



Penfedy Isaf Felindre, Swansea, SA5 7NL Offers Over £950,000

Steeped in history and dating back to 1759, Penfedy Isaf Farm is a THREE BEDROOM FARMHOUSE with 23 ACRES & COMMERCIAL ELEMENTS, brimming with CHARACTER & ENDURING RURAL APPEAL. Showcasing exposed stone walls, original beams, flagstone flooring & an abundance of authentic period detail, the home offers generous and versatile living accommodation ideal for family life and entertaining. With five reception rooms and living spaces, the property provides exceptional flexibility for relaxing, working from home & family gatherings, all centred around a traditional farmhouse kitchen. Beyond the main residence, the lifestyle offering here is exceptional - a detached heated indoor swimming pool complex complete with bar & adjoining hot tub zone creates a private leisure retreat rarely found in properties of this calibre. Whether enjoying peaceful rural living, entertaining guests, or seeking a home that supports a lifestyle-led move, this property delivers on every level. Set within approximately 23 acres of picturesque semi-rural grounds, the exterior is equally impressive. Approached via wrought iron gates and a sweeping tree-lined driveway, the property enjoys beautifully maintained gardens, mature planting, orchard areas, patio terraces and multiple seating spaces designed to make the most of the tranquil surroundings. A substantial range of outbuildings, barns, offices and a showroom space provides outstanding versatility, offering huge scope for BUSINESS OWNERS, EQUESTRIAN USE, STORAGE, WORKSHOPS, MULTI-GENERATIONAL or HOLIDAY ACCOMMODATION (subject to planning) and a variety of lifestyle-led ventures. Combined with the HIGHLY EFFICIENT BIOMASS HEATING SYSTEM and RHI INCOME, this is a rare opportunity to acquire a landmark smallholding that offers not only an exceptional home, but genuine long-term lifestyle and commercial potential. Call to arrange a viewing now!

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Porch

6'4" x 3'6" (1.94 x 1.07)

Fully double glazed porch, with tiled floor, leading into the living room.

Living Room

15'1" x 13'10" (4.60 x 4.23)

A warm and characterful living space full of original farmhouse charm, centred around an exposed stone wall and traditional fireplace with oak surround and oil fire with a brick hearth. Beamed ceilings and double doors through to the adjoining reception room enhancing the sense of flow and authenticity, while a front aspect window brings in natural light.

Kitchen

14'8" x 14'7" (4.48 x 4.47)

A traditional farmhouse kitchen offering a warm and practical heart to the home, fitted with oak wall and base units complemented by granite worktops and decorative tiled flooring. Well-equipped with integrated dishwasher and fridge/freezer, double electric oven, ceramic hob with extractor canopy and double sink, the space balances everyday functionality with rustic charm, enhanced by a rear aspect window and access to a covered boot room providing a useful transition space to the front of the property.

Office

11'11" x 9'6" (3.65 x 2.90)

A practical home office located just off the kitchen, ideal for remote working or running a home-based business. Finished with laminate flooring, fitted wall and base units with worktop over, rear aspect window and radiator.

Snug

14'0" x 12'9" (4.27 x 3.90)

A characterful snug forming a warm and atmospheric heart to the home, defined by exposed stone walls with deep alcoves and traditional ceiling beams that speak to the property's heritage. A feature oil Rayburn adds both charm and functionality, complemented by a staircase rising to the first floor and a window providing a unique visual connection through to the kitchen, creating a wonderfully characterful and interconnected living space.

Dining Room

14'11" x 9'3" (4.55 x 2.84)

Brimming with period character, featuring original

flagstone flooring and beamed ceilings that immediately set a sense of heritage and warmth. A decorative fireplace with wrought iron and tiled surround provides a striking focal point, complemented by a front-facing window that draws in natural light and enhances the room's traditional charm. Double doors to the living room.

Rear Hall

16'0" x 3'9" (4.89 x 1.16)

Rear hallway providing access to the conservatory, 4th reception room, wc, utility and to the rear garden kennel area.

Conservatory

13'1" x 12'10" (3.99 x 3.92)

A light and versatile conservatory space enjoying an elevated rural outlook across rolling countryside, creating a calm and relaxing atmosphere. Finished with laminate flooring and benefitting from two double panel radiators and ceiling fan lighting, it offers a comfortable additional living area with an bright and open ambience.

Reception Room Four

25'10" x 15'8" (7.88 x 4.78)

An impressive and generously proportioned family room, flooded with natural light from front-facing windows and French doors providing direct access outside, creating an ideal flow for entertaining and indoor-outdoor gatherings. Centred around a feature fireplace with oak surround and tiled hearth, this versatile space is perfect for large family occasions and also offers excellent potential for annexe accommodation in conjunction with the adjoining utility and cloakroom (subject to the necessary planning consents).

WC

4'5" x 3'3" (1.37 x 1.01)

Ground floor cloakroom with sink and wc.

Landing

9'11" x 4'9" widest (3.03 x 1.46 widest)

A spacious L-shaped landing with doors leading to the three bedrooms and family bathroom. Full of character, the space features an exposed stone wall and a striking stained-glass window above the staircase, adding charm and natural light to the first floor.

Bathroom

14'6" x 11'1" (4.44 x 3.38)

A spacious family bathroom fitted with a four-piece suite comprising a corner jacuzzi bath, corner shower cubicle, sink/storage unit, bidet and wc. Tiled walls and two windows provide a bright and practical space, further enhanced by an adjoining sauna cabin, with scope for modernisation to suit individual tastes.

Bedroom One

15'3" x 14'0" (4.66 x 4.29)

A generous principal bedroom filled with character, featuring an original A-frame that reflects the heritage of the old farmhouse. A front-facing window brings in natural light, complemented by fitted wardrobes with side drawers and a dressing table, with the added benefit of loft access and a double panel radiator.

Bedroom Two

15'3" x 10'0" (4.66 x 3.07)

A well-proportioned double bedroom full of character, featuring original exposed beams that add warmth and authenticity to the space. A front-facing window provides natural light, complemented by a fitted wardrobes.

Bedroom Three

12'9" x 10'1" (3.89 x 3.09)

Featuring double glazed windows to the side, fitted carpet and radiator.

Gardens

Accessed via wrought iron gates and a substantial tree-lined driveway, the grounds open to an established rural setting with orchard and raised cottage garden. Flagstone and paved terraces lead to a seating area, with mature planting and lawns throughout. A summer house with decking, BBQ terrace and pond, complete a highly usable and picture perfect lifestyle space.

Poolhouse/Bar

40'4" x 15'2" (12.31 x 4.64)

A striking stone barn housing an indoor heated swimming pool, creating a superb year-round leisure and wellness space ideal for family life and entertaining. Character features include exposed beams, vaulted ceilings and stained-glass windows, alongside a corner bar area and seating zone, flowing through to a conservatory, with included hot tub, for a true lifestyle retreat. With shower facilities and efficient biomass heating, the space is well

sited to everything from children and grandchildren enjoying time together to a dedicated wellness setup, with ample room for gym equipment as part of a private at-home fitness suite.

Conservatory Two

17'6" x 10'8" (5.35 x 3.26)

A light-filled conservatory adjoins the pool barn, currently arranged as a hot tub space, with the hot tub itself included in the sale. Offering excellent versatility for future use, with generous glazing and direct connection to the pool/leisure area, it works equally well as a relaxed chill-out zone or a dedicated home gym, creating a flexible extension of the property's wellness offering.

Garage/Storage

34'4" x 25'3" (10.49 x 7.70)

A substantial multi-purpose barn currently arranged as a garage and storage space, well suited for vehicles, tractors and general equipment. Benefiting from power and lighting, it also features double doors providing excellent access and ease of use for larger machinery or vehicles. A highly versatile space with clear scope for continued agricultural, storage or workshop use. Adjoining office area (10.48x4.64).

Office

34'4" x 15'2" (10.48 x 4.64)

A flexible converted section of the larger barn, previously used as a showroom and offering excellent versatility for a range of uses. With electricity connected and two radiators, it provides a comfortable year-round space suitable for a home office, gym, games room or studio. A practical and adaptable area with strong potential to support both lifestyle and business needs.

Outbuilding

24'4" x 18'6" (7.44 x 5.66)

A substantial and highly adaptable outbuilding with real development potential, featuring an insulated roof, double panel radiator and four double-glazed windows to the front and side, allowing plenty of natural light throughout. With both main external access and a garage door leading to a basement level, the layout offers excellent scope for reconfiguration, making it a strong candidate for conversion into a holiday let, annexe or alternative income-generating use, subject to the necessary consents.

The Big Barn

60'0" x 27'0" (18.31 x 8.24)

A substantial galvanised steel-framed barn offering outstanding strength and versatility, fully insulated to enhance thermal efficiency while also providing excellent noise reduction for workshop or machinery use. With a 4.7m vaulted ceiling creating impressive internal volume and roller shutter door for easy access, the building is well suited to a wide range of commercial, agricultural or storage uses, combining practicality with robust, weather-resistant construction.

Open Barn

43'3" x 19'0" (13.2 x 5.80)

Currently used for wood storage.

Wood Store/Boiler Room

51'2" x 27'1" (15.60 x 8.27)

Another substantial steel-framed barn forming a key part of the property's energy and utility infrastructure, currently housing the Biomass Farm 2000 boiler system designed to utilise straw, wood and waste wood fuel. Alongside the boiler installation, the space provides extensive dry wood storage, supported by a hot air blower system to aid seasoning & efficiency. With electricity connected and generous proportions throughout, this is a highly functional building with strong utility value and excellent capacity for ongoing operational or storage needs.

Land

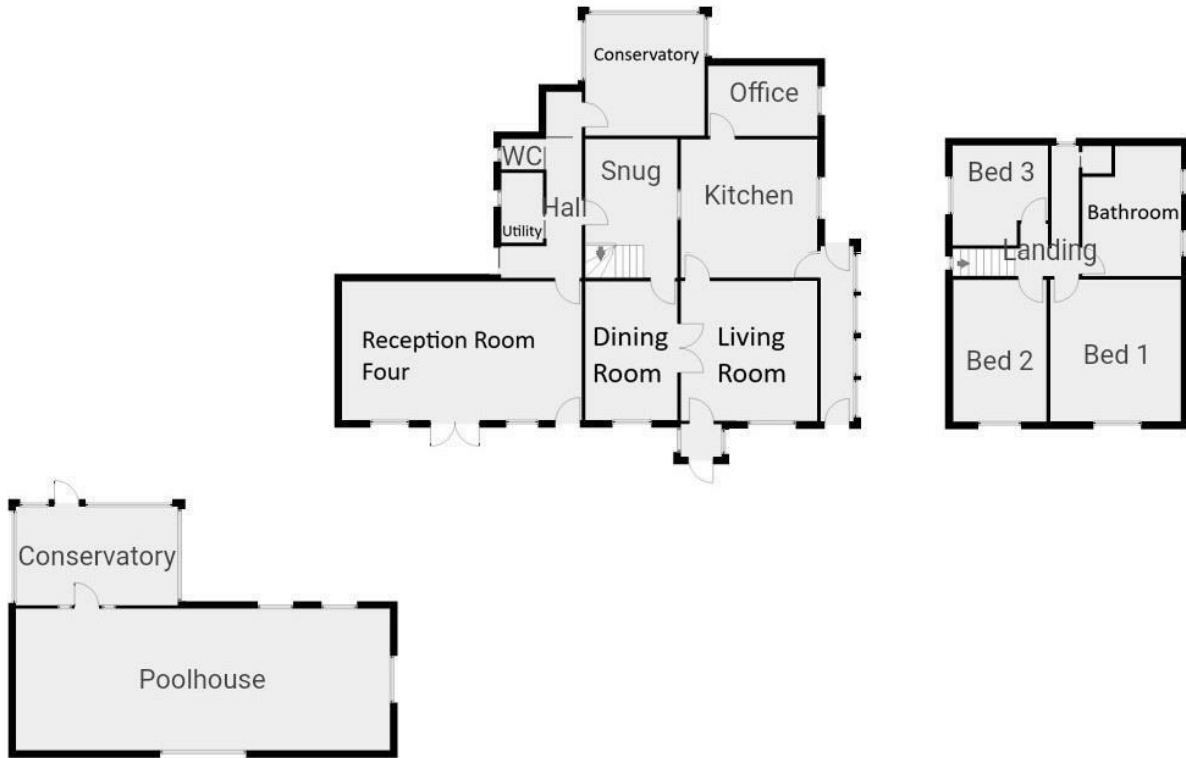
Extending to approximately 23 acres, the land has been thoughtfully managed with a strong focus on conservation, wildlife and practical smallholding use. The holding is divided into seven individual fenced and gated fields surrounding the farmhouse and outbuildings, each benefitting from water trough access, allowing for flexible grazing, alongside areas suitable for hay and silage production. Woodland and established tree cover provide valuable habitat for wildlife, as well as a sustainable source of firewood, while a natural river boundary ensures a fresh water supply for livestock. Adjoining the main house are dedicated domestic pet kennels, adding further practicality for animal care, all set within a rich and established rural landscape.

Location

Penfedy Isaf enjoys a superb semi-rural setting just half a

mile from the village of Felindre, offering peaceful countryside living without isolation. While surrounded by open landscape and natural beauty, it remains highly accessible, with Junction 46 of the M4 only around three miles away, providing excellent links across South Wales including Swansea, Morriston Hospital, Carmarthen and Cardiff. Beyond everyday convenience, the location also opens up outstanding lifestyle opportunities, with the Gower Peninsula to the south for beaches and coastal walks and the Bannau Brycheiniog (Brecon Beacons) National Park to the north for hiking and outdoor pursuits. A rare balance of privacy, land and connectivity, where rural living and modern accessibility sit comfortably side by side.

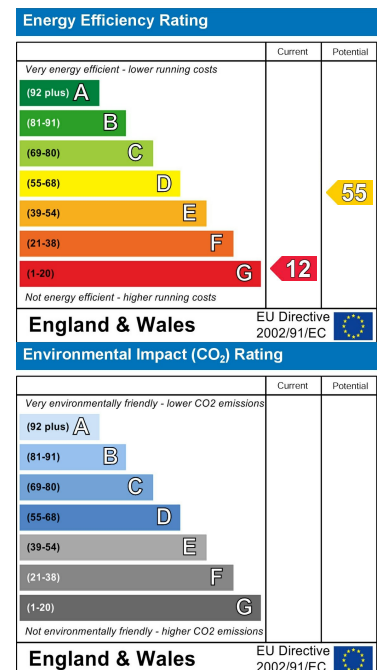
Floor Plan



Area Map



Energy Efficiency Graph



Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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