



The Dingle  
Caswell | Swansea | SA3 4RT

FINE & COUNTRY



# Insight

## The Dingle

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What a magical setting, truly mesmerising!

You simply will not find another spot as spectacular as The Dingle. This secret garden is situated waterside, only a 5 minute walk from Caswell Bay beach, Langland Golf Course, and surrounds you with the most enchanting visions of mature horticultural specimens, sounds of nature and is perfectly private. You will feel as though you have been transported to another land. Completely solitary and picture perfect.

'The Secret Garden' is well known in the horticultural and local historical world having acquired awards for the beautiful garden, and is registered proudly as a Historical Garden of Wales by CADW.

Measuring an impressive 1.145 acres (0.464ha) it has had various uses during its existence. Initially as a picturesque garden in 1925, with a cottage which was home to the gardener and his family, another use was as a tennis lawn for Summerland House (no longer in existence), which sat above The Dingle, and was an Officers' Mess for the American Army during the 1940's.

Today, the garden is a much loved and cared for by the owners, who in the past have selflessly opened it up to various charities for functions and has even been a backdrop to a wedding photo shoot. They worked tirelessly from 2006 to restore the gardens after being left abandoned for 50 years plus, to what they are today.

The Dingle and secret garden, offers a very special opportunity. The grounds have approved planning for a spectacular 'Grand Designs' type ultra modern home. Planning details provide plans and drawings for a unique, modern, four bedroom dream home with astonishing views over the secret garden and toward Langland Golf Course. The vendors have gathered costings and sourced materials which have been approved by the council.

A private, pre-arranged viewing is essential to appreciate the uniqueness, location and serenity of this magical place.







### **Step Inside/The Build**

Your journey along a private, picturesque road with attractive stone wall running alongside, off Caswell Road. The entrance is at the farthest point to the left of the private road. As soon as you turn into the grounds you will be in awe of what beholds you.

### **The Build**

Detailed planning consent has been awarded by City and County of Swansea for a 'Grand Designs' style contemporary home, designed by the local, highly acclaimed, award-winning Architect, Huw Griffiths.

The design strategy takes advantage of the natural landscape, creating inspiring living spaces with the property cantilevering out, floating among the tree canopies, enjoying views over the garden towards Langland Golf Course.

This strategy allows for mature trees to be retained, enhancing this peaceful and private setting with the use of local limestone along with light grey Scottish Larch cladding, and a natural Sedum roof reflecting this beautiful setting.

The timber brings additional texture and colour to the limestone on the exterior facade. Being naturally ventilated and well insulated with details such as skylights placed tactically at various points in the house, bringing in an abundance of daylight, engagement with nature is created at every possible opportunity throughout the seasons.



## Step Inside

The accommodation plans of the envisioned property offer modern, high standard living with the added benefit of excellent flexibility of use of space.

From the spacious and well designed sweeping driveway/parking area, you approach the attractive and modern front door with feature glass panels.

### Entrance floor (Upper Floor):

Entering a central hallway via the main entrance way which is naturally light thanks to the use of glass panels, you will be directed to all living areas.

This upper floor provides living accommodation flowing beautifully throughout. Positioned at the south facing point of the home, you have a large open plan contemporary kitchen/diner/living space and separate, adjoining lounge. These spaces boast floor-to-ceiling glass walls, which slide to open on to the external terrace with glass balustrade, providing the most astonishing panoramas over the secret garden. The abundance of glass spans the width of the property creating an idyllic setting for enjoying your surroundings to the full.

This floor also offers a study/4th bedroom, large utility room and W.C/wet room.





## Lower Floor

Descending the central staircase you arrive at the lower central hallway which leads to all areas.

To the south facing end of the home you have the three bedrooms located perfectly to relish in the spectacular garden views. Helping with this are floor to ceiling glass walls, which slide to open to bring the delights of the garden into the rooms..

The bedrooms are made up of a master suite providing a generous space, walk-in wardrobe which you walk through to arrive at the en-suite bathroom.

The second and third bedrooms are great sizes and bedroom two is bequeathed with a walk-in wardrobe.

Additional spaces on the lower floor include family bathroom, boiler/utility room and potential for a fantastic size 'void' space which has the possibility to house a gym/cinema/swimming pool.

**\*\*Please Note: Lower floor has a completely flexible layout, it can be changed to suite the purchaser.\*\***







### External Grounds

The garden itself is magical, mammoth and oozes prestige. You have a very large lawn, pathways, built in rustic bench seating, palms, Japanese maple, array of giant mature trees and feature archway tunnel covered in wisteria, roses and jasmine. You also have direct access to a walking path leading directly down to Caswell Bay beach, you can leave the house, walk to the beach in a matter of minutes.

In the plans there is also a large detached garage, with disabled W.C, and driveway providing excellent parking as well as a rear patio.

Full drawings are available on request or can be viewed on-line ([www.swansea.gov.uk/planning](http://www.swansea.gov.uk/planning) - Application no. 2017/2271).

### Local Area

The stunning local area encompasses so much, you will be spoilt for choice. Close by Caswell beach is renowned for its cove type stretch of beach and very popular with surfers and families alike. Caswell is perfectly located on the Gower Peninsular; and sitting on the edge of the country's first ever designated Area of Outstanding Natural Beauty'.

A short journey along the coastal path is Llangland Bay. Llangland Bay is a special place, where you will see an array of visitors. Enjoy the beach itself which has the infamous Llangland beach huts in the backdrop, the golf course, a spot of tennis, water sports or the award winning Llangland Brasserie. Llangland Brasserie is a restaurant/café where you can enjoy the Italian coffee, a meal whilst gazing across the beach and sea.

The village of Mumbles is only a short journey away, you can spend a full day and night here easily. With a full array of boutique shops, eateries, bars and family activities you will not be left jaded. Mumbles is also known as the Gateway to the Gower Peninsular which is the first ever designated area of natural outstanding beauty, with beautiful beaches, interesting coves to explore and breath-taking coastal walks. Enjoy the Gower Coastal path, golf courses, restaurants, galleries and shops along the way.

The Dingle is also situated in the highly sought after Bishopston Comprehensive School catchment area.

Alongside our award winning beaches, scenic coastal paths and Marina we are blessed with great sporting facilities. With championship golf courses, Olympic sized swimming pool and a full array of water sport activities to enjoy. Swansea culturally benefits from the multitude of museums, galleries and theatres with a centre celebrating the works of Dylan Thomas. Swansea offers a direct line to London and Cardiff International Airport is approximately 45 minute drive.



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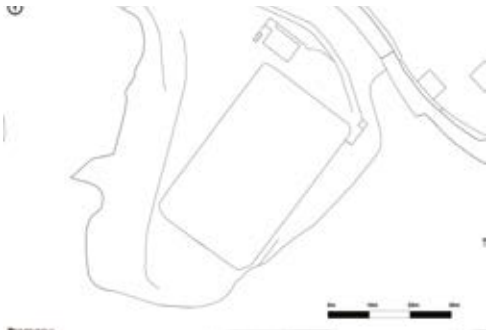
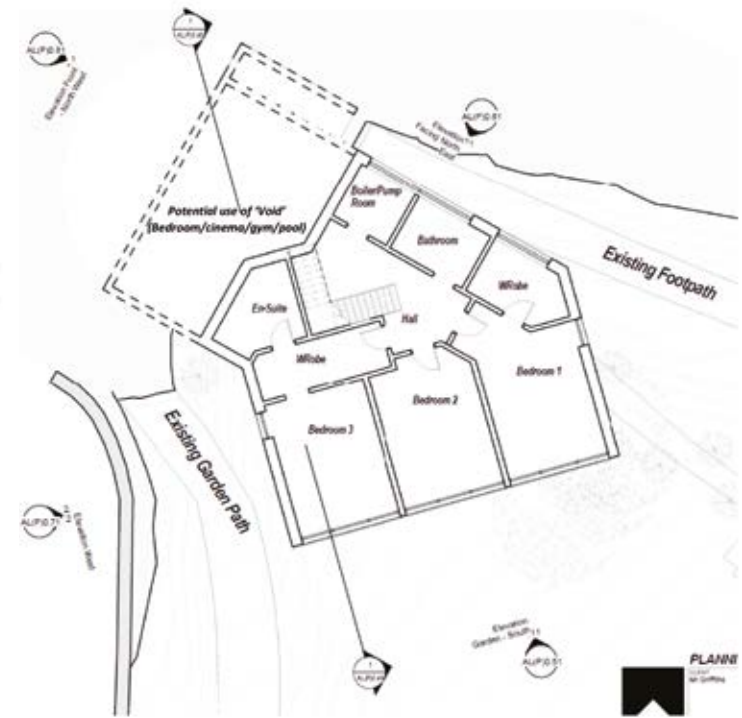
- Full drawings are available on request or can be viewed online at [www.swansea.gov.uk/planning](http://www.swansea.gov.uk/planning) Application Number: 2017/2271
- Flythrough of the build is available to view here: <https://youtu.be/GLHjUDLwXvI>
- [www.ahistoryofmumbles/thedingle](http://www.ahistoryofmumbles/thedingle) (a history of Summerland House and The Dingle, by John Powell)
- Facebook: 'The Dingle, Caswell'
- Instagram: 'thesecretgardencaswell'
- Pictures show a mix of photographs and computer generated images. The final photograph shows nearby Caswell Bay, which can be accessed via road or footpaths leading from the garden.

**UPPER FLOOR (Entrance Floor)**



**LOWER FLOOR**

**\*\*Please note: Lower floor has a flexible layout, it can be changed to suite the purchasers\*\***



EPC Exempt

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2019 Fine & Country Ltd. Printed 24.05.2019



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