



Cwm Ivy Court Farm Llanmadoc, Gower, Swansea, City & County Of Swansea, SA3

Asking Price **£725,000**

A unique opportunity to acquire this beautifully appointed 11th Century Gower farmhouse boasting wonderful views over the Loughar Estuary. Cwm Ivy Court Farm is one of Gower's most exceptional homes, formerly owned by the National Trust and neighbouring the Cwm Ivy nature reserve the property maintains many original features throughout whilst special mention should be made to the highly versatile living accommodation.

The spacious and versatile accommodation comprises; reception room, sitting room, study, utility area, laundry room, cloakroom, kitchen, pantry & dining area to the ground floor. To the lower ground floor you have the lounge, shower room and study. To the first floor you have a bathroom, bedroom one (with en-suite) bedroom two (with en-suite) bedroom four (with en-suite) & bedroom five. To the second floor you have bedroom three and the storage room. Externally to the front you have driveway parking for two to three vehicles. Low maintenance graveled garden home to a variety of flowers and shrubs. Wonderful countryside and sea

Entrance

Via a glazed hardwood door into the reception room.

Reception Room 14'0" x 16'1" (4.26 x 4.91)



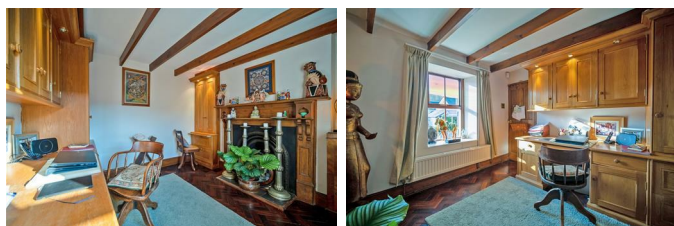
With a glazed window to the front. Original teak flooring. Exposed beams. Feature log burner set within fire place. Stairs to first floor. Door to rear hall. Door to study. Door to sitting room. Door to utility area. Radiator. Original gun rack over head.

Sitting Room 14'7" x 19'3" (4.45 x 5.86)



With a glazed hardwood door to the front. Feature fire place. Radiator. Wood flooring.

Study 10'1" x 11'0" (3.07 x 3.36)



With a glazed window to the front. Radiator. Feature fire place. Exposed beams.

Utility Room 6'7" x 10'9" (2.01 x 3.28)

With a glazed window to the rear. Running work surface incorporating two stainless steel sinks. Space for washing machine. Space for tumble dryer. Tiled floor. Door to laundry room.

Laundry Room 9'5" x 6'9" (2.87 x 2.05)

With a glazed window to the rear. Tiled floor. Doors to airing cupboards.

Inner lobby 12'11" x 11'11" (3.94 x 3.64)



With a opening to the inner hallway. Door to cloakroom. Hardwood stable door to the rear. Glazed window to the rear. Tiled floor. Radiator.

Cloakroom 5'2" x 4'4" (1.58 x 1.31)

With a glazed window to the rear. Low level w/c. Tiled floor. Wash hand basin. Radiator.

Inner Hallway

With doors to the kitchen & dining area.

Kitchen 21'2" x 12'9" (6.46 x 3.89)



With steps down to the pantry. Two glazed windows to the side boasting countryside & sea views. Well appointed kitchen fitted with a range of base and wall units, running granite work surface incorporating a stainless steel sink and drainer unit with mixer tap over. Integral Bosch oven & grill. Integral Dishwasher. Exposed beams. Radiator. Space for table and chairs.

Pantry 9'11" x 3'8" (3.02 x 1.11)

With a glazed window to the side offering countryside & sea views. Tiled floor.

Dining Area 12'9" x 13'8" (3.88 x 4.16)



With a glazed window to the side offering countryside & sea views. Radiator. Exposed beams. Stairs down to the lounge.

Lounge 38'5" x 12'2" (11.71 x 3.72)



With two glazed windows to the rear. Five glazed windows to side all boasting countryside & sea views. Door to inner hall. Three radiators. Feature fire place.

Inner Hall



With a door to the side. Door to shower room. Door to study.

Shower room 6'6" x 6'9" (1.98 x 2.05)



Suite comprising; shower cubicle. Low level w/c. Wash hand basin. Radiator. Tiled floor.

Study 13'11" x 11'11" (4.25 x 3.63)



With a glazed window to the side offering countryside & sea views. Radiator.

Landing

With stairs to bedroom three. Doors to bedrooms one, two, four & five. Door to bathroom.

Bedroom 1 18'4" x 14'8" (5.60 x 4.46)



With two glazed windows to the front. Radiator. Doors to built in storage cupboards. Door to en-suite.

En - Suite 6'10" x 6'10" (2.08 x 2.08)



Suite comprising; bathtub with shower over. Low level w/c. Wash hand basin. Heated towel rail. Tiled floor. Tiled walls. Extractor fan.

Bedroom 2 14'5" x 11'3" (4.40 x 3.42)



With a glazed window to the side offering countryside & sea views. Glazed window to the front. Radiator. Door to en-suite.

En Suite 4'2" x 10'10" (1.28 x 3.29)



With a glazed window to the front. Suite comprising; walk in shower cubicle. Low level w/c. Wash hand basin.

Bedroom 4 15'8" x 6'8" (4.77 x 2.03)



With a glazed window to the rear. Radiator. Door to en-suite.

En - Suite 5'7" x 6'10" (1.69 x 2.08)



With a glazed window to the side. Bathtub. Low level w/c. Wash hand basin.

Bedroom 5 8'4" x 8'11" (2.53 x 2.72)



With a glazed window to the front. Radiator.

Bathroom 6'11" x 8'6" (2.12 x 2.59)



With a frosted double glazed window to the rear. Suite comprising; free standing bathtub. Low level w/c. Wash hand basin. Radiator.

Landing

With a door to bedroom three.

Bedroom 3 14'6" x 14'5" (4.41 x 4.40)



With a Velux roof window to the side offering countryside and sea views. Door to storage room. Exposed beams.

Storage Room 9'5" x 14'4" (2.88 x 4.37)

External

To the front you have driveway parking for two to three vehicles. Low maintenance graveled garden home to a variety of flowers and shrubs. Wonderful countryside and sea views. To the rear you have a award winning rear garden (Wales in Bloom and Swansea in Bloom) that comprises; lawned garden home to a variety of flowers, trees and shrubs.

TENURE

Freehold.

Another Aspect



View



Rear Garden



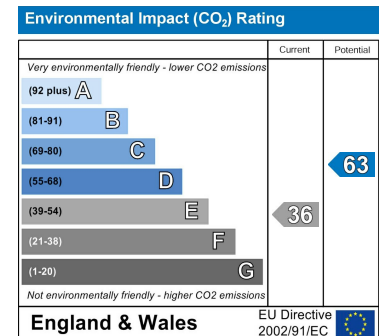
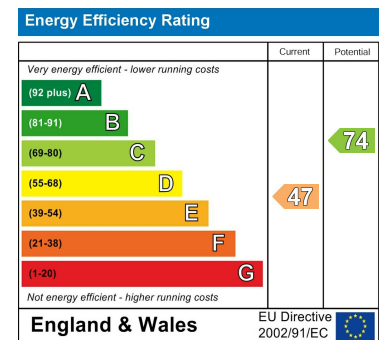
Floor Plan



Area Map



Energy Efficiency Graph



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