



## The Old Vicarage

Reynoldston, Swansea, SA3 1AU

Offers Over £1,000,000





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Stunning FIVE BEDROOM RESIDENCE nestled in the Gower countryside, surrounded by sprawling, meticulously landscaped gardens. A magical blend of vintage charm & contemporary elegance, meticulously RENOVATED & RESTORED over the years. The grand entrance hall immediately captures your attention with its sweeping 'Arts & Crafts' staircase & 'Minstrel' gallery landing which draws the eye upwards. THREE BEAUTIFULLY APPOINTED RECEPTION ROOMS lead from the hallway, each with original features, period fireplaces with working chimneys, high ceilings, coving & large sash windows that flood the spaces with natural light. A stylish orangery connects the indoors with the outdoors with floor-to-ceiling windows offering panoramic views of the garden, while light pours into this sun-filled room, making it perfect for relaxing & hosting gatherings. Open to the orangery, the contemporary kitchen diner is a modern masterpiece, equipped with sleek oak cabinetry, Rangemaster cooker & double Belfast sink. Alongside contrasting bespoke cabinets, creating a dynamic blend of modern convenience & custom-crafted elegance. The 1st floor features plenty of space for families of all ages, with five bedrooms (three with en-suite bathrooms), shower-room & bathroom. The entire home radiates warmth and evokes a sense of history whilst remaining open & inviting. Beautifully proportioned home with a practical layout and a fantastic balance of living space for modern families.

The landscaped gardens are an oasis, with manicured lawn, gravelled pathways, patio area, stone walled sun terrace and mature trees offering privacy & serenity. Located in Llandewi, Gower, a high-demand area with beautiful beaches, stunning natural countryside and a peaceful lifestyle, while still being within close proximity to Swansea & excellent local amenities. NO CHAIN.

#### Entrance Hallway

13'10" x 12'9" (4.24 x 3.91)

Grand & inviting entrance hallway featuring warm toned woodwork, tiled flooring, sweeping 'arts & crafts' staircase, elegant high ceiling & coving, radiator & cover, dual sash windows & part glazed front door.







### Reception Room One

18'0" x 13'4" (5.49 x 4.07)

Beautifully appointed living space, with wood flooring, radiator & cover, high ceiling & coving, fireplace hearth & painted oak surround, triple sash windows and patio doors to the garden. With an abundance of natural light and gorgeous garden views.

### Reception Room Two

16'6" x 11'8" (5.05 x 3.58)

Second generous reception room comprising wood flooring, triple sash windows, high ceiling & coving and fireplace hearth with tall oak surround - with archway to the kitchen, seamlessly blending traditional elegance with practical flow.



### Reception Room Three

14'4" x 12'4" (4.38 x 3.77)

The library - Featuring wood flooring, radiator & cover, triple sash windows and a tiled fireplace hearth with oak surround. Currently styled as a library, with bookshelves, rich woodwork, cosy armchairs & soft ambient lighting, an nostalgic atmosphere perfect for quiet reading.



### Kitchen/Dining Room

21'0" x 13'4" (6.42 x 4.08)

Luxury kitchen showcasing elegant oak units, paired with striking black granite worktops, double Belfast sink and Rangemaster cooker. Illuminated by dual pendant lights, spotlights and natural light streaming through sash windows beneath high ceilings. Further complemented by bespoke cabinets & a central island designed for both culinary preparation and casual dining. A contemporary take on the traditional farmhouse kitchen, fostering a spacious & inclusive atmosphere, promoting social interaction and seamless movement between cooking & living area. Suitable for the simplest of family suppers and much larger family gatherings. Open to the orangery and with archway to reception room two. Further external door to the charming rear sun terrace, providing another space for al fresco meals and gatherings.





**Orangery**

16'3" x 11'11" (4.96 x 3.64)

Deluxe orangery with glazed lantern ceiling, featuring stunning garden views, a cozy wood burner for warmth and an open layout that seamlessly connects to the kitchen, creating an ideal space for relaxation & entertaining.

**WC**

7'11" x 4'5" (2.43 x 1.36)

Ground floor WC with tiled flooring, sash window & stone sill, dual sinks & WC.

**Utility Room**

8'0" x 7'11" (2.44 x 2.42)

Useful seprate utility space, with base units, stainless steel sink, built in shelving and new LPG wall mounted boiler.

**Landing**

17'3" x 13'10" (5.26 x 4.24)

Dramatic gallery landing space with triple sash windows, dual radiators, carpet and original 'minstrels' gallery.

**Bedroom One**

16'11" x 13'4" widest (5.16 x 4.07 widest)

Featuring wood flooring, radiator & cover, tall ceiling, picture rail, triple sash windows & juliet balcony doors which open to picturesque garden views.

**En-Suite One**

7'3" x 2'11" (2.22 x 0.91)

One of three en-suites, featuring a sink, WC and enclosed shower.

**Bedroom Two**

13'4" x 12'5" (4.08 x 3.79)

Second spacious double bedroom with wood floor & panelling, radiator, cover and sash windows to the front garden aspect with beautiful views.

**En-Suite Two**

7'9" x 2'11" (2.37 x 0.91)

Second en-suite with sink, WC and enclosed shower.

**Bedroom Three**

15'6" x 11'8" (4.73 x 3.58)

Third spacious double bedroom comprising wood flooring, dual sash windows, radiator and door to the en-suite.

**En-Suite Three**

6'11" x 2'11" (2.12 x 0.89)

With sink, shower and WC.

**Bedroom Four**

12'8" x 10'9" (3.88 x 3.30)

Fourth double bedroom with wood flooring, radiator and sash windows to the rear aspect with pretty rural views.

**Bedroom Five**

13'3" x 12'6" (4.06 x 3.83)

Fifth double bedroom comprising wood flooring, radiator & cover and dual sash windows.

**Shower Room**

4'4" x 3'8" (1.34 x 1.14)

Tiled shower space with waterfall shower head.



**Bathroom**

9'1" x 8'6" (2.78 x 2.61)

Victorian style bathroom, comprising built in wardrobes, dual sash windows, wood flooring, radiator, bath, sink & WC.

**External & Location**

Nestled in the picturesque Gower countryside, this exquisite period residence boasts incredible kerb appeal, with a prominent, elevated position. The gated, sprawling, meticulously maintained front lawn is framed by a front stone wall and mature tree-lined borders, providing both beauty and privacy and features a long gravelled driveway winding its way to the entrance, enhancing the home's charm. A stone walled sun terrace with overhead beams invites relaxation, complete with a spacious patio area perfect for al fresco dining, while an elegant orangery offers a bright, airy space to enjoy the surrounding views and natural light, seamlessly blending indoor and outdoor living. The total plot size is just under one acre.

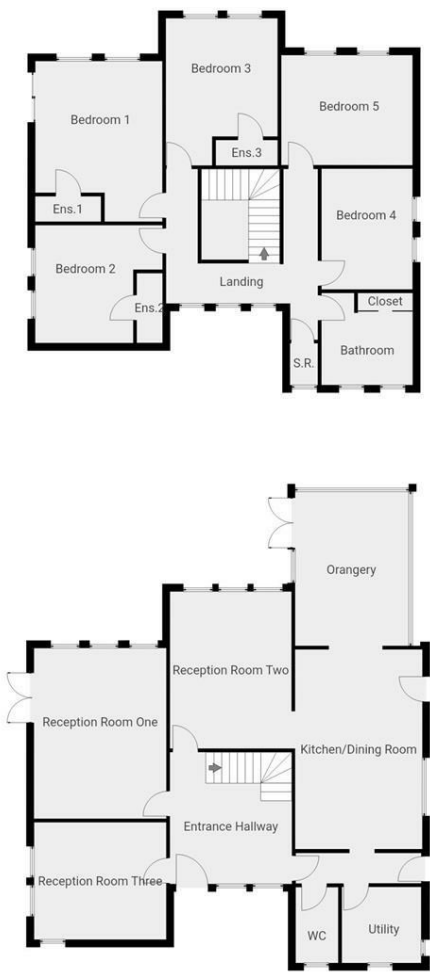
A location such as Llandewi, Gower offers families the benefit of a peaceful lifestyle, surrounded by stunning natural landscapes, with easy access to beautiful beaches and scenic countryside trails, making it an ideal setting for outdoor exploration and quality time together. The tranquil location will be of interest to a wide range of buyers and further offers an excellent school catchment (Bishopston), reliable transport links and a wide range of amenities & charming local pubs within the surrounding villages. Distance to Swansea city center is approx. 15 miles.

**Historical Matters of Interest**

Built in 1901 as a vicarage for nearby Llandewi Church, which was itself built upon the site of a spot where St. David is thought to have preached a sermon.

The house was purchased by the current owners from a local family, well known in Gower and believed to be the original inspiration for the story "The Sheep Pig", by Dick King-Smith in 1983, which was later adapted as the 1995 film, Babe.

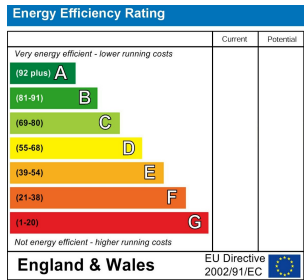
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact us on 01792 465822 if you wish to arrange a viewing appointment for this property or require further information.

Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Unit 4, 270 Cockett Road, Swansea, SA2 0FN  
T: 01792 465822 E: info@smithslettings.com W: www.smithshomes.com

