



Cwm Ivy Court Farm
Llanmadoc | Gower | Swansea | SA3 1DJ



Insight

Cwm Ivy Court Farm

Cwm Ivy Court Farm is situated in an idyllic, waterside location in the peaceful village of Llanmadoc. It is located within the Gower Peninsula which offers areas of outstanding natural beauty and famous Gower beaches right on your doorstep. This generous family home is a stone's throw away from coastal and countryside pathways and offers breath-taking views of the Loughor Estuary. Cwm Ivy Court Farm has been loved and cherished by the current owners for the last 38 years and sits in readiness for its new owners.

This family home would be perfect for anyone who appreciates a peaceful countryside setting and those who enjoy an outdoor lifestyle thanks to the glorious Gower countryside, peacefulness, and impressive views.

The highly desirable Gower village of Llanmadoc offers a close and caring community spirit and endless countryside/coastal walks right on your doorstep. The pretty village is enhanced by the presence of a community shop & post office, coffee shop, and award-winning 17th Century restaurant, Britannia Inn perfect for enjoying quality food. The stunning Whiteford Sands and the landmark Whiteford Lighthouse is just a short stroll away through the National Trust nature reserve, salt marshes and sand dunes immersing you in nature.

Let us explore in more detail...

Approach

Set in this picture-perfect hamlet, Cwm Ivy Court Farm is an absolute gem. You meander through the gorgeous North Gower Village of Llanmadoc and approach the impressive property and immediately you will be in awe of this spectacular location. Journey through a 5-bar wooden gate into an inviting parking area which has ample room for up to 3 cars. From here you will be enticed through the beautifully presented front garden and along the charming cobble stone pathway guiding you to the useful storm porch and hardwood front door.

Step Inside...

Entrance Reception

You are welcomed into this inviting cottage and presented with a home overflowing with an abundance of character and charm. Within this space your eye will be drawn to the feature inset log burner with oak mantle and tiled hearth. The teak parquet flooring is a wonderful feature of this reception room and the window overlooking the front garden adds to its charm, as do the exposed beams. From here you have access to all the main living spaces.





Study

To your right you have a desirable study, fully equipped with storage cupboard and a bespoke desk, built by Redwood Joinery. This space enjoys teak parquet flooring, a window to the front, feature spotlighting, exposed beams, and a beautiful feature fireplace.

Lounge

Step up into a spectacular space! Natural light flows in through the glass patio door leading you to the front. This warm and welcoming space is great for unwinding in front of the feature fireplace or socialising with family and friends. The generous lounge also has the pleasure of charming wooden flooring.

Utility & Laundry Room

Situated off the entrance reception you have an essential utility room housing a range of storage units, an integrated double sunken stainless-steel sink and is laid with tiled flooring. The utility has ample room for two under the counter appliances, and from here you have access to the useful laundry room which is fitted with an array of storage cupboards.

Rear Lobby

Here you have a generous space to store your outdoorsy coats and shoes after enjoying the impressive Gower Peninsula. This space is laid with tiled floor and from here you have access to the rear; a ground floor cloakroom, and a hallway. The hallway guides you to the kitchen/breakfast room, Dining area and hatch to a wine cellar fitted with an array of wine racks.

Cloakroom

The useful cloakroom is fully furnished with a WC, wash basin, window to the side and tiled flooring.

Kitchen/Breakfast Room

Ascend three steps into the bright kitchen/breakfast room with two windows overlooking the spectacular Loughor Estuary. Offering an array of bespoke Redwood Joinery wall and base units topped with granite worktops fitted with a range of integrated appliances including Blanco stainless-steel sink with drainage, Bosch oven, 5-ring gas hob, elevated extractor fan, Bosch Gourmet Oven/grill, fridge and two Bosch dishwashers. The entire space is laid with Amtico flooring and enjoys a feature servants hatch into the dining area and charming, vaulted ceiling with feature exposed beams. This space has ample room to house a large breakfast table for up to six seats and situated off this area you have steps down to a useful pantry with lots of extra storage and space for two free-standing appliances.





Journey down the hallway and ascend three steps to the rear wing of the home which oozes with character and endless potential. This multi-functional space would create a fantastic holiday let or self-contained living accommodation for extended family. Straight away you will be drawn to the array of feature windows with beautiful views and vaulted ceiling with exposed beams.

Mezzanine Dining Area

Firstly, the dining area offers generous space for a large dining set and coupled with the feature servants hatch into the kitchen creates a great space to entertain. This area enjoys wooden flooring, wooden balustrade, and steps down to the grand sitting room.



Grand Sitting Room

A spectacular space with striking double height ceiling. The area is lovely and bright thanks to the array of windows and patio doors leading you around to the rear. The grand sitting room is laid with carpet and the feature fireplace creating a superb focal point for family photos.

Family Room

Descend two steps into the family room which is laid with wooden flooring and from here you have access to the hallway guiding you to the home office and shower room. This versatile space could potentially be converted into an additional bedroom.

Journey down the inner hallway where you have access to the shower room, home office, and the parking area.



Shower Room

Housing a WC, wash basin, walk-in shower; shaver power points, and tiled flooring.

Home Office

This lovely size home office would create a perfect double bedroom laid with carpet. Beautiful Estuary views can be enjoyed from this space through the window to the side of the home.





Let us now journey back to the entrance/reception and ascend the wooden stairway to the first floor.

Bedroom Three with En-Suite

As you climb the staircase to your right you will arrive at a lovely size twin bedroom with a window overlooking the well-manicured garden. This space has the pleasure of laminate flooring, charming, vaulted ceiling with feature beams and a private en-suite housing a WC, wash basin, fitted bath, vaulted ceiling, feature beams and tiled flooring.

Landing

The carpeted landing allows access to the master bedroom, bedroom two & four, family bathroom, and a stairway guiding you to bedroom five.

Master Bedroom with En-Suite

Ascend three steps into the bright and spacious master bedroom with two windows with wonderful shutters and beautiful countryside/village views. The master bedroom is laid with carpet and has the pleasure of two bespoke built Redwood Joinery double wardrobes with fitted shelving and hanging rails. The en-suite enjoys a WC, wash basin, fitted bath with shower, heated towel rail, extractor fan and is fully tiled.

Bedroom Four

A lovely size single bedroom with superb village and countryside views through the window to the front. Bedroom four houses a double sliding door fitted wardrobe with fitted shelving & hanging rails and is laid with carpet.

Family Bathroom

The family bathroom is fully equipped with a WC, wash basin with storage underneath, free-standing bath, vaulted ceiling, and parquet flooring.

Bedroom Two with En-Suite

Situated to the front of the home with dual aspect windows allowing lots of natural light to flood in and magnificent countryside/estuary views. This generous double bedroom is laid with carpet and enjoys an en-suite housing a WC, wash basin with storage underneath, large walk-in shower, tiled flooring, and part tiled walls.

Bedroom Five

Located on the second floor you will arrive at a generous double bedroom which is naturally bright thanks to the Velux window. This room has the pleasure of feature vaulted ceiling with exposed beams, carpet and from here you have access to a huge storage room.





Step outside

Cwm Ivy Court Farm

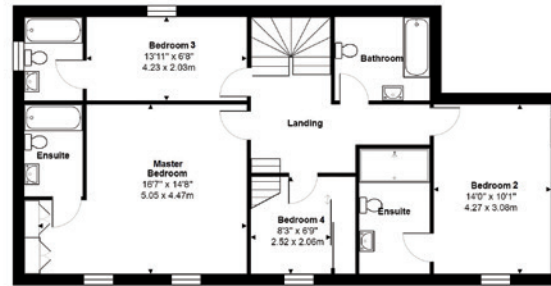
A majestic and peaceful garden! From the moment you step outside you will notice the wide variety of natural sounds and sights. The pathway with covered trellis guides you to the beautiful garden offering a lawn lined with mature trees, plants, shrubs and external lighting. The fantastic central water feature is surrounded by superb flowers and attracts a myriad of wildlife. This wonderful garden has won multiple awards including Wales in Bloom and Swansea in Bloom. To the front you have a low maintenance garden which is a lovely mixture of chip stone, brick paved patio and an array of flower beds.



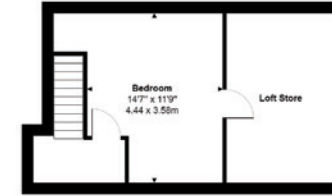


Additional Property Information

Freehold
Chain Free
Tax Band - H
Electric/Oil
Mains Drainage/Water
Stone Construction
National Trust Covenant
Next Door Right of Way



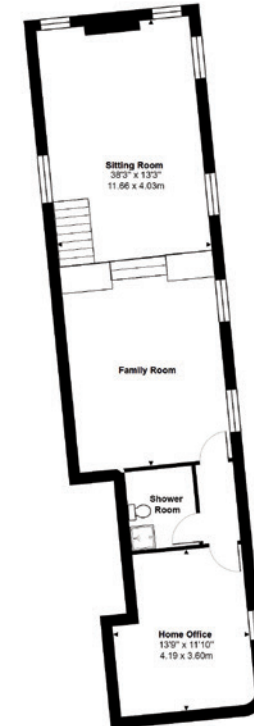
First Floor



Second Floor



Ground Floor



Lower Ground Floor

Approximate Total Area: 3068 ft² ... 285.0 m² (excluding loft store)

All measurements are approximate and for identification purposes only.
We have made every effort to ensure that measurements and details are accurate.
However, they are only an approximate general guide and the property details cannot be guaranteed for accuracy and as such, they should be checked by a visitor prior to any contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

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 © 2022 Fine & Country Ltd. Printed 29.07.2022



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Fine & Country
Tel: +44 (0)1792 367301
swansea@fineandcountry.com
77 Newton Road, Mumbles SA3 4BN

