



## The Lanches, Reynoldston, Swansea, West Glamorgan SA3 1AU

£695,000 For Sale

### Property Features

- Residential Smallholding - Exceptionally well maintained
- Eco Lodge - Low carbon footprint - Built to a high specification
- Good quality pasture/arable land in all about 20 acres
- Off road riding
- Stable block and storage building
- No close neighbours - Secluded but with good access
- No light pollution - No road noise

### Property Summary

The Lanches, is in our opinion, a unique residential smallholding consisting of the 2/3 bedroomed solid oak clad eco lodge which has been built to a very high specification enjoying excellent views over the owned land to front and surrounding countryside. The accommodation briefly comprises the open plan bespoke kitchen/breakfast room and lounge with extensive use of glass to the south facing aspect making the interior very light and airy. There are two main bedrooms

study or further bedroom and



## Full Details

### Property Description

The Lanches, is in our opinion, a unique residential smallholding consisting of the 2/3 bedroomed solid oak clad eco lodge which has been built to a very high specification enjoying excellent views over the owned land to front and surrounding countryside.

The accommodation briefly comprises the open plan bespoke kitchen/breakfast room and lounge with extensive use of glass to the south facing aspect making the interior very light and airy. There are two main bedrooms both with en-suite facilities, study or further bedroom and separate cloakroom.

Opening out onto western cedar red decking with inset swimming pool and swimming stream.

Outside the outbuildings again are western red cedar clad including 4 no. loose boxes and tack room with overhang and separate hay storage building positioned adjoining gateway to the first field.

The land is adjoining the homestead and is in three main enclosures being at present laid to permanent pasture but is capable of growing a variety of crops in all about 20 acres. The site of the old quarry with separate entrance provides hardstanding for storage use, machinery, fodder, etc.

The residence has the benefit of under floor heating via a ground source pump which also heats the domestic water; roof mounted solar thermal panels for domestic hot water with further solar p.v. panels for electricity, any excess of which is fed into the grid providing additional income.





## Situation

In the heart of the Gower countryside in a private position with direct access onto bridle paths offering safe off road riding.

Approached via double oak gates onto tarmacadamed driveway with turning/parking area. Formal well maintained gardens with manicured lawns surrounding.

In close proximity to the village of Knelston which has the local primary school and garage/provision store.

About 14 miles from the City of Swansea.

## Directions

From the village of Knelston proceed down the slight road incline and directly at the left bend of the road turn right, continue on then take first left up into Llandewi Farm, straight through farm onto a well maintained concrete road until reaching The Lanches on the left hand side.

## The Accommodation

### Hallway

Solid limestone flag floor. Oak doors to rooms off. Pull down ladder to boarded loft.

### Cloakroom

Oak stand housing granite pebble washbasin with mixer taps, w.c.

### Open Plan Living Accommodation

About 20' 0" x 29' 0" (6.10m x 8.84m)

### Kitchen/Breakfast Room Area

Limestone flag floor throughout. Bespoke ranges of solid oak fronted and wall units. Franke stainless steel sink unit with mixer tap set into quartz granite work surface. Four ring Neff induction hob with extractor fan over. Central island with oak drawers and cupboards under quartz granite worktop. Fitted stainless steel microwave. Built in Neff dishwasher. Neff Pyrolytic steam oven and coffee machine and warming drawer. Built in Neff fridge and freezer.





### Lounge Area

Morso log burning stove.  
Surround sound speaker points.

### Utility Room

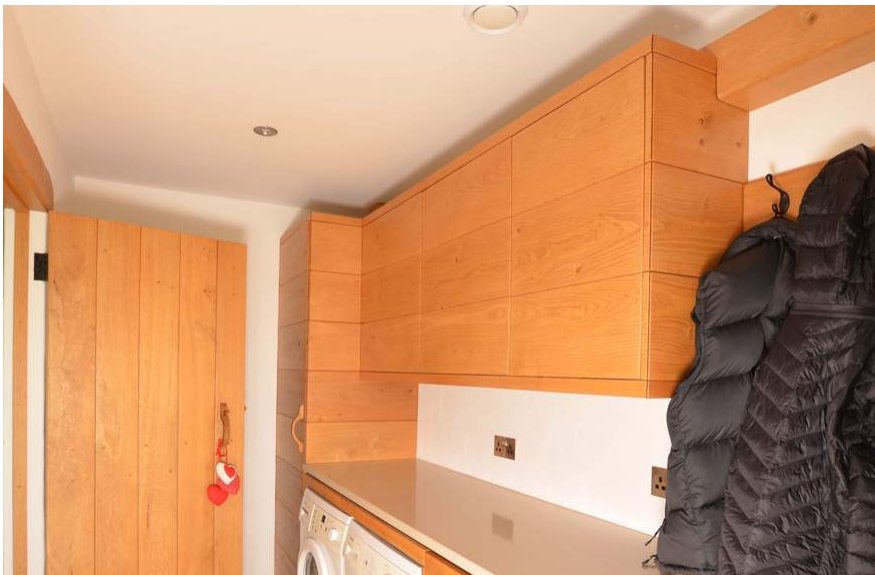
With solid oak fronted wall and base units and quartz granite work surfaces. Limestone flag floor. Plumbed for washing machine. Ceiling spotlights.

### Bedroom One

Approx. 9' 10" x 10' 9" (3.00m x 3.28m) Patio door to rear decking. Walk in wardrobe with range of bespoke oak built wardrobes, shelves and drawer units.

### En-Suite

Oval bath with chrome mixer taps. Fully tiled surround. Oak unit housing granite pebble hand basin with mirror over. Chrome heated towel rail. Floor level shower cubicle with glass screen and stainless steel deluge head.



### Bedroom Two

Approx. 8' 5" x 9' 9" (2.57m x 2.97m) Fitted wardrobe with solid oak doors. Spotlights to ceiling. Window to front. Oak panelled door to en-suite facility.

### En-Suite

Floor level open shower cubicle with glass screen and dual head chrome shower unit. Oak stand housing granite pebble hand basin with mixer tap. Mirror set into recess. Shaver point. w.c. Fully tiled surround.



### Study/Bedroom Three

Approx. 6' 6" x 7' 6" (1.98m x 2.29m) Utilised as an office at present with bespoke range of furniture. Ceiling spotlights. Window to rear.

### Outside

#### Swimming Pool

With built in swimming stream. Heated via air source heat pump.





### Stable block

Western red cedar clad under a Cambrian slate roof.

4 No. Loose Boxes  
Tack Room  
Overhang to front  
Haystore/barn

### Storage Barn/Sheepshed

Approx. 15' 0" x 29' 0" (4.57m x 8.84m) Positioned at entrance gate into the first field enclosure. Western red cedar clad under a pitched Cambrian slated roof. Concreted floor.

### The Grounds

Exceptionally well maintained gardens and grounds with manicured lawns.

### The Land

In three main enclosures each with mains water tanks. In all about 20 acres.

### Broadband

The vendors advise that the current broadband speeds are 38 MB/S accessed via sim router and external aerial.

### Planning Status

Planning amendments pending.

### Rights of Way, etc

Sold subject to all existing rights of way, wayleaves and easements (if any).

### Services

Mains water and electricity. Private drainage.

### Environmental Schemes

None.

### Basic Payment Scheme

There are no entitlements.

### Registered Smallholding



### Tenure

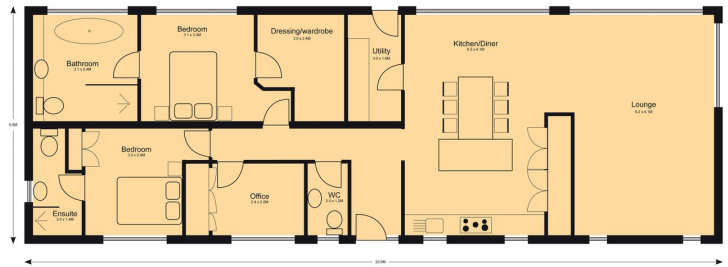
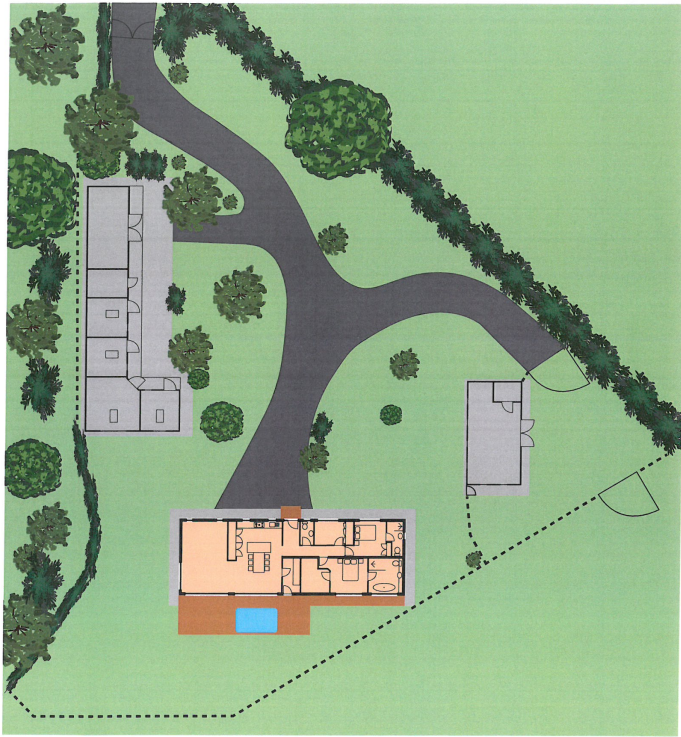
Freehold with vacant possession on completion.

### Viewing

Strictly by appointment with the sole agents.







### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	88	91
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

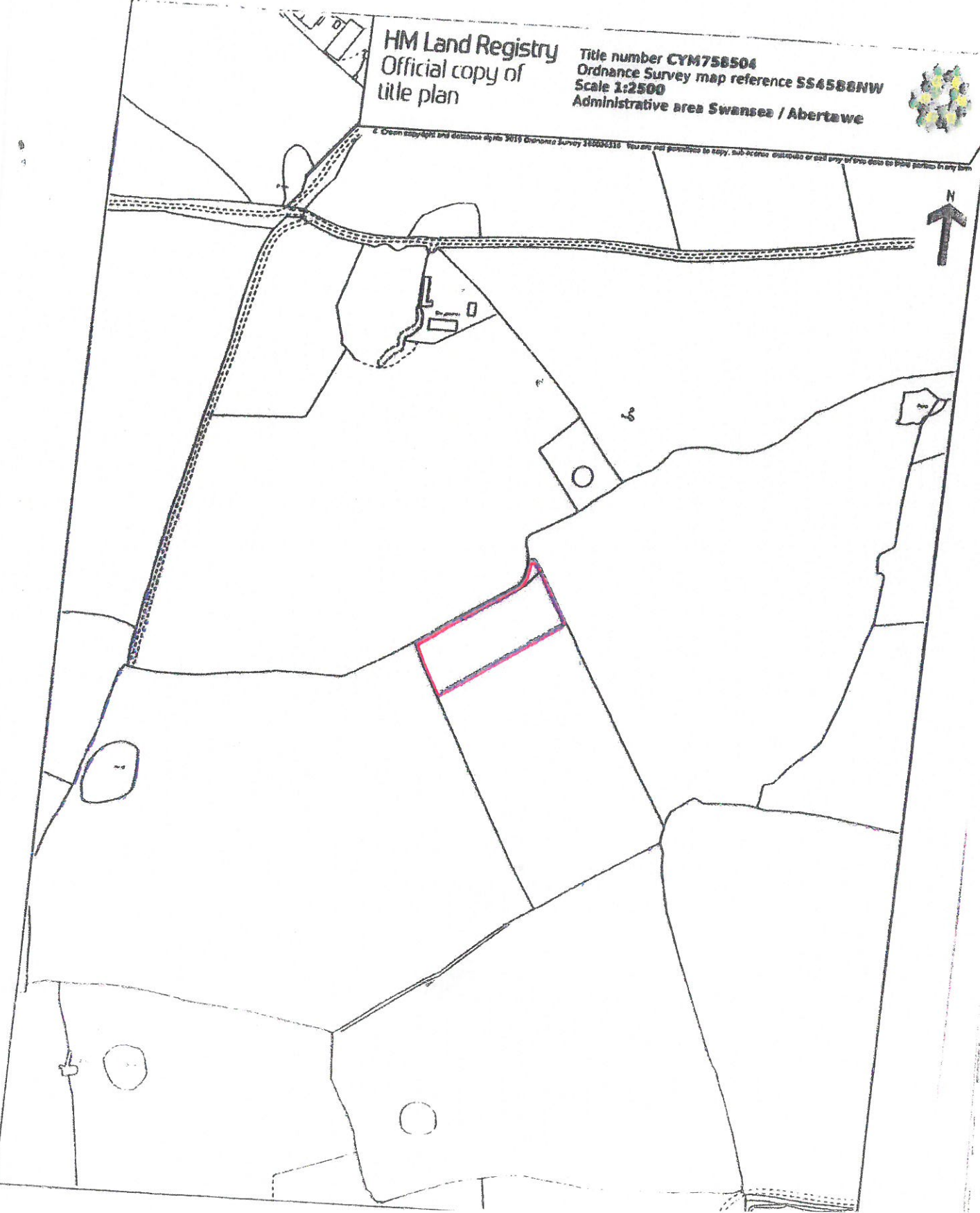
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		93
(81-91) <b>B</b>	91	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

HM Land Registry  
Official copy of  
title plan

Title number CYM758504  
Ordnance Survey map reference SS4588NW  
Scale 1:2500  
Administrative area Swansea / Abertawe



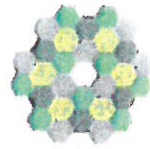
© Crown copyright and database right 2015 Ordnance Survey 100004310. You are not permitted to copy, sub-licence, distribute or sell any of this data in any form.





HM Land Registry  
Official copy of  
title plan

Title number **WA927894**  
Ordnance Survey map reference **SS4588NW**  
Scale **1:2500**  
Administrative area **Swansea / Abertawe**



© Crown copyright and database rights 2018 Ordnance Survey 100026316. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

