.

## INTERNAL LOBBY

Doors to:

## STUDY

13'2 x 9'3 (4.01m x 2.82m)  
Double glazed window to side elevation, panel heater, shelving across two walls, tiled flooring.

## MORNING ROOM

19'7/12'11 x 15'10/5'4 (5.97m x 4.83m)  
Built-in cupboards, tiled floor, double glazed windows to side and rear elevations, coal fired rayburn supplying domestic hot water set within inglenook fireplace, tiled flooring, step up to:

## KITCHEN

13'3 x 13'2 (4.04m x 4.01m)  
Double glazed window to rear elevation, double glazed window to front elevation, wood panelled door to front elevation, base and eye level units with work surfaces over, tiled splashbacks, space for washing machine, space for dishwasher, space for fridge and full height freezer, built-in NEFF double oven and ceramic hob, extractor fan, loft access, 1½ bowl sink drainer unit with mixer tap over.

## UTILITY

12'4 x 8'7 (3.76m x 2.62m)  
Double glazed window to rear elevation, Belfast sink.

## FIRST FLOOR LANDING

Winding stairwell with various double glazed windows and original detail, stairs are made from solid timbers, exposed stone walls to stairwell. On the landing - exposed stone walls, original dressed stone windows, access to second floor, storage space, panel heater.

## MAIN BEDROOM

17'7 x 11'9 (5.36m x 3.58m)  
Double glazed window to side elevation with fabulous views over the Gower countryside, original dressed stone window to front elevation with wonderful view over the farmyard next door and the parish church, panel heater.

## BEDROOM 2

13'8 x 12'4 (4.17m x 3.76m)  
Double glazed window to rear elevation with lovely views over the walled garden, panel heater.

## FAMILY BATHROOM

Large airing cupboard, electric radiator, bath with shower over and glass shower screen, bidet, low flush WC, pedestal wash hand basin, ceramic tiling to half height, double glazed window overlooking the garden.

## BEDROOM 3

16'7 x 13'4 (5.05m x 4.06m)  
Double glazed window to side elevation overlooking the Gower countryside, panel heater.

## BEDROOM 4

13' x 10'7 (3.96m x 3.23m)  
Double glazed window to side elevation with lovely views towards the Gower countryside, storage heater.

## SECOND FLOOR LANDING

Accessed via original winding staircase of solid oak, exposed stone work to walls. Two storage cupboards, panel heater, airing cupboard, door to:

## SHOWER ROOM

Shower cubicle, low flush WC, wash hand basin set in vanity unit, Velux window, ceramic tiling to walls, electric radiator.

## BEDROOM 5

16'1 x 12'5 (4.90m x 3.78m)  
Access to eaves to either side of the room, panel heater, exposed beams to ceiling, double glazed window to side elevation with fabulous views over the Gower countryside.

## EXTERNALLY

The house is accessed via the farmyard leading up to gated driveway with parking for a number of vehicles. Gateway leading to a small paddock at the side of the house. Access around the other side of the property to a small walled garden which then leads through a lovely stone arch into a fabulous walled garden to the rear of the property which extends directly out from the back of the property. To the rear of this garden there is another wrought iron gate which then leads into a walled orchard with various fruit trees. The gardens are very attractive and all south facing. The property benefits from a single garage accessed from the driveway and a stone building in the corner of the garden.

## SERVICES

It is mains electricity. There is no gas connected to the property and drainage is through a cess pit.

## VIEWING

By appointment with the selling Agents on 01792 360060 or e-mail [mumbles@johnfrancis.co.uk](mailto:mumbles@johnfrancis.co.uk)

## OUR OFFICE HOURS

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 4:00pm

## TENURE

We are advised that the property is Freehold

## GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

## DIRECTIONS

From our Mumbles Office, proceed up Newton Road and turn right at Newton Inn Public House. Follow the road around the bend and through Murton Lane to Murton Village. At Murton Post Office, turn right into Murton Green Road turning left at junction. Follow the road through Kittle Village passing the shops before turning right at Pennard Church into Vennaway Lane. At the junction, turn left following South Gower Road for approx six miles and turn right signposted Llandewi. Take the next left up towards the church and follow the drive through the farmyard and round to the left where you will find the gates to Llandewi Castle.