



# T H E L A N C H E S

---

L L A N D D E W I      G O W E R



A unique opportunity to purchase the ultimate country retreat! The Lanches is a magical and private twenty acre small holding situated in the centre of The Gower Peninsula affording easy access to the wonderful beaches of the south coast. This solid Oak clad "Eco Lodge" is set in manicured formal gardens, the adjacent land being top quality grazing, there is a substantial stable block with adjoining studio/workshop and there is excellent off road parking. The Lanches is approached from the main south Gower road by a well maintained concrete track suitable for all vehicles. The beautifully designed accommodation is light, airy and is finished to a very high standard throughout, the extensive use of glass to the south facing rear maximises the views and natural light.

- Underfloor heating throughout. • Ground source Heat pump. • Photovoltaic Solar Panels. • Solar thermal panels.
- MHVR (Mechanical Ventilation with Heat Recovery) system. • Passivhaus certified Austrian manufactured triple glazed, triple sealed windows and doors.
  - Central vacuum cleaning system. • Extremely high levels of insulation • Solid Oak handmade treed and pegged internal doors.
  - Broadband speed circa 38.00 Mb/s via sim router and external aerial. • Cat 6 wired network and Sky satellite dish.
    - Externally clad in 20mm thick solid Oak waney edge boards and 75mm thick pillars, natural slate roof.
- Solid 40mm thick Western Red Cedar decking. • Swimming pool with built in swimming stream - heated via Air source heat pump.
  - Mains electricity, mains water, septic tank



The Lanches  
Llanddewi  
Gower  
Swansea  
SA3 1AU





The Lanches is approached from the main south Gower road by a well maintained concrete track suitable for all vehicles. Double Oak gates from concrete laid access lane to sweeping tarmac drive with neat lawns and mature shrubs, generous car parking facility. There is a small mature copse to the rear of the stables providing a wildlife haven. Swimming pool with built in swimming stream – heated via air source heat pump set in Western Red Cedar decking adjoining the rear of the property.

Substantial Western Red Cedar clad stable block under pitched Cambrian slate roof with power, light and water comprising insulated and panelled loose boxes with concrete floors. Studio/workshop adjoining stable block. Fully insulated with power/light. Free standing log burning stove. Concrete floor. Velux roof windows and picture windows with garden/field aspect.

Western Red Cedar clad barn under pitched Cambrian slate roof. 29'0 x 15'0 panelled internally. Power, light and water. Concrete floor. Six windows affording good natural light. Tack Room.



The kitchen area is beautifully finished with a bespoke range of solid Oak fronted wall and base cabinets in a modern design with flush doors and drawers. FRANKE stainless steel sink unit with GROHE chrome mixer tap set into solid quartz granite work surfaces. Five ring Neff induction hob set into quartz granite with glass wall plate, stainless steel NEFF extractor over. Centrally positioned "island" with solid Oak drawers and cupboards under solid quartz granite work surface. Built in dishwasher. Built in NEFF stainless steel microwave. NEFF Pyrolytic oven and coffee machine and warming drawer. Built in NEFF fridge and freezer.





**The living area** enjoys a wonderful aspect and views and access to the pool terrace. There is a modern Morso log burning stove. Stainless steel power points. Light switches. Surround sound speaker points. Extensive glass to the rear affording wonderful uninterrupted views of the surrounding countryside. Solid limestone flagstone floor throughout. Rustic plaster finish to walls. Oak beam and spot lights to vaulted ceiling. T.V. set into recess.





**Bedroom suite** with patio door to rear decking affording wonderful views and excellent natural light. Spacious walk in wardrobe fully fitted with an extensive range of Bespoke Oak built in wardrobes, shelves and drawer units.



Superbly appointed **Ensuite** with feature free standing oval bath, with free standing chrome mixer tap. Walls and floor fully tiled with limestone. Granite pebble hand basin set onto Oak unit with chrome mixer taps and mirror with down lighter over. Floor level shower cubicle with fixed glass screen and stainless steel deluge head.



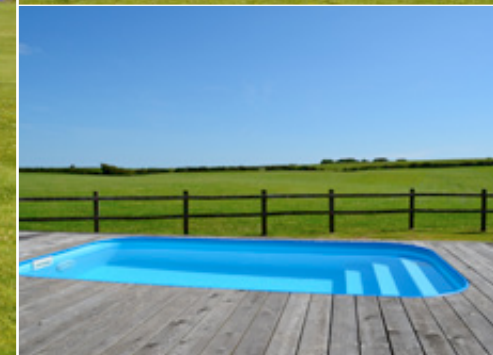


**Entrance hallway** with cloaks off Limestone floor. Granite pebble hand basin set on Oak pedestal with chrome mixer taps over. Leading to office with bespoke range of Oak furniture.



Onto **Bedroom** with fitted wardrobe with solid Oak doors. Oak door to **en-suite** with walls and floor fully tiled with limestone. Floor level open shower cubicle with fixed glass screen and dual head chrome shower unit. Granite pebble hand basin set onto Oak stand with chrome mixer taps over.





Mumbles Office  
68, Newton Road,  
Mumbles,  
Swansea, SA3 4BE.  
T: 01792 361144

E: [mumbles@simpsonsproperty.co.uk](mailto:mumbles@simpsonsproperty.co.uk)