

Ref: 0coc19

Coch Maen, Llandovery, Carmarthenshire

**Privately Situated Rural Property of late 15th Century Origin.
Tastefully & Sympathetically Renovated Farmhouse & Adjoining Barn, combined to
create a substantial 5 bed residence blending period character with modern comfort.
Stone Range offering scope for conversion S.T.P.P., Dutch Barn, Garage & Workshop.
Extensive pastureland, some ancient woodland and stream. Circa 31½ Acres in all.
Picturesque Setting in the Upper Towy Valley countryside, with Superb Views.
Llandovery & A40 trunk road 4½ miles, M4 Motorway access 27½ miles, Carmarthen 30 miles**



Surrounded by its own land, this large country residence comprises a stone built, double fronted farmhouse which has been extended into an adjoining stone barn, with slate roofs throughout. The whole has been discerningly renovated and refurbished whilst retaining a wealth of period charm and character (the property is believed to date back to the late 15th century). In brief the accommodation comprises:

Ground Floor:- Capacious open-plan Kitchen/Dining Room/Family Living Room with vaulted ceiling, Reception Hall, Cloakroom, Utility Area, Lounge, Sitting Room, and further Bathroom.

First Floor:- Master Bedroom with Luxury En Suite Bathroom, Double Bedroom with En Suite Shower Room, Guest Bedroom. **Second Floor:-** 2 Double Bedrooms and Bathroom.

Outbuildings include:- A Stone Range, which would be ideal for conversion subject to planning permission being obtained, a Dutch Barn, and a Garage & Workshop building.

Land:- The property amounts to approximately 31½ Acres (to be confirmed), with mature gardens, extensive pastureland, and a few acres of ancient, deciduous woodland with a stream running through. Set above the scenic Upper Towy Valley, the property enjoys peace, privacy, and wonderful views.

Locale:- Cilycwm is 1¼ miles away, with a village pub and primary school, whilst the old market town of Llandovery at the fringe of Brecon Beacons National Park is only 4½ miles distant, providing shopping, schooling, health and leisure amenities, and access to the main A40 road.

Offers in the Region of: £550,000



THE ACCOMMODATION COMPRISES:

With oil-fired central heating via a Grant boiler and all new windows, some being sash windows.

The front facing windows, particular on the upper floors, enjoy beautiful, far reaching views across the landscapes of the Upper Towy Valley.

ENTRANCE HALL: 9'6" x 7'6" (excluding staircase). A solid wood door at the front of the farmhouse leads into the Entrance Hall, with traditional quarry tiled floor, extra wide staircase to the first floor, and doors off to the Cellar Room, Lounge, and Sitting Room.

CELLAR ROOM: With flagstone floor. Currently used as a Study.

LOUNGE: 17' x 15'2". Ceiling downlights, original built-in cupboard, dual aspect with sash window to the front with window seat, and sash window to the rear. Former fireplace. Opening and steps down into the Reception/Boot Room.

RECEPTION/BOOT ROOM with UTILITY AREA: 12'6" x 12'. A useful room within part of the barn conversion adjoining the farmhouse, with oak flooring, ceiling downlights, two full-height built-in storage cupboards, door off to the Cloakroom and further door off to a Utility Area with plumbing and space for washing machine and tumble dryer, and housing the Grant oil-fired central heating boiler. Fully glazed external door to the front terrace. Opening leading through to the Kitchen/Dining/Family Room.

CLOAKROOM: Wash hand basin, W.C., chromium heated towel rail, ceiling downlights, and oak flooring.

OPEN-PLAN KITCHEN / DINING / FAMILY ROOM:

26'6" x 15'10". A delightful, spacious room within the barn conversion adjoining the farmhouse. Vaulted ceiling, feature wire track lighting, oak flooring with underfloor heating, range of bespoke wooden-fronted wall and base units with oak work surfaces, stainless steel Belfast sink with extendable swan-neck tap, 4-oven Aga cooker and Aga Companion with LPG gas hob, large slate tiled splashback and mantel-style shelf with feature lighting beneath. Large central island providing further storage with oak work surface and further Belfast sink with extendable swan-neck tap. High kitchen extraction unit with lighting. Integrated dishwasher, space for a large fridge/freezer, ample space for large dining table, Welsh dresser unit, feature LED coloured lighting, wood-burning stove on a slate hearth with feature slate backdrop.

The room has external access to both the front terrace and the rear gardens via two sets of tall, fully glazed French doors with glass panels either side (where the former cart openings in the barn used to be).

SITTING ROOM: 17' x 14'6". Accessed from the Entrance Hall. Exposed ceiling beams and timbers. Inglenook with open fireplace, slate flagstone hearth, former bread oven to one side, concealed lighting, and massive bressumer beam over. Slate flagstone floor. Dual aspect with sash window to the front with window seat, and sash window to the rear. Door through to the ground floor Bathroom.

BATHROOM 1: 11'6" x 10'. Exposed ceiling timbers. Free-standing, roll top, double ended boat bath with shower attachment, pedestal wash hand basin with tiled splashback, close coupled W.C. Exposed wide floorboards, feature lighting. Dual aspect with window to the front and window to the rear. Cast-iron spiral staircase leading up to the Guest Bedroom.

GUEST BEDROOM 5: 14'2" max. x 12'6". A charming room full of character, with exposed A-frames and purlins, painted stonework, full-width window to the end elevation looking across the gardens, together with its own external stable door leading out to a wooden bridge giving access to the gardens.

Lounge



Open-plan Kitchen, Dining, Family Living Room





Sitting Room ...



... with Inglenook, and door to the ground floor Bathroom



Ground Floor Bathroom with Spiral Staircase to the Guest Bedroom



Guest Bedroom (5) ...



... with access to the gardens



First Floor –	Off the Entrance Hall, a wide staircase leads up to a half landing with sash window to the rear aspect with window seat, then continues up to the spacious first floor landing. Superb, panoramic views can be enjoyed from the upper floor front-facing windows, whilst the rear windows look out across the patio, gardens and pond.
LANDING:	10' x 9'. Exposed ceiling beam and timber, ceiling downlights, sash window with window seat to the front aspect. Doors off to the following accommodation:
MASTER BEDROOM 1:	17' x 15'. Exposed floorboards, ceiling downlights. Dual aspect with sash window with window seat to the front and two sash windows to the rear. Opening and steps down to the En Suite Bathroom:
EN SUITE LUXURY BATHROOM:	15' max. x 12'4". White suite comprising sunken bath with marble tiled surround and shower attachment, twin wash hand basins with cupboards below, close coupled W.C., shower cubicle with drencher head unit and marble tiled backdrop. Double built-in wardrobe and further wardrobe with shelving. Exposed wide floorboards, ceiling downlights, and Velux-style roof light to the rear.
BEDROOM 2:	15'3" x 17'4" max. (L-shaped). Exposed ceiling beam, sash window to the front and window to the rear. Feature former fireplace. Built-in storage cupboard. Door to En Suite Shower Room:
EN SUITE SHOWER ROOM:	7'10" x 4'6" (including cubicle). Fully tiled shower cubicle with drencher head unit, wash hand basin, and close coupled W.C., slate tiling within the shower enclosure and on one wall, chromium heated towel rail, extractor fan, ceiling downlights, exposed beam.
Second Floor –	Staircase continues up from the first floor landing to the second floor landing.
LANDING:	With exposed stonework and partially exposed A-frames and timbers, Velux-style roof light at the rear, doors off to the following accommodation:
BEDROOM 3:	16'2" x 15'6" max. Vaulted ceiling with exposed A-frames and purlins, feature lighting. Triple aspect with dormer window to the front, window to the side and Velux-style roof light to the rear.
BEDROOM 4:	15' x 12'6". Vaulted ceiling with exposed A-frames and purlins, three built-in eaves storage cupboards, ceiling downlights. Triple aspect with dormer window to the front, window to the side and Velux-style roof light to the rear.
BATHROOM 2:	8' x 5'2". White suite comprising panelled bath with shower attachment, pedestal wash hand basin, and close coupled W.C. Feature lighting, chromium heated towel rail, extractor fan, ceiling downlight. Partially exposed A-frames and timbers. Dormer window to the front aspect.

Master Bedroom 1



Master En Suite Bathroom



Bedroom 3



Bedroom 4



THE APPROACH:

The property is approached off a quiet, council-maintained, country lane, and has electronically controlled entrance gates with intercom system from the house, leading into a long, gravelled driveway that culminates at the farmstead, with ample parking and turning space.

The property's driveway



OUTBUILDINGS:

Situated at right angles to the front of the residence:-

DETACHED STONE RANGE:

76' x 18' max. Former cow building, in two sections. Stone and partially brick built with numerous openings and apertures. Former pig sty adjoining the end. This building would be ideal for conversion, subject to planning permission being obtained.

DUTCH BARN:

60' x 18'6" overall. Former silage barn.

GARAGE & WORKSHOP:

18' x 16'8" overall.

THE LAND:

We are informed that the whole property amounts to approximately 31½ Acres (to be confirmed).

There are garden areas near the residence, with scenic views, and the land surrounds the farmstead, being predominantly gently sloping pastureland divided into various enclosures mainly bound by post and rail fencing and natural hedging. About 3 acres of the land comprises ancient, broadleaf woodland with a boundary stream running through – providing welcome habitats for a variety of birds and other wildlife. Red kites and buzzards are familiar sights in the skies hereabouts. There are wonderful views from the land in almost every direction.











SERVICES: We understand that the property is connected to mains electricity and metered mains water. Drainage is provided via a private system. Telephone with Broadband is understood to be connected and should be available to purchasers subject to the usual transfer arrangements.

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 with vacant possession on completion, by arrangement.

VIEWING: Only by prior appointment with **PROFILE HOMES**



www.profilehomes.com

Tel: 01550 777790
Email: contact@profilehomes.com
Website: www.profilehomes.com

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.

PROFILE HOMES

Tel: 01550 777790, Email: contact@profilehomes.com, Web: www.profilehomes.com
Penybanc Farm Office, Llangadog, Carmarthenshire, SA19 9DU

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