



**Cilonnen Fawr farm , Swansea, SA4 3UN**  
**Offers Over £1,000,000**

Cilonnen Fawr Farm (Ash Tree Corner) is a 19-acre smallholding and equestrian property with views across Carmarthen Bay, situated within the Area of Outstanding Natural Beauty on the Gower Peninsula, South Wales. Famous for its beaches and commons where ponies, sheep and cattle roam freely, it offers a rural lifestyle whilst benefiting from excellent road and rail links. The village of Three Crosses, with its gastro pub, village store and post office, is just 1.5 miles away.

Dating back around 400 years, the house and attached barns have been sympathetically restored to create an eco-conscious home. Extensive insulation, vaulted ceilings, underfloor heating, porcelain flooring, an air source heat pump, solar panels and battery storage combine character with efficiency. An MVHR system provides fresh air circulation and heat recovery throughout. Bespoke woodwork, solid oak doors and stainless steel ironmongery complete the finish.

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### **Great Room (Open Plan Kitchen/Dining/Living Room)**

31'10" x 13'1" (9.71 x 4.00)

Reminiscent of the Canadian/American homes the owner hails from, this barn conversion with vaulted ceilings, exposed beams, roof lights and patio doors to two decks is a cooks dream and a hub for socialisation. Clean white units made from re-cycled materials with solid oak counter tops, a huge chefs island, two ovens, induction hob, dishwasher, tall fridge and tall freezer. This cook area is bright and airy and guests can mill around or take it easy with refreshments at the adjacent dining table which seats 10/12.

### **Living Area**

23'10" x 13'1" (7.27 x 4.00)

A sleek modern multi-fuel burner serves as a focal point for cosy evenings and dual PVCu sliding patio doors flood the area with natural light and tranquil, colourful views across the garden. Fitted with porcelain tiles, underfloor heating and with the benefit of floor recessed sockets.

### **Primary Bedroom**

14'4" x 13'1" (4.38 x 4.00)

Main bedroom suite featuring dual aspect PVCu window, patio door to inner courtyard, original exposed beams to the vaulted ceiling, dressing room and door to the en-suite.

### **En-Suite**

8'7" x 6'4" (2.62 x 1.95)

Contemporary bathroom with PVCu window, led heated mirror, dual basin vanity unit, walk-in wet room shower, overhead and handshower, bidet & back to wall WC.

### **Bedroom Two**

11'5" x 9'10" (3.50 x 3.00)

Second double bedroom comprising PVCu window to the garden aspect, original exposed overhead beams and door to the 'jack & jill' bathroom.

### **Jack & Jill Bathroom**

9'10" x 6'7" (3.00 x 2.01)

Jack & Jill bathroom with industrial black frame wet room screen. Walk in wet room shower with overhead and hand shower, gloss grey vanity with heated led mirror over, bidet, back to wall WC.

### **Bedroom Three**

14'9" x 9'10" (4.50 x 3.00)

Third beautifully styled double bedroom, featuring the original ceiling beams, PVCu window to the garden aspect and door to the 'jack & jill' bathroom.

### **Snug/Library/Music Room**

21'3" x 13'1" widest (6.50 x 4.00 widest)

Stunning cosy living space in the original house with exposed beams, low ceiling and an incredible centrally located staircase in natural oiled wood with glass balustrade. The space also features PVCu windows and doors to the garden and has internal access from the kitchen and into bootroom, the fireplace recess even features the original bread oven!

### **Bedroom Four**

13'1" x 11'9" (4.00 x 3.60)

On the 1st floor is a fourth double bedroom, with an immaculate finish, the crisp white walls contrasting beautifully with the warm oak woodwork. Also with vaulted ceiling with Velux windows, recessed spotlights and PVCu windows overlooking the garden. Under floor heating.

### **Bedroom Five**

14'1" x 14'1" (4.30 x 4.30)

Fifth double bedroom also located on the 1st floor with dual built-in wardrobes, underfloor heating, vaulted ceiling, 2 Velux & PVCu window with views over neighbouring fields towards Mumbles and Swansea Bay.

### **First Floor Bathroom**

13'1" x 8'4" (4.00 x 2.55)

One of four bathrooms in total, convenient for bedrooms four and five on the first floor, again with vaulted ceiling and exposed beams. Large shower with overhead and handshower, white gloss vanity and basin with heated led lit mirror over and back to wall wc. Porcelain tiles cover the underfloor heating. PVC window overlooking the garden.

### **Bootroom**

A Gower essential, the 'boot room' with porcelain tiles over UFH, and wet room drain (ideal for washing down muddy or sandy boots and pets). PVCu external door to inner courtyard and deck area with access to the modern WC cloakroom & utility/mechanical room housing MVHR unit, washing machine, space for dryer, UFH manifold, coat hanging and boot store.

### **Guest Suite Bedroom**

14'1" x 11'5" (4.30 x 3.50)

Accessed from the boot room. Part of the guest suite which has both internal and external independent access. Ideal for a multi-generational living arrangement, but equally valuable for home workers, or perhaps income generating, subject to your requirements and local permissions. With porcelain tiles over underfloor heating, exposed joists, PVCu windows, walk-in closet and doors to the bathroom and living room.

### **Guest Suite Bathroom**

9'10" x 5'2" (3.00 x 1.60)

With a fantastic top mounted sliding barn door from the bedroom, fully tiled with easy access walk-in shower, sink vanity unit and WC.

### **Guest Suite Living Room/Kitchen**

14'1" x 14'1" (4.30 x 4.30)

Originally thought to be the coach or carriage house, a design concept that opens up a multitude of possibilities, the guest suite features not only this fully independent kitchen/living room, but also a bedroom and bathroom. This can be used seamlessly as part of the main house, but also allows for segregation and independent access. Ideal for an elderly relative, older child or for business needs (subject to local permissions/planning). With porcelain tiled flooring & underfloor heating, PVCu windows & external door, vaulted ceiling overhead beam and fitted kitchen comprising sink, integral fridge freezer, oven & hob.

### **External/Equestrian**

Externally, Cilonnen Fawr Farm is a luxurious, modernised equestrian facility designed for both functionality and style. The centerpiece is a block built, well ventilated stable block, housing six spacious stables, each stable is equipped with water and a hinged window overlooking the fields to ensure comfort and stimulation for the horses. The washdown station has both high & low level lighting to ensure your farrier or vet can work in safety, no matter the time of day or night. Large windows and strategic ventilation provide a bright, airy environment, enhancing both health and well-being for your horses and those that work with them.

To the rear of the American barn there is an area ready with hardcore suitable for a round pen or horse walker.

There is also a separate block of 4 wooden stables. The 19 acres is divided into 5 newly fenced paddocks which are flat to gently undulating and offer ample space for grazing and exercise, while a professional-grade arena (20Mx40M) installed with 2 membranes & drainage allows for training and riding in all conditions. An additional block and render building is versatile in design to serve as either extra stables or garages, depending on need. These buildings are crafted with the same attention to detail, ensuring they blend seamlessly with the overall aesthetic. There's a separate access for the farm with generous yard/parking area with various outbuildings including hay store. The farm also has rights to graze livestock on the common.

Automated gates lead into the inner courtyard and house. The garden is level and simply landscaped, with lush greenery & patio decking off both the living room and the kitchen entrance. A greenhouse and chicken coop complete the rural dream, an idyllic and visually stunning environment for both owners and their beloved horses.

At the bottom of the first field is a wilderness area with pond and beehives.

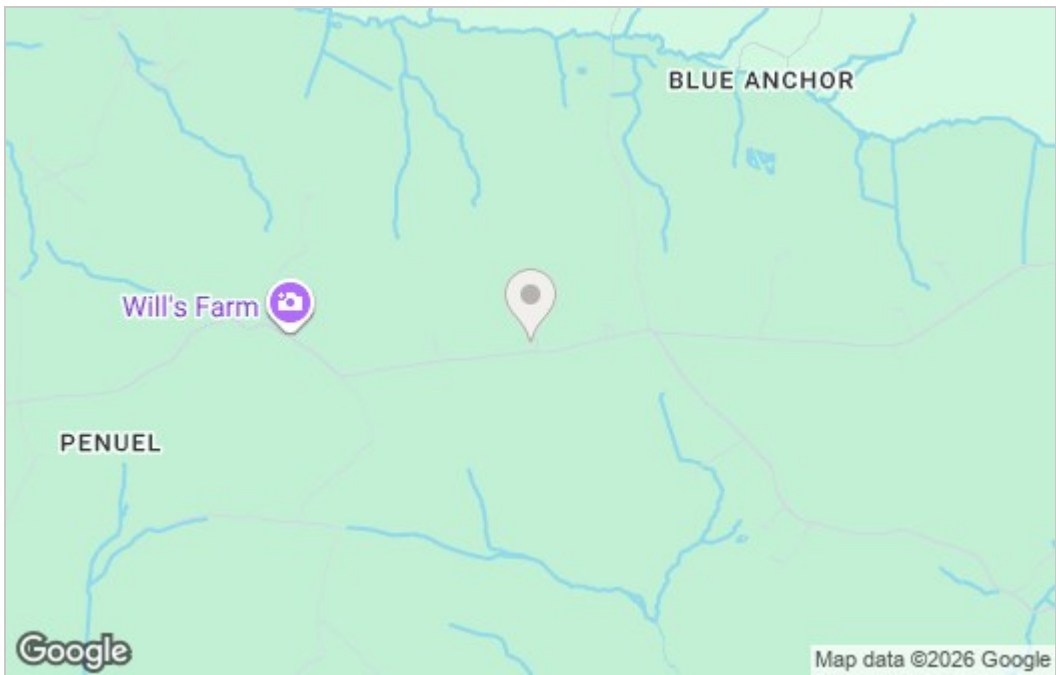
### **Location**

Situated 1.5 miles from Three Crosses, a sought-after village in the Gower Peninsula, renowned for its stunning natural beauty and outdoor activities. For equestrian families there is a Pony Club and Riding Club within 5 miles and 6 competition venues within 1 hour drive and many more within 2 hour drive.

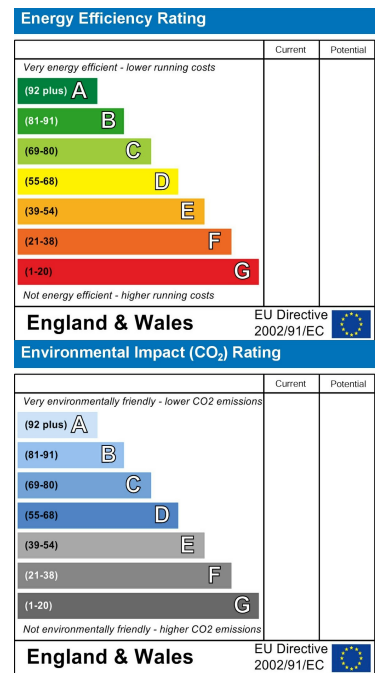
# Floor Plan



# Area Map



# Energy Efficiency Graph



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