

Ref: 0san95

Sannan Lodge & Sannan Court, Llanfynydd, SA32 7TQ

A superb opportunity to buy a mid-19th Century former Vicarage and detached Lodge in a picturesque village. The former Vicarage has been converted into 5 immaculately presented, contemporary and characterful apartments and along with the adjacent 2 Bedroom Lodge House is situated in over an acre of walled gardens, ideal for those seeking a desirable village property suitable for an extended family and/or part holiday or residential letting or other business enterprise. (S.T.P.P.).

Llandeilo 9 miles, Carmarthen A48/M4 Link Road 12 miles, Llandovery 17 miles.



Guide Price: £795,000



This handsome former Vicarage known as Sannan Court built in 1868 was converted into 5 spacious fully self-contained apartments in the 1980's. During the last 5 years the residence has undergone an extensive upgrading and refurbishment exercise with the concluding works now being undertaken in the final apartment. (Due for completion from Summer 2023). The detached 2 bedroom 'Upside Down' residence known as Sannan Lodge has its own large garden adjoining that of Sannan Court. The Lodge was converted into residential accommodation from the former stables and cart shed to the Vicarage, and in the 1980's was much extended to form the current dwelling. Sannan Court and Lodge would provide the perfect opportunity for those seeking a lifestyle change offering plenty of room for an extended family and/or for use as a holiday, residential letting or other business enterprise. Together with the outbuildings, the property extends to over 8,000 feet of floorspace.

Sannan Lodge: Ground Floor: Entrance Hall, Two Double Bedrooms, 1 with En Suite Bathroom and separate Shower Room, (currently being refurbished). First Floor: Superb, very large, open-plan Lounge/Dining Room and separate newly fitted and completely refurbished Kitchen. Some updating works are still required in parts of the Lodge, which would allow a would-be purchaser to effect their own stamp on it.

Sannan Court: Ground Floor: Two large Self Contained 2 Bedroom Apartments, (completion works underway on the second and final one). First Floor: 3 Self Contained refurbished 1 Bedroom Apartments.

Externally: Large double garage with workshop space and toilet, plus a further detached metal garage. Timber enclosures for bins and LPG tank. Extensive walled gardens to include large areas of lawn with the small Sannan river to the boundary, extensive parking areas.

Location: The property commands a prominent position in the centre of the pretty village of Llanfynydd which is surrounded by beautiful countryside and offers excellent local walking and cycling opportunities. More information on the location and general area on page 13.

SANNAN LODGE

A unique detached barn conversion, formerly the stables to the main residence. A new kitchen has been fitted and refurbishment of the shower room is underway.

Ground Floor –

- PORCH:** Covered arched opening with front door into the entrance hall.
- ENTRANCE HALL:** 16'1" x 14'7". Partially exposed stone walls. Window to the side aspect, spiral staircase to the first floor. Door to a shower room, (currently being refurbished), and further door to the inner hall.
- SHOWER ROOM:** Currently being refurbished.
- From the inner hall, doors to:-
- BEDROOM 1:** 15'2" x 11'9". Window to the front aspect.
- BEDROOM 2:** 19'2" x 11'7". Window to the front and door to the en suite bathroom.
- EN SUITE BATHROOM:** Bath, pedestal wash hand basin, W.C., Bidet. Dual aspect, windows to the front and side. Door to an inner lobby which accesses the boiler cupboard.

First Floor –

- OPEN-PLAN LOUNGE/DINING ROOM:** 43' x 20'10". An extremely imposing capacious room with a vaulted ceiling and exposed A Frames and timbers. A feature raised fireplace housing a gas fire and copper hood over. Partially exposed stone walls. Triple aspect with windows to the front and side and patio doors to the rear private patio. Door to the kitchen.
- KITCHEN:** 20'10" x 9'5". Newly installed fitted kitchen. Range of wall and base units incorporating a large breakfast bar. Stainless steel sink unit, space for an electric cooker with a chimney hood style extractor over. Large window to the side overlooking the walled garden and church. Further window to the front.

Floor plan on page 10

SANNAN COURT APARTMENTS

This handsome 1868 residence was the former Vicarage to St.Egwad's Church and was converted in the 1980's to five self-contained apartments. Over the last five years the property has undergone extensive upgrading and refurbishment to provide a unique blend of immaculately presented, contemporary and characterful accommodation; 3 one bedroom apartments on the first floor, and 2 two bedroom apartments, (the final one is due for completion in the Summer of 2023), on the ground floor. Each spacious and elegant apartment has its own dedicated LPG Gas boiler and electricity meter. The individual apartments have, over the years, been utilized as both holiday let accommodation and on a residential letting basis.

Apartments 1, 2 and 3 are located on the first floor and accessed via an external staircase.

APARTMENT 1

Entrance Hall:	18'5" x 7'4" max. Wood effect flooring.
Open-Plan Lounge//Dining Room: and Kitchen:	15'8" x 14'8". Feature exposed stone wall, wood effect flooring. Window to the rear. 11'5" x 7'4". Range of wall and base units with granite effect work surfaces and stainless steel sink and tiled splashbacks. Space for a cooker. Chimney hood style extractor. Sash window to the rear. Tiled floor.
Double Bedroom:	15'7" x 13'3". Sash window overlooking the grounds and the picturesque village church.
Bathroom:	7'5" x 7'. White suite comprising of a bath with shower over, pedestal wash hand basin with fitted mirror, shaver point and light over and low level W.C. Fully tiled walls and tiled floor. Extractor fan.

APARTMENT 2

Open-Plan Lounge/Kitchen Dining Room:	17'2" x 11'4". Obscure window to the front. Range of wall and base units, stainless steel sink, granite effect work surfaces and tiled splashbacks, space for a cooker, chimney hood style extractor over. Tiled floor to the kitchen area and wood effect flooring to the lounge/dining area.
Double Bedroom:	12'6" x 9'8". Two sash windows looking over the property's grounds and the church. Wood effect flooring.
Ante Room:	5'7" x 4'2". Wood effect flooring, cloaks hanging area.
Shower Room:	8'6" x 4'. Large shower enclosure, pedestal wash hand basin with fitted mirror, shaver point and light over and low level W.C. Tiled floor and tiled walls. Extractor fan.

APARTMENT 3

- Lounge/Dining Room:** 14'8" x 14'5". Sash windows to the front and side aspects. Wood effect flooring. Wide opening to the kitchen.
- Kitchen:** 10'8" x 6'. Range of wall and base units, stainless steel sink and wood effect work surfaces over and tiled splashbacks. Space for a cooker, chimney hood style extractor hood over. Sash window to the front. Tiled floor.
- Inner Hallway:** 15'6" x 3'6". Wood effect flooring.
- Double Bedroom:** 15' x 14'. Wood effect flooring. Dual aspect sash windows.
- Bathroom:** 10'6" x 6'2". White suite comprising of a bath with shower over, pedestal wash hand basin with fitted mirror, shaver point and light. Low level W.C. Heated towel rail. Tiled floor and walls. Window to the front.

Apartments 4 and 5 are located on the ground floor. Structural work has been completed but decorating and finishing works are currently underway in apartment 5 - the last apartment to be completed.

APARTMENT 4

- Entrance Vestibule:** Dual access with separate doors to Apartments 4 and 5. Utilities cupboard,
- Lounge/Dining Room:** 15'3" x 15'. Impressive, exposed stone Inglenook fireplace (unused), slate hearth, wood effect flooring. Attractive exposed stone around the opening into the kitchen.
- Kitchen:** 12'10" x 6'. Range of wall and base units with granite effect work surfaces, stainless steel sink. Plumbing and space for a dishwasher and washing machine. Space for a cooker, chimney hood style extractor over. Space for a fridge/freezer. Tiled floor. Dual aspect with windows to the side and rear.
- Inner Hallway:** 21' x 3'4". Wood effect flooring.
- Double Bedroom 1:** 14' x 10'6". Two windows to the side aspect. Wood effect flooring. Built in wardrobe.
- Double Bedroom 2:** 12' x 7'4". Window to the rear. Wood effect flooring.
- Bathroom:** 7'7" x 6'6". White suite comprising of a bath with shower over, pedestal wash hand basin, fitted mirror shaver point and light. Low level W.C. Heated towel rail. Extractor fan. Tiled walls and tiled floor.

APARTMENT 5:

The largest of all the apartments. Apartment 5 is currently undergoing second fixing works and decoration and is due for completion from Summer 2023.

- Rear Entrance Vestibule:** Dual access with separate doors to Apartments 4 and 5. Utilities cupboard,
- Kitchen:** 14' x 10' Kitchen to be fitted. Opening to the cellar. Small utility area off. Wide opening into inner hall.
- Inner Hall:** 13' x 6'.
- Lounge:** 17' x 15'. Former fireplace (unused). Dual aspect with windows to the front and side.
- Front Vestibule:** Large storage/cloaks cupboard with plumbing for a washing machine, window and door to the front aspect.
- Ante Room:** 5'9" x 5'3".
- Bedroom 1:** 17' x 9'6". Window to the front.

Bathroom: Window to the side. Bathroom suite to be fitted.

Bedroom 2: Window to the side.

Shower Room: Shower enclosure and suite to be fitted.

Floor plans on pages 10-13

THE APPROACH: The property is approached off a council-maintained road in the centre of the village. Although there are gates opposite the church, to the front of Sannan Court, the gates for the easiest vehicular access are via a wide gated driveway leading past Sannan Lodge into a further large gravelled courtyard where there is ample parking and turning space for numerous vehicles.

OUTBUILDINGS: Within the grounds there is a detached double garage with workshop space and toilet. There is also a detached metal garage. Both are additionally useful for e.g. securing bicycles/fishing rods etc. An extensive re-roofed area at the back of The Lodge also provides further storage.

GARDENS & GROUNDS: There is a large courtyard offering extensive parking facilities, various seating areas, a terrace to the front of Sannan Court, and lawned gardens partially bordered by an attractive stone wall. The grassed areas sweep down to the front boundary and the small river/stream Sannan. The Lodge has its own private garden. To the rear of The Lodge there is a private patio accessed from the lounge/dining room. There is a loggia for al fresco dining and an extensive area of grass surrounded by a stone wall, looking towards the church. A gate at the far end provides an alternative pedestrian access via steps into Sannan Court's garden. Mains power has been provided to various points in the garden for e.g. party lighting.

SERVICES: We understand that the property is connected to mains electricity, mains water and mains drainage. The Lodge and each apartment has its own electricity meter and LPG Gas Boiler. There is a central LPG gas tank on the site and the supply to each apartment is separately metered. N.B. The vendors have informed us that low EPC ratings are because the source of fuel is LPG, additionally renovation works have provided all new windows and doors across the site and have improved insulation in all apartments.

COUNCIL TAX BUSINESS RATES: Currently this is a mixed use property. We are informed that Sannan Lodge and Apartments 1 & 3 are classified as residential and pay council tax. Apartments 2,4, and 5 have benefited from 100% small business rate relief as holiday lets. However a change in the planning legislation of Wales relating to holiday accommodation, (from April 2023), means that properties let for fewer than 182 days a year will become subject to council tax. Further information can be obtained from Carmarthenshire County Council.

FIXTURES & FITTINGS: Fixtures and fittings that are referred to within these particulars will be included in the sale unless otherwise stated.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY: The property is sold subject to, and with the benefit of, all wayleaves, easements and rights of way declared and undeclared.

TENURE & POSSESSION: We are informed that the property is freehold.

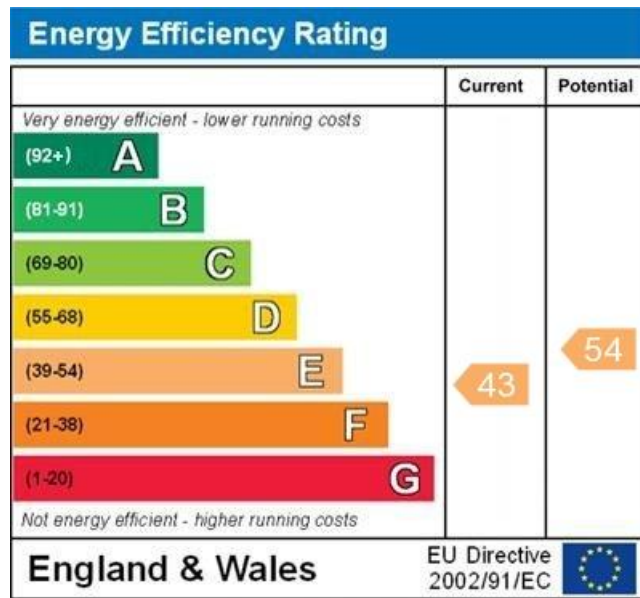
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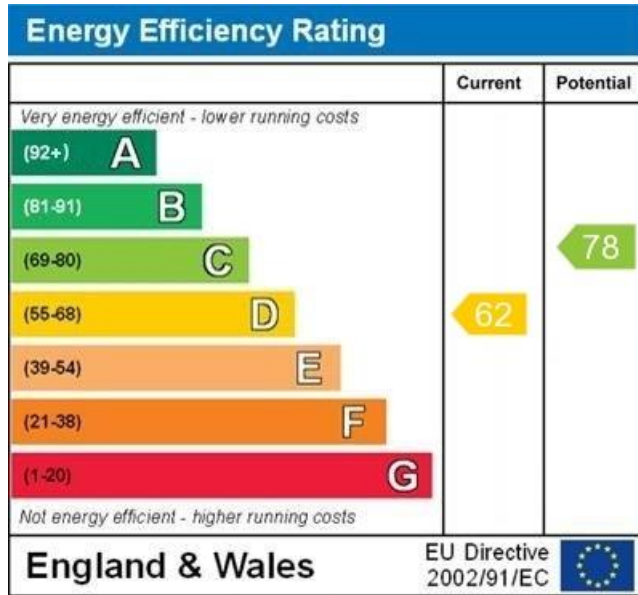
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ENERGY PERFORMANCE GRAPHS: PAGES 7 – 10

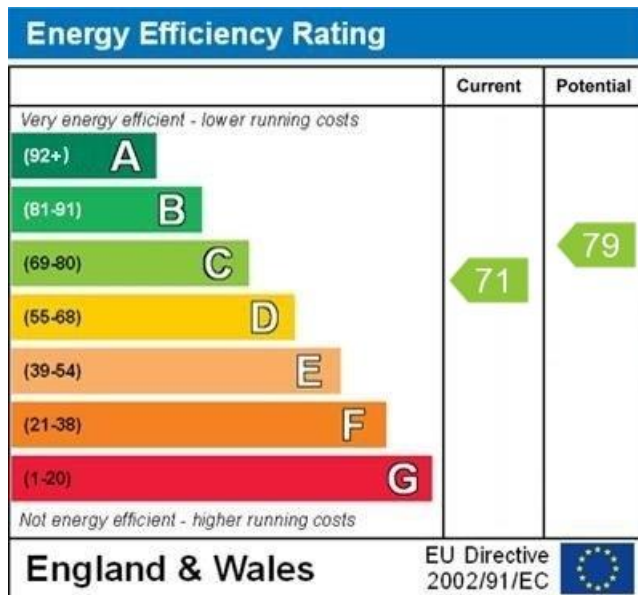
Sannan Lodge



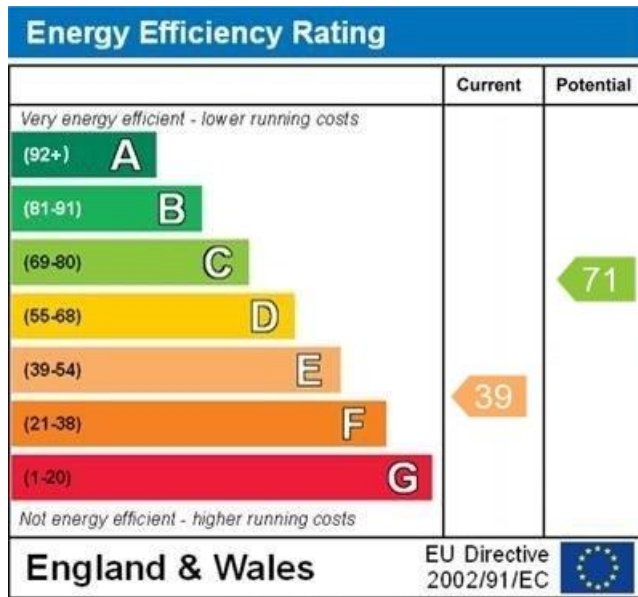
Apartment 1 Sannan Court



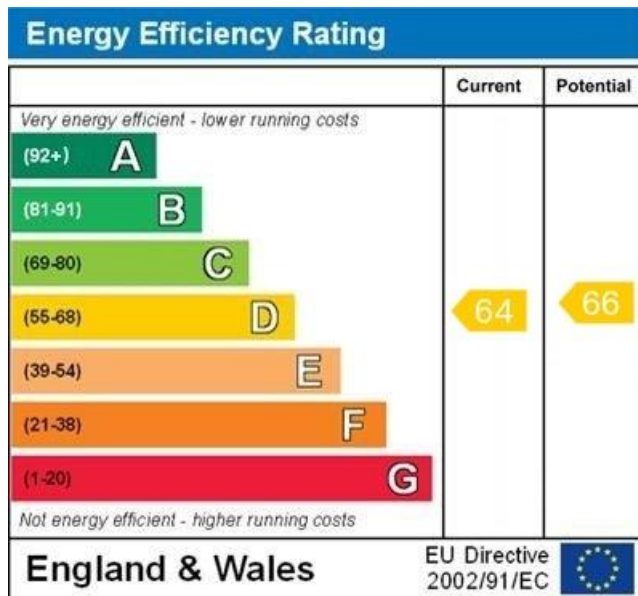
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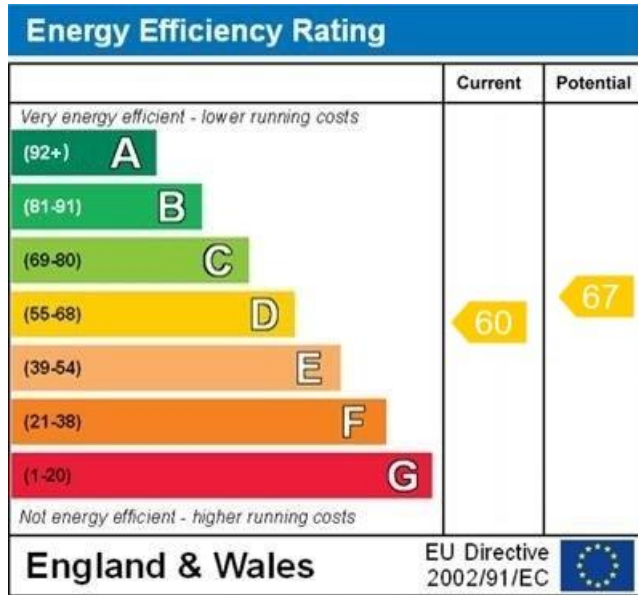
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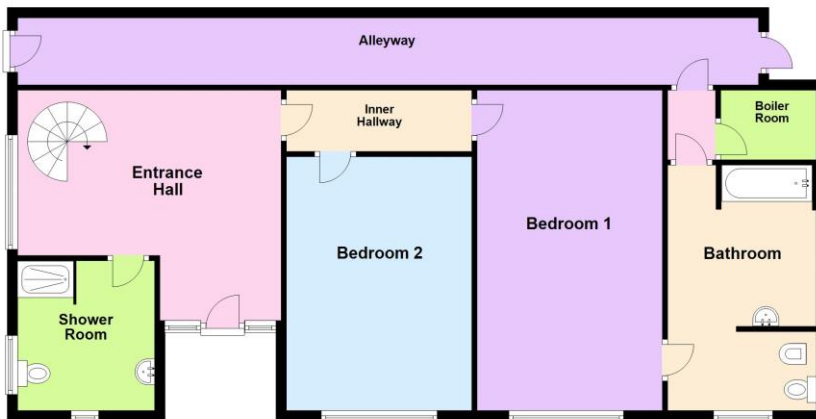
Apartment 4 Sannan Court



Apartment 5 Sannan Court



Sannan Lodge, Ground Floor

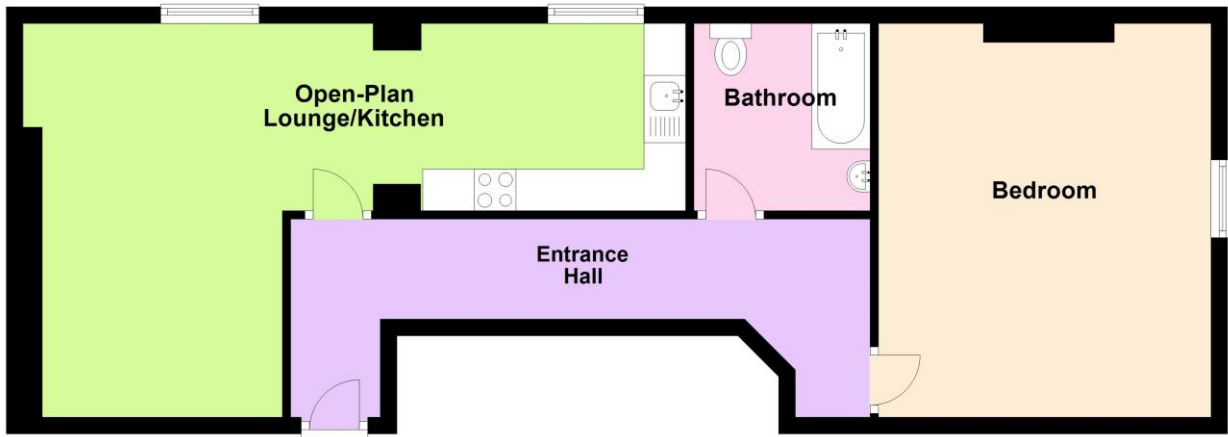


First Floor



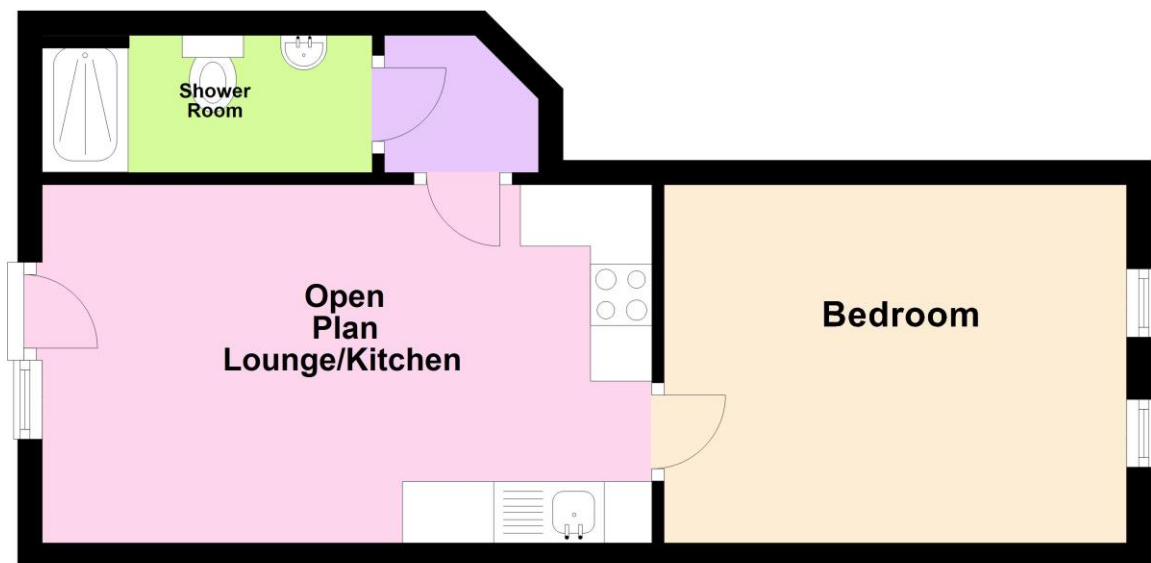
For illustration purposes only, floor-plan not to scale and measurements are approximate.
Plan produced using PlanUp.

Apartment 1, Sannan Court



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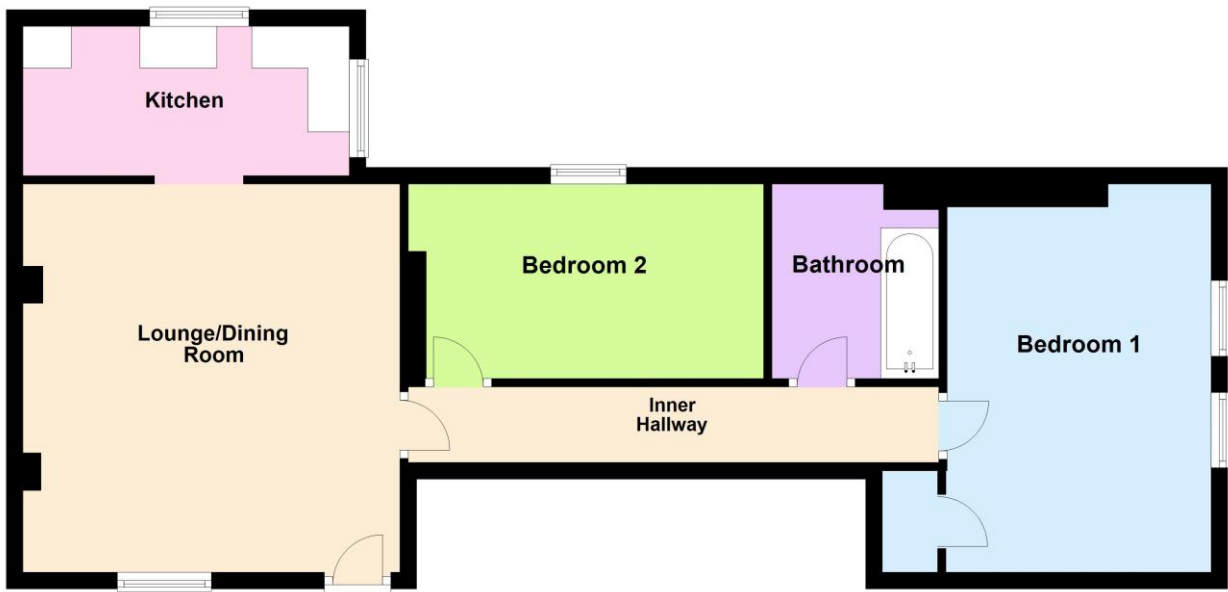
Apartment 2, Sannan Court



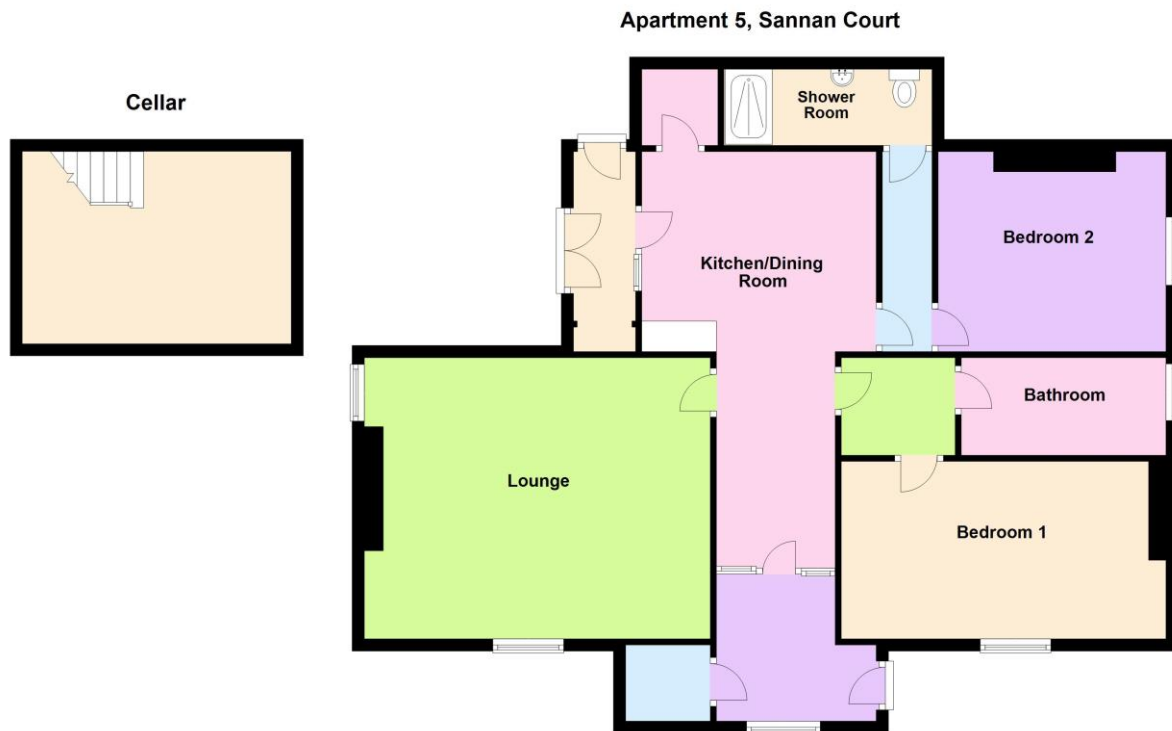
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Apartment 3 floor plan unavailable

Apartment 4, Sannan Court



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Plan produced using PlanUp.

THE LOCATION:

The property is delightfully situated in the pretty village centre overlooking the Church to the east and the Sannan River to the south-east. This is a vibrant community village with various local clubs and a family pub albeit it has limited opening hours. This is a beautiful location along a peaceful green valley with gentle hills all around and excellent walking, cycling and bird-watching opportunities. The nearest primary school is only 3.2 miles away at Cwrt Henri, and a little further on, the Dryslwyn community shop and post office. There is a GP surgery at Nantgaredig only 6 miles away. Secondary schools, (there are school buses), and town amenities are provided in Llandeilo 9 miles away. Carmarthen is only 12 miles away with good shopping facilities, main line railway station, a general hospital and provides access to the A48/M4 link road. There are numerous places of interest to visit, including Roman gold mines, historic castles, Brechfa Forest, the rugged Brecon Beacons and the lovely Towy Valley. Beautiful coastal resorts on the south and west coasts are about an hour away, the nearest being an approximate 40 minutes' drive.

Brechfa Forest is a few miles west of the property, originally a royal hunting forest in the 6th Century, now one of the largest areas of Forestry Commission property in Wales, covering around 50 square miles of diverse countryside, with walks, trails for horse riding and mountain biking, as well as winding forest roads. It is the venue for a stage of the Rally of Great Britain.

Llandeilo is about 9 miles southerly, off the A40 – a small, historic town with distinctive shops, galleries, pubs, hotels, good restaurants, main post office, GP surgery, dentists, schools, churches, and railway station on the scenic Heart of Wales country line that runs over 121 miles from Swansea to Shrewsbury. Llandeilo dates back to the 13th Century and occupies an elevated position by the River Towy and the Black Mountain. The town retains its old world charm, with narrow streets, Georgian buildings, and an old single-span, stone bridge over the Towy, built in 1848.

Carmarthen is 12 miles south-westerly, the busy county town and commercial centre on the meandering Towy river, combining an old world charm of quaint narrow streets and traditional shops with bustling markets and modern shopping amenities including well known stores such as Marks & Spencer, Next, Morrisons, Tesco, etc., as well as a multi-screen cinema, art galleries, theatre, leisure centre, swimming pool, university college, heritage centre, and a general hospital and county museum on the outskirts.

The town is served by good rail links through Swansea to Cardiff-Paddington, and main roads radiate out to all regions, including the A40, A48-M4 Link, A484 and A485. The ruins of a Roman Amphitheatre can still be seen, and the remains of a Norman castle built circa 1094 overlook the town and the river. The **National Botanic Garden of Wales** is east of Carmarthen, featuring the Great Glass House designed by Norman Foster.

Llandovery is 17 miles from the property in the upper Towy Valley, surrounded by hills at the north-western edge of the National Park. There is a good selection of shops, a supermarket, doctor's and dentist's surgeries, hotels, cafes, restaurants, pubs, swimming pool, small hospital, a primary school, bus service, and a Heart of Wales railway station. The town has a mix of Georgian and Victorian architecture, Norman Castle remains, a Heritage Centre and a well known public school (Llandovery College).

The Coast is less than an hour's drive. To the north-west, magnificent Cardigan Bay is famous for porpoises, dolphins, seals, sea birds, beautiful beaches, and cliff top walks, with popular resorts such as Aberaeron and New Quay as well as secluded coves. To the south on Carmarthen Bay, the Millennium Coastal Park offers beaches, dunes, salt marshes, fens, woodland and leisure facilities, and Cefn Sidan Beach provides a vast, 7 mile expanse of peaceful sands and dunes. The popular sea side resorts of Tenby, Pendine and Saundersfoot are within easy reach. The Gower Peninsula is a little further away and has a stunning coastline and beautiful unspoilt landscapes.

NOTES: **PROFILE HOMES as agents for the vendors of this property give notice that these particulars have been produced in good faith and are intended only for guidance and assistance. These particulars do not constitute a contract or any part of a contract. The vendors have checked and approved these details.**

PROFILE HOMES have visited the property but have NOT surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage, etc. Measurements and room dimensions are not guaranteed to be accurate and are given for guidance only. Purchasers must rely on their own and/or their Surveyor's inspections and their Solicitor's enquiries to determine the overall condition, size and acreage of the property, and also on Planning, Rights of Way, and all other matters relating to it.

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