

Berthlwydd Isaf Farm, Penclawdd, Gower, SA4 3RA



A beautiful farm located in Gower nestled in idyllic coastal countryside.

The property extends to approximately 51 acres of which 34 acres is grazing land and 17 acres is salt marsh.

The farmhouse is an attractive period house which offers four double bedrooms, three reception rooms and a lovely kitchen family room. The living space extends to 1,418sqft.

The farmyard consists of a stone built stable block with lean to barn (1,739sqft) and a further hay barn (1,643sqft). There is also a double garage.

While the farmhouse has been well maintained over the years it offers huge potential for the new owners to modernise and re-model to their own style.

The stables are in need of refurbishment and offer huge potential for equestrian use or for development subject to planning.

The property is offered with no chain.



£850,000 FREEHOLD

The property is accessed via a single track lane off the Penclawdd Road. The lane is an adopted road, it is unmade but easily driven by car.

Berthlwyd Isaf Farm sits on the side of the lane with a small stream and ford to the front of it. The house is adjacent to the farm buildings which have concrete hard standing to two sides. Although the property is probably better suited as a 'hobby farm' for the enjoyment of the owners, the lay out is very practical and utilitarian offering excellent potential for equestrian use or keeping livestock. There is also a detached double garage which sits beside the house.

The land sits directly behind the house and over the hill, stretching down to the Penclawdd Road offering 34 acres (approximately) of grazing land and pasture, it is fenced and maintained and currently used for grazing sheep. On the other side of the Penclawdd Road there is a further 17 acres (approximately) of Salt Marsh.

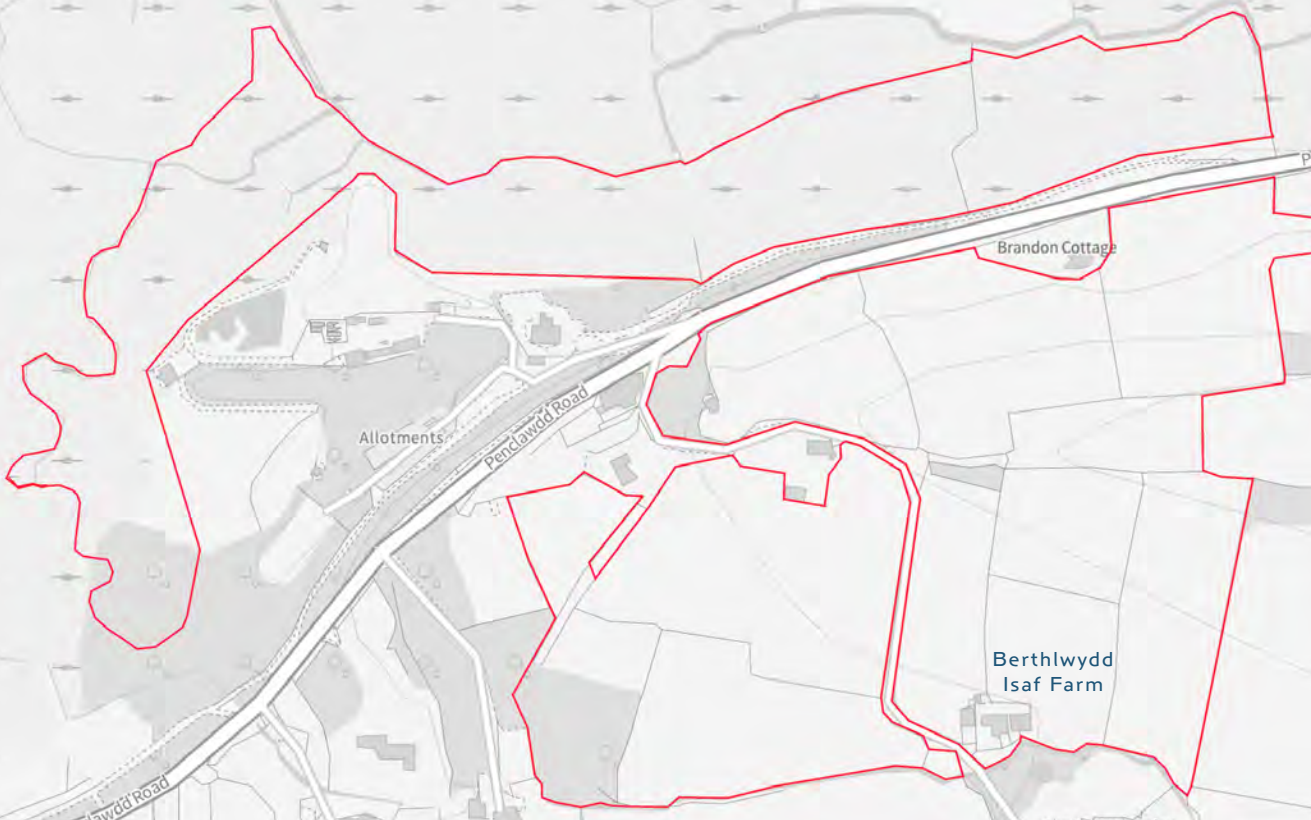
The farmhouse is a very pretty property with a walled front garden leading up to the front door. As you enter the house there is a hallway which has stairs rising to the first floor. Off the hallway to the left is the sitting room with a window overlooking the front garden and a fireplace with log burner. To the other side of the hallway there is a door into the living room/dining room which runs front to rear.

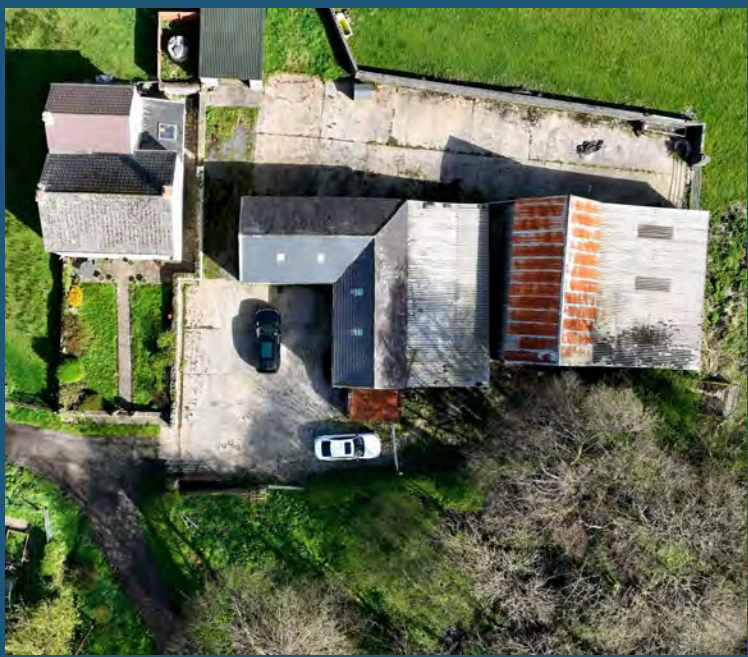
Off the living room there is a door to a rear hallway which gives access to a utility room and the kitchen family room that runs across the back of the house and has plenty of room for the family and a Rayburn at its heart.

The kitchen family room gives access to the boot room which gives access out to the farm yard. There is also a shower room/ WC off the boot room.

On the first floor there are four double bedrooms and a family bathroom, all of which have really beautiful views over the surrounding countryside.







Boundary pictures are for illustrative purposes only



The property is FREEHOLD

The property is on mains electricity and water. The drainage is via a private system and the the central heating is oil fired.

Council Tax Band F (£2,915p.a.)

The EPC rating is TBC

Berthlwyd Isaf Farm, Penclawdd

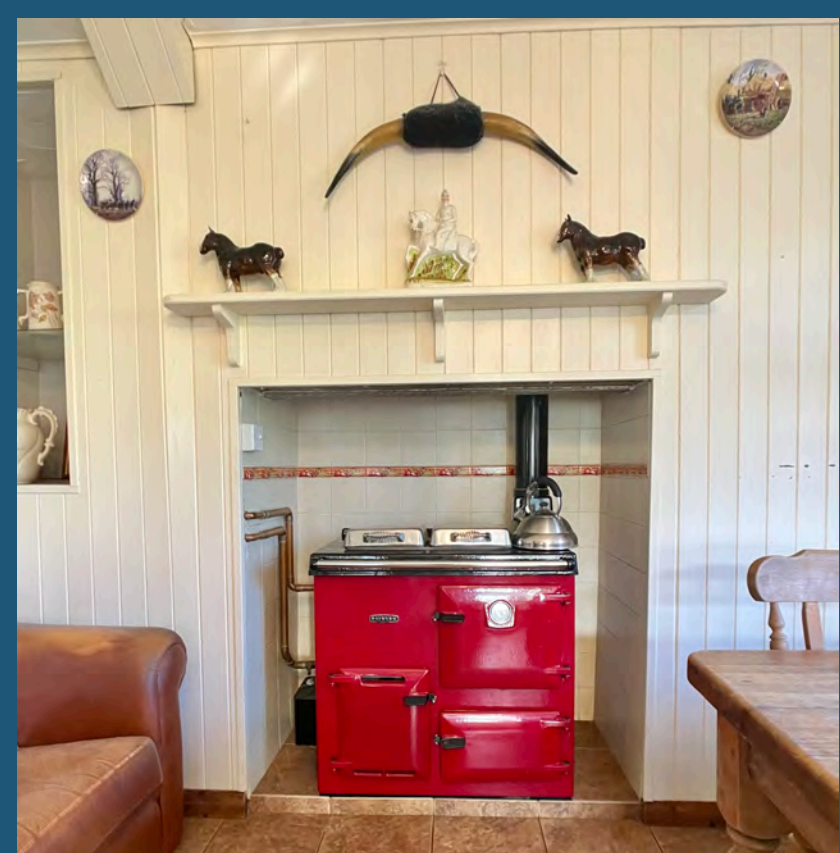


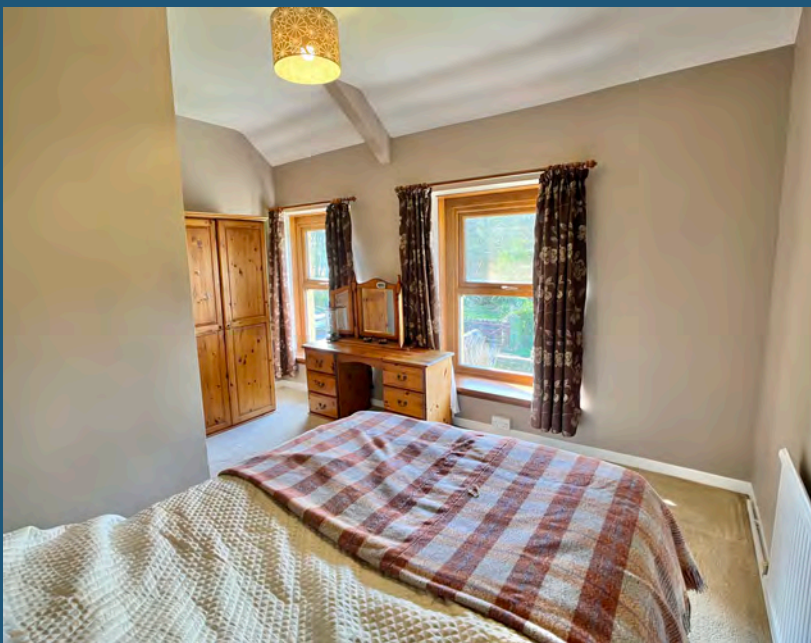
Approx. Gross Internal Floor Area 1418 sq. ft / 131.86 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

















Berthlwydd Isaf Farm is nestled in a stunning coastal setting between Penclawdd and Gowerton in North Gower with the Lougher Estuary forming the backdrop to the drive in to the property. The the Rake and Riddle Bar and Kitchen at the end of the lane leading to the property.

Swansea is 3.6 miles from the farm.
Penllergaer Services - M4 - 6.1 miles.
Llanelli is 7.8 miles.

The Gower Peninsula was designated as the UK's first Area of Outstanding Natural Beauty back in 1956, and we're glad to say it's still the nation's favourite – as 'Which?' readers voted it the best AONB in Wales in October 2020!

The Gower Peninsula is a rich and varied environment which is as ecologically diverse as it is beautiful (and we're not just saying that!) – from open, wild moors and dramatic limestone cliffs to golden, sandy beaches. Gower is a geological goldmine with inspiring landscapes and a captivating coastline.

Penclawdd was once a thriving seaport exporting goods from the local copper works, the coal mines and of course its famous seafood, from the Loughor estuary. Rows of little terraced houses, with fantastic views, line the roads in the centre of the village and although the copper works and mines closed a long time ago, "Penclawdd Cockles" are still renowned today, although most of the industry is now located in the nearby villages of Crofty and Llanmorlais on the Gower Peninsula. The area known as Blue Anchor, you would expect to be quite near the sea, but it is in fact located above Penclawdd and named after a long established pub (now demolished), that stood on a bend on the old Penclawdd to Three Crosses road. Penclawdd is located conveniently for the attractions of town life, Swansea being around 15 minutes away, but also rural enough that a selection of Gower's beaches are only 15 mins drive in the opposite direction and of course, being along side an estuary, attracts lots of marine and bird life too.

Nestled in the heart of Swansea, Gowerton is a thriving community known for its rich history, picturesque landscapes, and vibrant culture. Explore our website to discover the services, events, and initiatives that make Gowerton a wonderful place to live. Gowerton/Tregwyr is a village about 4 miles north west of the centre of Swansea. Gowerton is known as the gateway to Gower and was originally called Ffosfelin. In 1980 the Welsh National Eisteddfod was held at the Elba Complex in the village. The Eisteddfod stone is located on the roundabout on the B4295 road to Penclawdd.



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Whilst every effort has been made to ensure these details are accurate, they are for illustrative purposes only and should be read as a guide and not relied upon. Internal floorplans may be subject to alteration. Dimensions listed are maximum and approximate. Computer generated images are for illustrative purposes only.

