

Ref: Ofre80

Frena Lodge, Caio, Carmarthenshire

**A Delightful Country Property in a Very Secluded, Idyllic Location.
Configured as a 2 Bed Primary Residence with Adjoining 2 Bed Annexe (which could
provide Holiday/B&B Income) but could equally serve as a Large 4 Bed Family Home.
Beautiful Gardens. Far-reaching rural views.**

Adjacent to Caio Forest. Between Lampeter and Llandovery (both 10 miles or so). Llandeilo 14½ miles.



Far from the madding crowd, this attractive property is an idyllic country retreat, with origins believed to date back to the mid-1800s, although a substantial modern extension was added approximately 22 years ago. The residence is of stone construction with pebbledash-rendered elevations under a slate roof, double glazing, a mix of LPG gas-fired and solid fuel central heating, and an additional solar panel water heating system. Being very well presented throughout, the property is currently arranged with two sets of separate living accommodation, but it could of course serve as one sizeable family home. The primary residence includes: 2 Double Bedrooms, Bathroom, large Lounge, Kitchen/Breakfast Room, Dining Room, Cloakroom, and Conservatory; whilst the adjoining self-contained annexe provides: 2 Double Bedrooms, Bathroom, Lounge, and Kitchen/Dining Room with Rayburn range. The annexe could provide income from holiday letting or B&B since the area is very popular with walkers and mountain-cyclists. The house is set in beautiful gardens, and enjoys peace and solitude (having no near neighbours), and lovely pastoral views.

Frena Lodge is situated at the southern fringe of Caio Forest, which offers miles of excellent walking and riding trails, some leading up to the south-western flank of Mynydd Mallaen with wild and wonderful Cambrian landscapes. Caio village is about a mile from the property with a primary school, a pub with restaurant, and an ancient church. Crugybar is 3 miles away with a petrol filling station with a shop/sub-post office, and a riverside pub. Fuller town amenities and secondary schools are available at Llandovery, 10 miles, Lampeter, 10½ miles, and Llandeilo, 14½ miles distant, whilst Carmarthen is 25 miles away and the Cardigan Bay coast 24 miles distant. (*Fuller location details at the end of these particulars.*)

Price Guide: £325,000

The rear elevation



View from the property across neighbouring pastureland



N.B. Items of furniture & furnishings are available for sale through separate negotiation if required.

THE PRIMARY RESIDENCE ACCOMMODATION:

With LPG gas-fired central heating and double glazing (except for the Conservatory).

Ground Floor –

- ENTRANCE:** Steps lead up to a three-quarters glass-panelled entrance door leading into the bow-shaped Conservatory at the front and side of the residence.
- CONSERVATORY:** 11'6" x 7'4" max. (irregular shape). Of wood frame construction with a pitched roof, windows and glass panels on two sides, and ceramic tiled floor. Step up and fully glazed panelled door leading into the Lobby.
- LOBBY:** Door off to the Cloakroom, and fully glazed panelled door leading into the Kitchen/Breakfast Room. Tiled floor and loft access.
- CLOAKROOM:** 4' x 3'7". White suite comprising vanity unit with wash hand basin and cupboard below, and close coupled W.C. Tiled floor. Window to the side aspect and frosted-glass window to the front looking into the Conservatory.
- KITCHEN/
BREAKFAST ROOM:** 15'2" x 10'3" increasing to 13'3". Range of medium-oak wall and base units with marble-effect work surfaces, stainless steel sink unit, plumbing and space for a washing machine, space for a slot-in refrigerator, cooker control point and space for electric oven. Tiled floor. Two windows to the rear aspect and one window to the side. Steps lead up via an archway to an Inner Hallway.
- INNER HALLWAY:** Recess with feature window looking into the Lounge. Staircase to the first floor. Steps down to the Dining Room.
- DINING ROOM:** 10'2" x 9'6". Double fully glazed French doors leading out to the rear patio and gardens. Door to a large walk-in cupboard housing the LPG gas-fired central heating boiler. Door into the Lounge.
- LOUNGE:** 21'3" x 11'8". Exposed ceiling beams, picture rail/shelf on three walls, painted exposed stone wall, fireplace with timber mantel and surround, housing a multi-fuel Villager cast iron stove with a back boiler. Two windows to the front aspect. Connecting door through to the adjoining annexe.

First Floor –

- Staircase leads up from the Inner Hallway to access the Bathroom and 2 Bedrooms, as follows:
- HALF LANDING:** With door off to the Bathroom.
- BATHROOM:** 10'3" x 7' max. White suite comprising bath with Mira electric shower unit over and also a hand shower attachment, pedestal wash hand basin with tiled splashbacks, and close coupled W.C. Tiled walls. Full height storage cupboards. Access to the loft. Extractor fan. Window to the rear aspect.
- MAIN LANDING:** The staircase continues from the half landing to the main landing, with door to cloaks cupboard, doors to 2 Bedrooms, and Velux roof light to the rear.
- BEDROOM 1:** 20'8" x 12'1". Partially exposed A-frames. Two windows to the front aspect.
- BEDROOM 2:** 10'2" x 9'6". Window to the rear aspect.

Kitchen/Breakfast Room



Dining Room



Lounge



Another aspect of the Lounge



Bedroom 1



Another aspect of Bedroom 1



THE ADJOINING SELF-CONTAINED ANNEXE ACCOMMODATION –

With solid fuel central heating via the Rayburn range, additional solar panel water heating system, double glazing, and solid oak floors in the Lounge and the Kitchen/Dining Room.

Ground F

SEPARATE PORCH ENTRANCE:

Attractive pitched roof front Porch with tiled floor, shelving either side, TNG wood panelled ceiling, and glass panelled door leading into the Lounge.

LOUNGE:

15' including stairwell x 13'. Solid oak floor, fireplace with timber mantel and surround, tiled backdrop and Montrose multi-fuel cast iron stove on a tiled hearth. Staircase to the first floor. Window to the front aspect. Door to the Kitchen/Dining Room. Connecting door through to the main residence lounge.

KITCHEN/ DINING ROOM:

15'4" x 11'6". Solid oak floor to most of the room. Tiled recess housing a new solid fuel Rayburn range for cooking, central heating and hot water (there is also a water heating system powered by a solar panel on the roof). Range of cream farmhouse-style wall and base units with beech wood work surface, tiled splashbacks, 4-ring ceramic hob with concealed extractor fan over, space for an upright fridge/freezer, Belfast sink with swan-neck mixer tap, ceiling downlights. Window to the rear aspect. Tiled floor area to the rear of the room with half-glazed external door to the rear gardens.

Annexe Lounge



Annexe Kitchen/Dining Room



First Floor –

Staircase with wood-plank balustrade leads up to the first floor landing.

LANDING:

Access to the loft. Door to airing cupboard housing the hot water cylinder and the controls for the solar panel water heating system. Doors off to 2 Bedrooms and Bathroom.

BEDROOM 1:

13' x 11'6". Door into walk-in wardrobe with hanging rails and shelving and storage space over. Dual aspect with window to the front and window to the side.

BEDROOM 2:

10'2" x 9'7". Dual aspect with window to the rear and window to the side. This room is presently used as a study.

BATHROOM:

6'9" x 6'2" – L-shaped. White suite comprising bath with hand shower attachment, vanity unit with wash hand basin and cupboard below, and close coupled W.C. Fully tiled walls, wall mounted towel rail/radiator, ceiling downlight, large medicine cupboard with pelmet with lighting over. Window to the rear aspect.

Annexe Bedroom 1



Annexe Bathroom



EXTERNALLY:

THE APPROACH:

The property is in a fairly remote position with no near neighbours, and is approached via a long hardcore track through forestry, which culminates at the property's entrance. The owner(s) of Frena Lodge have Right of Way over the long track.

The property has a gravelled and grassed driveway leading up to the front of the residence, where there is a parking area. Steps lead up to the Conservatory entrance of the house and a pathway leads to the front Porch entrance.

OUTHOUSES:

The gardens contain a corrugated tin store building, a timber shed housing the spring water filtration system, and a small high-fenced storage pen for the LPG gas cylinder and water storage tanks for the spring water supply.

THE GARDENS:

The spacious gardens are charming and beautifully laid out, being abundantly planted with an array of herbaceous and flowering plants, specimen shrubs and trees, sizeable lawns and terraces, together with two ornamental ponds with a little timber bridge, and an enclosed productive vegetable garden. This is a delightful setting, and the views to the front are far reaching, stretching out across the rolling Carmarthenshire countryside – from the first floor of the house the vista takes in the pretty picture of Caio's ancient church down in the valley.

Fringed by trees and countryside, the gardens are a haven for a variety of wild birds and other flora and fauna – red kites and buzzards can often be seen on the wing.

The property's driveway up to the house



Looking back down the driveway



Aspects of the forestry approach track



The property's gardens





The vegetable plot



View across the property's lawn to neighbouring pastureland



SERVICES:

We understand that the property is connected to mains electricity, and has a spring water supply, and a private drainage system. The residence has a mix of LPG gas (Liquified Petroleum Gas) and solid fuel (Rayburn range) central heating, and additionally has a solar panel water heating system. Telephone with Broadband is understood to be connected and should be available to purchasers subject to the usual transfer arrangements.

COUNCIL TAX:

We are informed that the property's Council Tax Bands are: D and B (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.

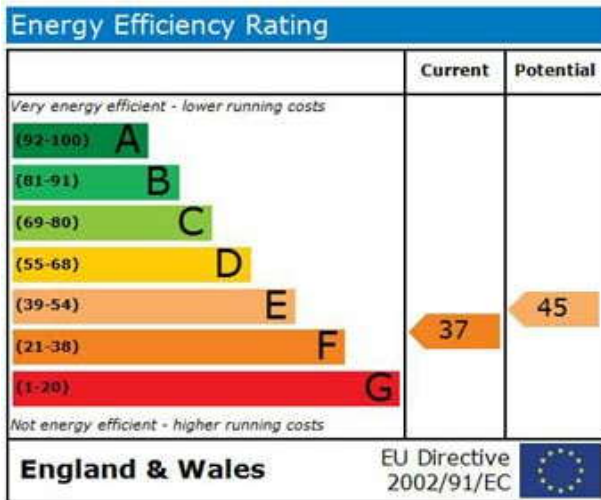
TENURE & POSSESSION:

We are informed that the property is freehold with vacant possession on completion, by arrangement.

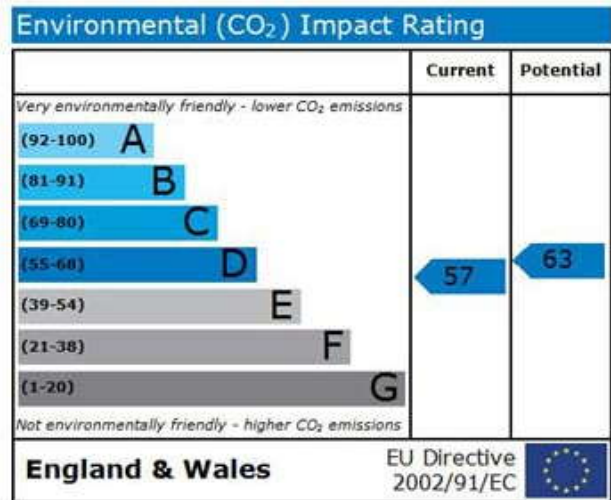
VIEWING:

**Only by prior appointment with the Sole Selling Agents –
PROFILE HOMES
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Website: www.profilehomes.com**

ENERGY PERFORMANCE:



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

LOCATION:

Schools: Caio's primary school is a mile south-west of the property, and other primary schools are located 6 miles to the north-west at Ffarmers, and 6 miles to the south-west at Llansawel. Llandovery, 10 miles south-east, provides primary and secondary schools and also offers private education at Llandovery College public school. Another secondary school is 16 miles southwards at Ffairfach, Llandeilo. Over the border in Ceredigion, Lampeter's comprehensive school is about 10½ miles to the north-west. **Universities** are located at: Lampeter, 10½ miles north-west, Carmarthen, 25 miles south-west, Aberystwyth, 33½ miles north, Swansea, 38 miles south, Cardiff, 64 miles south-east, Newport, 65 miles south-east, and Bangor, 112 miles north.

Travel: Access to the A482 (Llanwrda-Lampeter-Aberaeron) road is 3 miles distant, and access to the A40 trunk road is 8 miles southerly at Llanwrda village. The M4 Motorway can be accessed 26 miles to the south at Pont Abraham. Rail – Country line railway station at Llandovery 10 miles south-east (Swansea-Shrewsbury). Main railway stations are at Carmarthen, 25 miles south-west (Cardiff-London), and Aberystwyth, 33½ miles north (Midlands-North). Air – Cardiff International Airport 66½ miles south-east. Ferry – Ferry service to Rosslare in Ireland at Fishguard Harbour, 55½ miles west.

The property is situated in the southern fringes of **Caio Forest**, an upland area of planted coniferous forest established over moorland to the south-western side of Mynydd Mallaen, with some stands of ancient deciduous trees, and the rivers Annell and Dulais flowing through. Extending over approximately 25 square miles, the forest offers excellent walking, cycling and horse riding opportunities. Beyond the forest are the wild, empty Cambrian uplands of Mynydd Mallaen (the mountain rises to about 1,500 feet at its highest point), a beautiful, remote region with deeply cut valleys, numerous streams, waterfalls, moorland plateau and marshland, offering magnificent landscapes, stunning views, and diverse habitats for a variety of wildlife including red kites.

Caio village is about a mile by road to the west of the property, nestling at the bottom of the steep sided river Annell valley amidst delightful countryside. Caio has a primary school, a village inn, the Brunant Arms, with bar, licensed restaurant, and B&B facilities, and the ancient St. Cynwyl's parish church, which is one of the oldest in Wales.

The Dolaucothi Gold Mines are 2¾ miles west of the property near Pumpsaint, set amidst wooded hillsides overlooking the Cothi valley. The Gold Mines were first exploited by the Romans 2000 years ago, then worked again from the 19th Century up until closure in 1938, and the site is now a museum with tea room and gift shop. The Mines and Pumpsaint lie within the National Trust-owned Dolaucothi Estate, which totals some 2,500 acres, encompassing hill farms, cottages, mansion house ruins, waymarked walks, bridleways and riverside picnic areas, and trails that lead up into the mountains for the more adventurous.

Pumpsaint (or Pumsaint) is about 3 miles west of the property along the A482 road, near the confluence of the pretty rivers Twrch and Cothi (the largest tributary of the river Towy) – noted for salmon and sea trout, colourful kingfishers and otters. The village is named after five saints who rested against a rock here while on a pilgrimage long ago ("pump" is Welsh for five). Legend has it that impressions of the saints' heads can still be seen in the rock (the Carreg Pumpsaint Standing Stone), which stands on a green near the Gold Mines. There is an agricultural merchant, a builders merchants and a timber yard here, as well as a Red Kite information centre.

The Caio area is steeped in history. A Welsh hero, Llywelyn ap Gruffydd Fychan, lived in Caio at a time when the rebel prince Owain Glyndwr was battling for freedom against English rule. Though he knew it meant certain death, Llywelyn deliberately deceived Henry IV on the whereabouts of Owain's base and diverted the king's army miles away into the hills, giving the rebel forces time to escape and regroup. Llywelyn suffered a ghastly public execution in Llandovery in 1401, on command of the vengeful king. In the 19th Century, the area neighbouring Caio the north, Cwrt-y-cadno, was renowned for its Welsh wizards, John Harries and his sons, Henry and John. These were educated men of science who apparently also possessed magical healing powers. People came from far and wide to consult these wise men. Wales was more tolerant of witches and wizards than England, and mystical practices were widely accepted and even respected. The last of the wizards, Dr. John Harries, was buried at St. Cynwyl's church around 1863. The old church is reputed to be the site where Roman slave labourers were barracked whilst they toiled in the gold mines on the other side of the hill (Caio may have been named after the Roman, Caius), and it is thought that there may have been a tunnel from the churchyard site through the hill to the mines.

Crugybar is also along the A482, some 3 miles south of the property, having a petrol filling station with a shop and sub-post office, as well as the Bridgend pub near the River Anell.

Lampeter by the River Teifi is 10½ miles north-west of the property, a traditional market town providing good shops, main post office, a leisure centre with swimming pool, cafes, restaurants and pubs, primary and secondary schools, and university. The University of Wales at Lampeter is the oldest in the country (1822) and the smallest in Britain, occupying a beautiful setting in the foothills of the Cambrian Mountains. Lampeter's summer events include a Food Festival, the Rhys Thomas James Eisteddfod, the Drovers Arts Festival and a Carnival. The Welsh language and culture thrive in this small but busy town. Nestling on the border of Ceredigion and Carmarthenshire, Lampeter is the centre of a network of interesting country walks along footpaths, bridleways and quiet roads.

Llandovery in the upper Towy Valley is 10 miles to the south-east, an old market town surrounded by rolling hills at the north-western edge of the Brecon Beacons National Park. The town has a good selection of shops, a supermarket, main post office, banks, hotels, cafes, restaurants, pubs, swimming pool, small hospital, primary and secondary schools, together with a mix of fine Georgian and Victorian architecture, Norman Castle remains, a Heritage Centre and a famous public school (Llandovery College). Llandovery's railway station is on the Heart of Wales country line, which runs from Swansea up to Shrewsbury over 121 miles through wonderful countryside. The High Street is part of the main A40 road. Llandovery was once a vital centre for cattle drovers, and the very first bank in Wales was established here (The Bank of the Black Ox) to accommodate the drovers' money.

A few miles north of town are the wilder reaches of the upper Towy Valley and the eastern flank of Mynydd Mallaen, with wonderful scenic places to visit. Further north is the **RSPB's Dinas Nature Reserve**, about 15 miles north-east of the property, with ancient oak woodland, pools, waterfalls, and chances to see a wide variety of birds as well as otters by the Towy. A couple of miles onwards are the great **Llyn Brianne Dam and Reservoir**, beyond which are miles of unspoilt wilderness in the Cambrian Mountains.

Llandeilo is also at the fringe of the Brecon Beacons National Park, 14½ miles south of the property off the A40 – a small, charming town by the river Towy, with distinctive shops, galleries, pubs, hotels, good restaurants, main post office, and railway station (Heart of Wales line). The town dates back to the 13th Century, and was once the medieval capital of Carmarthenshire, but the development of Llandeilo really grew in the 18th Century as a market town and banking centre for cattle drovers. The town retains its old world charm, with narrow streets, historic Georgian and Victorian buildings, and an elegant single-span stone bridge over the river.

Dinefwr Park is just outside Llandeilo, a National Trust property with a fine 17th Century manor house (Newton House), woodland, mill pond, fallow deer and white cattle, and the Castle Woods Nature Reserve, which offers a walk to Dinefwr Castle, perched on a rocky crag commanding stunning views along the Towy Valley. This Welsh 12th Century castle was built by Lord Rhys (Rhys ap Gruffydd) and was the stronghold of the Princes of Deheubarth, rulers of south-west Wales in medieval times. It was later possessed by King Edward I as a royal fortress. The river meadows are a haven for a variety of birds and other wildlife. To the east of Llandeilo is the rugged Black Mountain region, where the magnificent 14th Century Carreg Cennen Castle can be seen dramatically set atop a limestone outcrop some 19 miles south of the property near the village of Trapp.

Brecon Beacons National Park extends from Llandeilo in the west to Hay-on-Wye in the east, covering some 520 square miles, and incorporates the Black Mountain massif to the west, the Fforest Fawr, the Central Brecon Beacons, and Black Mountains Range to the east. The scenery is spectacular with countryside that includes high mountain peaks, gorges, waterfalls, lakes, open hills and moorland, as well as wooded valleys and lowlands with soft rolling farmland and clear meandering rivers. The park can be explored on foot, horseback, bicycle or by car, and is a haven for wildlife. There are Castles at strategic points on the boundaries of the park – at Hay-on-Wye, Brecon, Trecastle, Tretower, Crickhowell and Carreg Cennen. The 350 million year old Dan-Yr-Ogof Show Caves are within the Park (about 27 miles south-east of the property) with a children's Dinosaur Park.

Brechfa Forest lies to the south-west of the property, well signposted from Llansawel (6 miles distant), which has two village pubs and a primary school. One of the largest areas of Forestry Commission property in Wales, the forest covers around 50 square miles, with woodland and riverside walks, and extensive bridleways and tracks for horse riding and cycling, as well as winding forest roads. The forest was a Royal hunting ground in the middle ages and it was originally an oak forest, although now it is mainly coniferous with a few strands of deciduous trees. Brechfa village became wealthy in bygone days by providing accommodation for the nobility and collecting tolls. Today the forest is used for wildlife conservation and recreation, as well as some timber production. It is also the venue for a stage of the Rally of Great Britain and equestrian endurance events.

Carmarthen is 25 miles south-westerly, an ancient county town and commercial centre in the Towy Valley, offering a blend of traditional shops and bustling markets as well as modern shopping amenities including well known high street stores, multi-screen cinema, university college, heritage centre, general hospital and golf course on the outskirts. The town is served by good rail links through Swansea to Cardiff/London, 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 overlook the town and the river. The celebrated **National Botanic Garden of Wales** is about 7 miles east of Carmarthen, featuring the Great Glass House designed by Norman Foster.

Aberystwyth is 33½ miles northerly, the main holiday resort and administrative centre for the west coast and home to the National Library and a university, as well as a wide promenade and a marina, good shopping amenities, general hospital, arts centre, cinema, etc., and a golf course at the edge of town. Aberystwyth has a main line railway station as well as a coach/bus station. Trains run to Shrewsbury and Birmingham.

The Heritage Coast of Cardigan Bay is an easy drive to the north-west – famous for porpoises, grey seals, bottlenose dolphins, and abundant bird life, and offering exhilarating coastal walks and clean, sandy beaches. The well known resort of **Aberaeron** is 24 miles away, a thriving town with notable Georgian architecture (by John Nash) and picturesque harbour, with the lovely Llanerchaeron Estate owned by the National Trust on the outskirts. Popular **New Quay** is 26½ miles away, set in a sheltered bay with a delightful harbour, golden beaches and miles of secluded coves nearby. To the south on Carmarthen Bay, the **Millennium Coastal Park** is at Llanelli's shoreline, about 33 miles distant, providing beaches, dunes, salt marshes, fens, woodland and leisure facilities. The nearby Wildfowl & Wetlands Centre is about 35 miles distant at Penclawdd. The stunning **Gower Peninsula** and the lovely resort of the Mumbles are about 41 miles away. To the south-west, Saundersfoot and Tenby are about 49 miles distant and one of the UK's top theme parks, Oakwood Leisure Park, is also 49 miles away with the CC2000 Crystal Maze and Bowling Alley nearby.

The Royal Welsh Showground near Builth Wells on the river Wye is 31 miles north-east of the property.

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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