

Highfield House
Tyisha Road | Llanelli | Dyfed | SA15 1RW

FINE & COUNTRY

Highfield House is a truly exceptional Grade II Listed Victorian residence, beautifully positioned within impressive grounds in a highly desirable area of Llanelli. This substantial four-bedroom detached family home effortlessly combines timeless elegance with remarkable character, offering beautifully proportioned accommodation, stunning original features and views stretching across Llanelli and towards the spectacular Gower Peninsula in the distance. Rich in charm and history, Highfield presents a rare opportunity to acquire a distinguished period home within close proximity to excellent local amenities, schools and transport links.

Steeped in local heritage, Highfield House has long been associated with some of Llanelli's most influential industrial figures during the town's booming tinplate era. Once home to prominent engineers, tinplate manufacturers and later the Davies brothers, inventors of the world-famous "Stepney Spare Wheel", the property holds an important place within Llanelli's history. Its elevated position was historically chosen to provide a prestigious setting away from the industrial bustle below, whilst still enjoying outstanding views towards the Gower. Today, Highfield House remains an incredibly special home combining period grandeur, fascinating provenance and beautiful surroundings.

Llanelli is a thriving coastal town that continues to attract families, professionals and retirees alike thanks to its wonderful blend of coastal beauty, excellent amenities and strong community feel. The town offers a fantastic selection of shops, supermarkets, cafés, restaurants, schools and leisure facilities, alongside the popular Millennium Coastal Path, beautiful beaches and nearby countryside walks. With excellent road and rail connections linking you to Swansea, Carmarthenshire and beyond, Llanelli perfectly balances convenient modern living with stunning scenery and outdoor lifestyle opportunities.

Let's now take a look in more detail…

Approach

After travelling through the town of Llanelli, you arrive at the impressive Highfield House where double gated entrances welcome you onto a sweeping concrete driveway that gracefully guides you to the front of the home before continuing around to a further set of double gates for added convenience. As you approach, your attention is immediately drawn to the striking monkey puzzle tree standing proudly within the grounds. Steps rise to the entrance where beautiful brick façade detailing and two white pillars frame the sheltered front doorway.

Step inside…

Entrance

Stepping through the double front doors, you are instantly greeted by an abundance of character and grandeur. You are welcomed into the entranceway which boasts beautifully high ceilings with intricate detailing, coving and plate rails. Feature frosted windows sit either side and above the entrance door, allowing natural light to filter into the space. The hallway is laid with carpet and acts as the central hub of the home, providing access to the lounge, dining room, study, inner hallway and a useful storage cupboard ideal for coats and shoes, whilst the staircase with stunning stained glass detail rises to the first floor.









Lounge

The lounge is an exceptionally bright and inviting reception room where huge dual aspect windows with shutters overlook the beautiful grounds and flood the room with natural light. Rich in character, the room features carpeting, beautifully detailed high ceilings with coving and picture rail, whilst a stunning feature fireplace creates a wonderful focal point and adds warmth and charm to this living space.

Dining Room

The dining room is another beautifully bright reception space, enhanced by a huge front-facing window with shutters overlooking the gardens. Ideal for both entertaining and family dining, the room enjoys carpeting, high detailed ceilings with coving and plate rail. The striking feature fireplace further enhances the room's classic Victorian charm and inviting atmosphere.

The Study

Situated to the side of the home, the study is a wonderfully versatile room currently utilised as a home office. Windows overlook the grounds and allow plenty of natural light to flow through the space. Offering carpet flooring, a feature fireplace, beautifully detailed high ceilings with ceiling rose and picture rail detailing, this room could equally lend itself to a snug, playroom or additional sitting room depending on your needs.

Inner Hallway

The inner hallway conveniently provides access to the kitchen/breakfast room, utility room, two useful storage cupboards and access out to the rear of the property, making it an incredibly practical connecting space within the home.

Kitchen/Breakfast Room

The kitchen/breakfast room is a beautiful traditional space filled with natural light courtesy of the huge side-facing window. The room offers a range of wall and base units alongside integrated appliances including a Smeg five-ring gas hob with elevated extractor fan, Hotpoint oven and grill, NEFF dishwasher, sunken one and half bowl sink and space for an integrated fridge. This room offers slate tiled flooring, and high detailed ceilings with feature ceiling rose.













Utility Room
The utility room is a great addition to the home, offering further storage units, a stainless steel sunken sink, a side window, laminate flooring and space to neatly house appliances. From here, access leads directly into the rear lobby.

Rear Lobby
The rear lobby is laid with laminate flooring and provides access to a useful storage cupboard, the shower room and an external door leading out to the rear gardens.

Shower Room
The shower room is fully tiled and furnished with a WC, wash basin, walk-in shower, spotlighting and a frosted window.

Landing
Ascend the carpeted stairway with its stunning feature stained glass window and you arrive at a spacious landing area laid with carpet. The landing provides access to four bedrooms, the family bathroom & separate WC, a large storage cupboard and a versatile area.

Bedroom One
Bedroom one is an incredibly bright and spacious room benefitting from dual aspect windows enjoying beautiful views across Llanelli and towards the stunning Gower Peninsula. The room offers high ceilings with coving and ceiling rose detailing, carpet flooring and ample space for a seating area or dressing space, creating a lovely principal bedroom.

Bedroom Two
Bedroom two is a huge and beautifully bright bedroom situated to the front of the property. Large dual aspect windows allow natural light to pour into the room whilst also offering views over the gardens, Llanelli and the distant Gower Peninsula. The room is laid with carpet and further benefits from high ceilings with ceiling rose, coving and picture rail detailing.

Bedroom Three
Bedroom three is another generous double bedroom featuring two windows overlooking the grounds and filling the room with natural light. Offering carpet flooring, high ceilings with ceiling rose, coving and picture rail detailing.

Bedroom Four
Bedroom four is a wonderfully bright room with a huge window framing lovely views across the gardens, Llanelli and towards the distant Gower Peninsula. The room offers carpet flooring together with high ceilings featuring ceiling rose, coving and picture rail detailing.

Versatile Space
This is a versatile additional space that could be utilised as a reading area, playroom, home office or additional storage space. An array of frosted windows together with the beautiful stained glass feature window to the landing create a bright space.

Family Bathroom & Separate WC
The family bathroom is well-appointed and furnished with a wash basin, fitted bath and separate shower cubicle. The room also benefits from partially tiled walls, vinyl flooring, two useful storage cupboards and a frosted window. Separate to this, the WC comprises a WC, partially tiled walls, vinyl flooring and a frosted window.













Step outside…

The grounds surrounding Highfield House are simply wonderful and create a true haven for nature lovers and outdoor living alike. Wrapping beautifully around the home, the gardens offer an array of spaces ideal for outdoor furniture, entertaining, and relaxing. A mixture of level lawns, chipped stone areas, and a vegetable patch provides versatility, whilst mature trees and shrubs are dotted throughout the grounds, creating a peaceful and private environment. The stunning monkey puzzle tree stands proudly within the gardens, whilst further benefits include external electric points, and an enclosed level lawn area ideal for children and pets alike. These are truly beautiful gardens with endless opportunities to enjoy the outdoors.

Outbuilding, Workshop & Garage

A particularly impressive feature of Highfield House is the substantial range of outbuildings, which significantly enhance the versatility and practicality of the property. Positioned separately from the main residence, the large workshop and garage areas are a rare addition to a period property in such a convenient town location. These buildings provide extensive space, ideal for a wide variety of uses, whether for storage, workshop facilities, vehicle accommodation, hobbies, creative projects, or home-working requirements. The scale of the outbuildings presents exciting possibilities for future owners, subject to any necessary consents and individual requirements.









Local Area

Situated within the beautiful county of Carmarthenshire, Llanelli continues to grow in popularity thanks to its enviable coastal setting, excellent amenities and superb transport connections. The town itself offers a fantastic range of independent shops, supermarkets, cafés, restaurants, public houses, leisure facilities and highly regarded schools, making it ideal for families and professionals alike. Llanelli is particularly well known for the stunning Millennium Coastal Path, stretching for miles along the coastline and offering beautiful cycling, walking and running routes with breathtaking estuary and sea views. Nearby attractions include golf courses, beaches and the popular Parc Trostre Retail Park, whilst sporting enthusiasts are well catered for with rugby and leisure facilities close by.

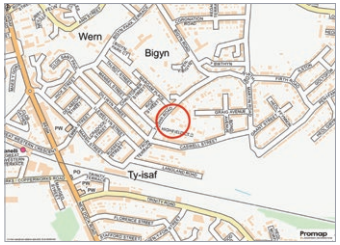
Excellent transport links make commuting highly convenient, with easy access onto the M4 corridor connecting you to Swansea, Cardiff and beyond. Llanelli railway station also provides direct rail connections across South Wales and further afield. The location offers the perfect gateway to explore some of Wales' most beautiful scenery, including the world-renowned Gower Peninsula with its award-winning beaches and coastal walks, the rolling countryside of Carmarthenshire and the stunning coastline and attractions of Pembrokeshire. Whether you enjoy outdoor pursuits, coastal living, excellent amenities or simply a strong sense of community, Llanelli truly offers a wonderful lifestyle and remains one of South West Wales' most desirable places to call home.

Additional Property Information
Grade II Listed
Freehold
Tax Band - F
Gas/Electric
Mains Water - Meter
Mains Drainage
Single Glazing
Ultrafast Broadband Available
For mobile coverage please visit https://checker.ofcom.org.uk

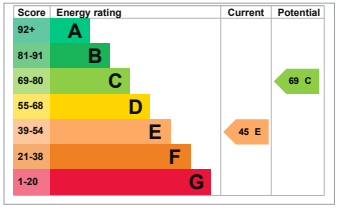
ALL MATERIAL INFORMATION MUST BE CHECKED BY A SOLICITOR











Asking price £500,000

The Property Ombudsman

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