

The Croft
43 Langland Road | Mumbles | Swansea | SA3 4LU

FINE & COUNTRY

The Croft is a truly exceptional and substantial Victorian residence, proudly positioned within beautifully manicured grounds of approximately 0.75 acres in one of Mumbles' most sought-after locations. Oozing with charm, elegance and rich heritage, this magnificent six-bedroom family home is arranged over four expansive floors and effortlessly blends exquisite period character with modern comforts. Believed to date back to circa 1860 and appearing on the 1877 Ordnance Survey map, The Croft has retained its original name throughout its fascinating history and forms a significant part of Mumbles' rich heritage. Originally built for the prominent Burgess shipping family of Swansea, the property has remained a cherished family home for around 166 years and has changed ownership only three times in the last 75 years, a true testament to how special this residence really is. Past owners have included a solicitor, a judge and a university professor, whilst notably the home was once owned by Professor Andrew Lochhead and his wife Sheila MacDonald, daughter of Ramsay MacDonald, Britain's first Labour Prime Minister. Rich architectural detailing can still be admired throughout, from the intricate decorative ceilings to the stunning original features which continue to showcase the craftsmanship and grandeur of the Victorian era.

Occupying a commanding position with stunning outlooks across Underhill Park, this prestigious home offers an abundance of bright and versatile living accommodation perfectly suited to modern family life and entertaining alike. From elegant reception rooms and grand entertaining spaces to beautifully landscaped gardens and extensive accommodation over four floors, The Croft presents a once-in-a-lifetime opportunity to acquire one of Mumbles' truly iconic homes.

Further enhancing the appeal of this prestigious home is the benefit of approved outline planning permission for a detached three-bedroom dwelling, offering incredible versatility and potential. Full details can be found on the Swansea Planning Portal under reference 2021/0527/OUT. Whether utilised for extended family accommodation, a self-contained annex, guest residence or even a holiday let business opportunity, the possibilities are endless.

Lets now take a look in more detail…

**Approach**
After a picturesque journey along the breathtaking seafront and through the vibrant village of Mumbles, you arrive onto Langland Road. A sweeping chip stone driveway guides you gracefully through the private grounds, where the striking Victorian façade begins to unfold before you. Surrounded by mature greenery and beautifully maintained gardens, the home sits proudly within its substantial plot, instantly showcasing its grandeur and timeless elegance. Ample off-road parking is provided, whilst steps rise gently to the impressive entrance. Adding further convenience, there is also a pedestrian access directly onto Langland Road.

**Entrance**
Entered via beautiful double wooden doors with original stained-glass detailing above, the welcoming entrance immediately sets the tone for the character and grandeur that flows throughout the home. Natural light pours through the stained-glass side window beautifully complementing the original patterned tiled flooring below. Decorative coving enhances the impressive space, whilst storage cupboards, alarm panel and panic button provide modern functionality. Double doors then guide you through into the grand reception area.















### Grand Reception

What an incredible introduction to this magnificent home. The grand reception is a truly stunning and substantial space where high ceilings and an abundance of natural light create an immediate sense of elegance and warmth. A beautiful bay window with window seat and double patio doors frame breathtaking views across the gardens whilst flooding the room with light. At the heart of the space sits a striking wood burner with handmade York stone surround and hearth, creating a wonderful focal point. Oak flooring with underfloor heating flows beneath your feet, whilst decorative coving, picture rails and fitted shelving within two alcoves further showcase the home's rich Victorian heritage. This versatile central hub connects the lounge, sitting room, dining room and kitchen whilst also providing access to both the first and lower floors via grand staircases.

### Lounge

The lounge is a truly beautiful room. Natural light beams through dual aspect windows, including a stunning bay window complete with a charming window seat overlooking the gardens, the ideal spot to sit and admire the peaceful surroundings. The impressive decorative ceiling, coving and picture rail draw your eye, whilst the open gas fire with antique surround creates a wonderful focal point and cosy atmosphere. Finished with carpeted flooring, this generously sized room offers a fantastic space to entertain guests or simply unwind whilst enjoying the tranquil garden outlooks.

### Sitting Room

Positioned to the side of the home, the sitting room is another wonderfully versatile space filled with natural light thanks to double patio doors flanked by windows that beautifully frame the garden views. High ceilings with decorative detailing and picture rails continue the character seen throughout the property, whilst oak flooring with underfloor heating adds a modern touch. Whether utilised as an additional reception room, snug, playroom or home office, this adaptable space can suit a variety of needs.

### Dining Room

Another breathtaking room within this remarkable home. The dining room is grand in scale and rich in character, boasting impressive high ceilings with decorative detailing, coving and picture rails. Dual aspect windows and a magnificent bay window overlooking the level lawn allow natural light to flood the room, enhancing the sense of space throughout. Perfectly designed for entertaining and hosting loved ones, this elegant room is laid with beautiful pine flooring and further benefits from a striking gas fire with slate hearth and solid wood surround. From here, access flows into the kitchen/breakfast room.

### Kitchen/Breakfast Room

The modern kitchen/breakfast room is finished with tiled flooring complemented by underfloor heating, this impressive space offers high ceilings with decorative coving and an extensive range of wall and base units topped with granite worktops. A selection of quality Caple appliances include an induction hob, induction wok hob, hidden elevating extractor fan, Franke stainless steel sunken sink, two integrated fridges and a freezer. The room flows effortlessly into the utility area, creating an excellent family hub.

### Utility Room

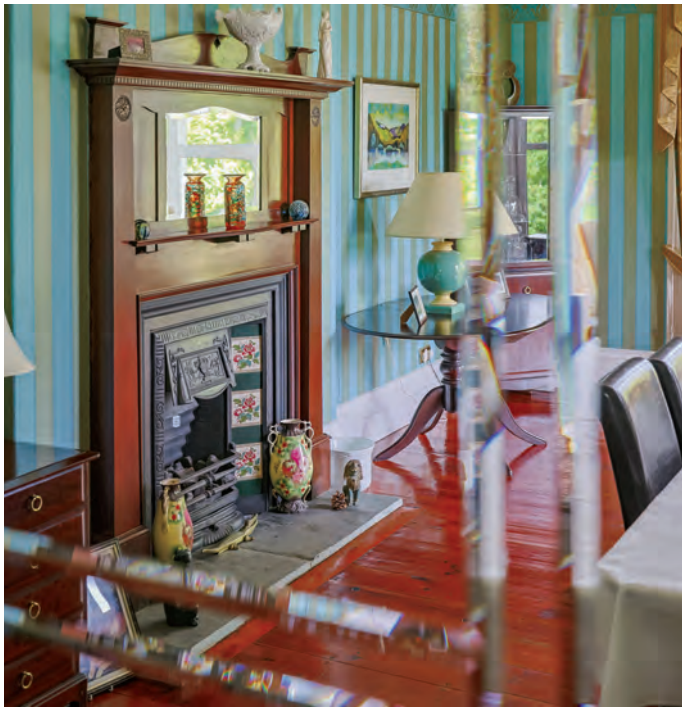
Continuing from the kitchen, the utility room provides an abundance of additional storage and functionality. Fitted with further tall, wall and base units finished with granite worktops, the space also incorporates two NEFF oven/grills, NEFF microwave, Fisher & Paykel dishwasher, slimline wine cooler and a stainless steel sunken sink. Tiled flooring with underfloor heating continues throughout, whilst lit by spotlighting. A large double-door storage cupboard provides excellent practicality alongside ample space for coats and shoes. From here there is direct access to the garden and the ground floor WC.

### Ground Floor WC

The ground floor WC is furnished with a WC, wash basin with storage beneath and a heated towel rail, tiled flooring, sensor spotlighting and panelled walls. Here you have additional room for appliances to be neatly housed out of sight.























First Floor

Landing

Ascending the grand carpeted staircase, you arrive at an impressive split-level landing where natural light pours through a stunning orangery-style window. This spacious landing provides access to five bedrooms, three with en-suites, the family bathroom, sunroom, additional WC, storage cupboards and a staircase leading to the second floor. Decorative detailing continues throughout and the landing also houses the alarm system panel.

Sunroom

A beautiful addition to the home, the sunroom perfectly connects indoor and outdoor living. Bi-folding doors open directly onto the garden whilst a large window frames the stunning surrounding greenery. Whether entertaining guests or simply relaxing whilst enjoying the outlooks in all seasons. Tiled flooring, high ceilings, decorative coving and picture rails complete the room beautifully.

Principal Suite

The principal suite is an outstanding and incredibly spacious enjoying stunning dual aspect views across the grounds and Underhill Park. Large windows flood the room with natural light and provide the perfect setting for seating areas where you can sit and admire the picturesque surroundings. Rich in character, the room features carpeted flooring, high decorative ceilings, coving and plate rails, whilst also offering ample space for dressing or additional seating areas. Further benefits include a secret safe and panic button. The private en-suite is furnished with a WC, bidet, shower cubicle and twin wash basins with storage beneath, alongside partial tiled walls, vinyl flooring and a frosted window.

Bedroom Two With En-Suite

Situated to the back of the home, bedroom two enjoys an abundance of natural light through a large window overlooking the garden as well as double patio doors which lead directly outside to a sunny patio area. The private en-suite is beautifully appointed with a WC, wash basin with storage beneath, shower enclosure, two frosted windows, spotlighting, extractor fan and full tiling throughout.

Bedroom Three

A wonderfully bright and spacious bedroom positioned to the front of the property, enjoying dual aspect windows overlooking both the gardens and Underhill Park. Offering high ceilings with decorative detailing, coving and picture rails, carpeted flooring and a feature fireplace with lovely stone surround creates an attractive focal point.

Bedroom Four

Bedroom four is another generously proportioned room featuring a beautiful bay window overlooking the gardens. A charming window seat with built-in storage creates the perfect place to relax and enjoy the peaceful outlooks. The room further benefits from carpeted flooring and a high detailed ceiling with decorative coving.

Bedroom Five with En-Suite

Another lovely double bedroom boasting a huge bay window allowing abundant natural light and framing stunning views of the garden and Underhill Park. Offering high ceilings with decorative coving and picture rails and carpeted flooring. The private en-suite is fully tiled and furnished with a WC, wash basin with storage beneath, a substantial double walk-in shower, window and decorative coving.

Family Bathroom

The generous family bathroom is furnished with a WC, wash basin, corner shower cubicle, a substantial corner jacuzzi bath, Amtico tiled flooring, fully tiled walls, spotlighting, extractor fan, heated towel rail, high ceilings with decorative coving, and a frosted window.

WC

Furnished with a WC, wash basin with storage underneath, spotlighting, laminate flooring, partially tiled walls, and a frosted window.

Second Floor

Landing

Ascending to the second floor, the carpeted landing provides access to bedroom six along with a substantial and highly useful attic storage space.

Bedroom Six

Situated on the second floor, bedroom six is a bright and charming room featuring carpeting, vaulted ceiling and a side window overlooking the stunning grounds. Here you also have a frosted internal window to the landing, a double-door storage cupboard and eaves storage.













## Lower Floor

### Hallway

Descending the staircase from the grand reception, you arrive at the lower floor hallway finished with carpeting, spotlighting and decorative coving. This highly versatile level provides access to the study, gym, substantial storage room, shower room and wine cellar. Offering excellent potential for self-contained accommodation if desired, the lower floor also benefits from access out through the garage.

### Study

Double doors open into the substantial study, a versatile space ideal for home working or additional living accommodation. Boasting dual aspect windows which overlook the grounds and allow natural light, carpeted flooring, picture rails and decorative coving. The study also benefits from direct access into the garage.

### Garage

The Croft further benefits from a large integral garage fitted with an electric up-and-over door. Offering lighting, power and excellent storage space.

### Gym

Currently utilised as a gym, this versatile room offers carpeted flooring, decorative coving and a window looking into the garage. A flexible space that could easily adapt to suit a variety of uses.

### Storage Room

A highly useful additional storage room with carpeting and a side window.

### Shower Room

The lower floor shower room is furnished with a WC, wash basin, corner shower, partially tiled walls, decorative coving and a frosted window to the garage.

### Wine Cellar

A fantastic addition to the home, the wine cellar provides excellent storage.

### Step Outside…

The grounds at The Croft are nothing short of spectacular. Set across various beautifully landscaped tiers, the gardens are a true haven for nature lovers, bursting with colour, mature shrubs, plants and established trees throughout. Meandering pathways and steps guide you through the grounds where you could easily spend hours relaxing and enjoying the peaceful surroundings. A wonderful mixture of level lawns, paved patio seating areas and a dedicated BBQ area with its own stone fireplace and external lighting create the perfect setting for entertaining family and friends or simply unwinding outdoors. The stunning sun terrace is a real wow factor of the home, offering breathtaking outlooks across Underhill Park, surrounding greenery and parts of Mumbles Village, creating a peaceful, private and picturesque setting to relax or entertain. Outside, you also have the added benefit of a useful garden shed, compost areas and a practical wood store. There are large quantities of wood stored for several winters to come. The grounds further benefit from the additional plot with approved outline planning permission for a detached three-bedroom dwelling, presenting an exciting opportunity.



## Local Area

Mumbles is widely regarded as one of the most desirable coastal locations in South Wales and it is easy to understand why. Nestled on the edge of the breathtaking Gower Peninsula, Britain's first designated Area of Outstanding Natural Beauty, the area offers an enviable lifestyle combining stunning scenery with village charm and excellent everyday convenience. Further enhancing its reputation, Gower was named one of the best places to live in the UK in 2025 by The Times, celebrated for its exceptional coastal beauty, lifestyle and strong sense of community. The bustling village centre is home to an excellent selection of independent boutiques, cafés, wine bars, restaurants and traditional pubs, alongside renowned ice cream parlours and seafood eateries that attract visitors year-round. The famous Mumbles promenade stretches for miles along Swansea Bay, providing the perfect setting for walking, cycling and enjoying spectacular sea views, whilst nearby Langland Bay, Caswell Bay and Bracelet Bay are ideal for surfing, paddleboarding, swimming and coastal walks.

Families are particularly drawn to the area thanks to a selection of highly regarded schools nearby, including both primary and secondary education options. Swansea City Centre is within easy reach offering a wider range of shopping, leisure and transport connections, including mainline rail links. Excellent road links also provide convenient access to the M4 corridor for commuters travelling further afield.

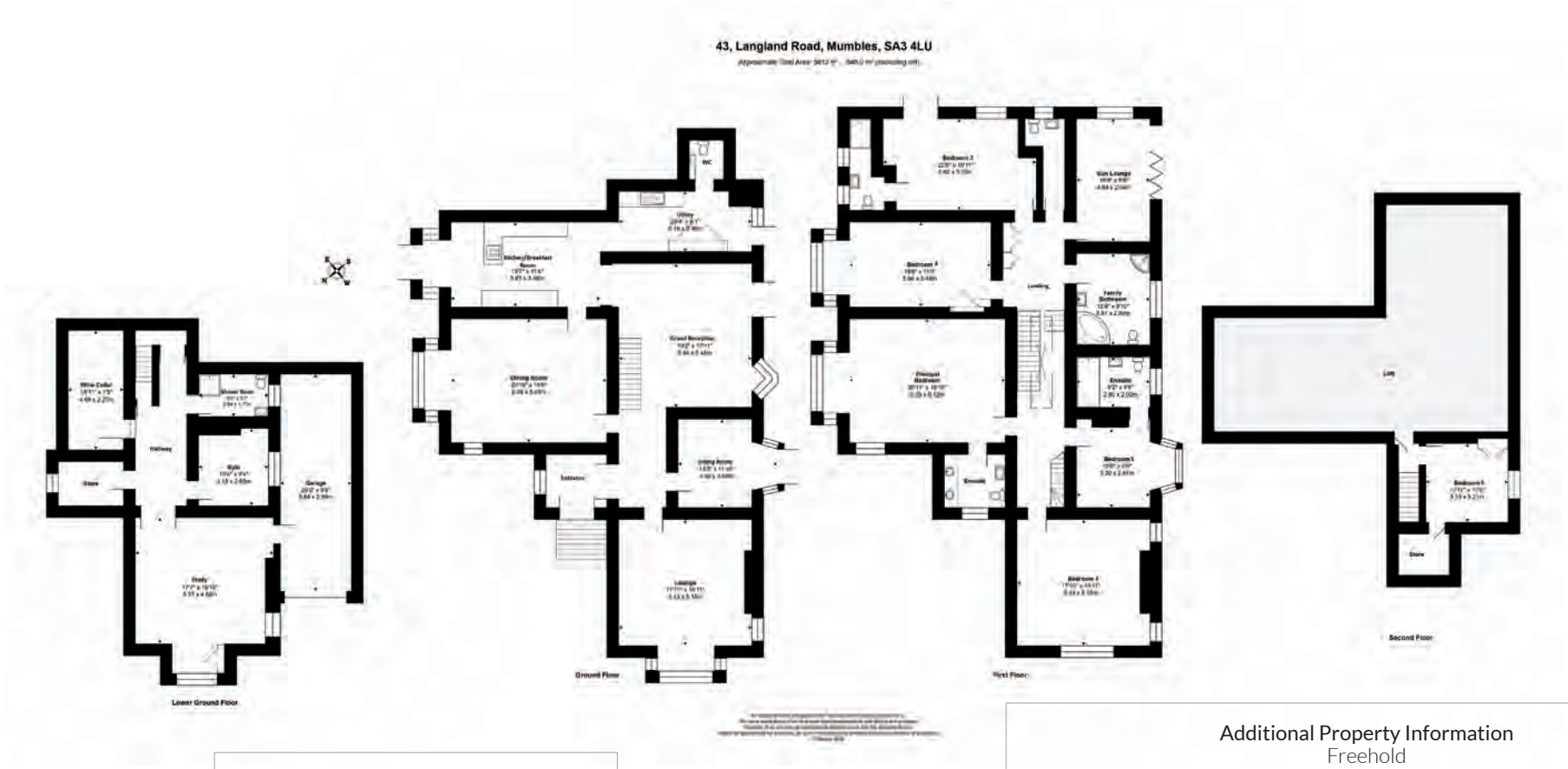
For outdoor enthusiasts, the surrounding Gower coastline offers endless opportunities for walking, hiking, water sports and exploring picturesque villages and award-winning beaches. Underhill Park itself sits just moments away from the property and provides wonderful green open space right on your doorstep. Mumbles also enjoys a thriving community atmosphere with local events, galleries and cultural attractions adding to its unique appeal.



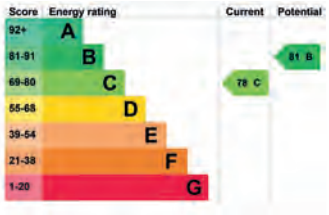









*Asking Price* £1,750,000









**Additional Property Information**

Freehold
Tax Band - I
Gas/Electric
Mains Water - Meter
Mains Drainage
Tree Preservation Orders
Planning Reference 2021/0527/OUT
Ultrafast Broadband
For mobile coverage please visit https://checker.ofcom.org.uk

ALL MATERIAL INFORMATION MUST BE CHECKED BY A SOLICITOR

The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

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