

Ref: 0llw02

Llwynbwch, Llansadwrn, Carmarthenshire, SA19 8LP

A Versatile Country Property of Circa 61 Acres (t.b.c.) with a Traditional 4 Bed Farmhouse and an Impressive Stone Barn Conversion for Business Use (or ideal for holiday let etc. s.t.p.p.), plus G.P. Building/Stabling & Storage Barn, Mix of Pasture, Conservation Meadows & Broadleaf Woodland, Boundary River. Superb Setting overlooking the Towy Valley – Glorious Views.

Rural yet convenient – A40 1½ miles, Llandovery & Llandeilo 7 miles, M4 19 miles, Carmarthen 20 miles



Period Farmhouse – a charming stone built, slate roofed residence of character with double glazed sash windows, providing spacious family accommodation with oil-fired or wood-fired central heating plus the benefit of a solar panel and wood-burning cast iron stoves – comprising in brief:-

Ground Floor: Sitting Room, Lounge/Dining Room, Kitchen/Breakfast Room, Wet Room, Utility/Store Room with Loft Room above (scope for self-contained annexe). First Floor: 4 Bedrooms, Bathroom and Shower Room.

Detached Stone Barn Conversion – an excellent conversion providing spacious business premises but ideal for other uses including holiday letting or B&B (subject to planning permission being obtained). The building has wood-fired underfloor heating and offers: Cloakroom, Consulting Room, Main Reception/Meeting Room, Kitchen, Wet Room, Loft Study. Also, a G.P. Building (ideal for stabling if required) and further Storage Barn.

Acreeage – we are informed circa 61 Acres (to be confirmed) – being a delightful mix of pastureland (c.23 acres), conservation meadows (c.22 acres), and broadleaf woodland (c.16 acres), with the River Marlais to the boundary – all providing a range of habitats for wildlife and a lovely amenity for nature enthusiasts.

Location – beautiful, peaceful setting with one neighbouring property, overlooking the picturesque Towy Valley countryside, with magnificent views as far as the Black Mountain in Brecon Beacons National Park. Llansadwrn village is 1½ miles by road, with a pub, primary school, medieval church and listed chapel. Access to the A40 road is a few minutes' drive away providing easy travel to the market towns of Llandovery and Llandeilo with essential amenities and secondary education (including a public school in Llandovery). Carmarthen is 20 miles distant with excellent shopping, general hospital and main line railway station. The coast is about 28 miles away.

Price Guide: £499,950 – No Onward Chain

The rear of the Farmhouse – facing the courtyard



The Stone Barn Conversion / Business Premises (suitable for alternative uses)



THE FARMHOUSE ACCOMMODATION:

Ground Floor –

- MAIN ENTRANCE HALL:** 10' x 5'9". A half glazed front door leads into the main entrance hall, with slate tiled floor, staircase to the first floor, door off to the Sitting Room, door to the Lounge/Dining Room, and door to the Kitchen/Breakfast Room.
- SITTING ROOM:** 13'3" x 12'4". Exposed stone chimney breast and fireplace with bressumer beam, housing a wood-burning cast iron stove on a slate hearth with fitted base cupboard and bookshelves to one side and shelving to the other, sash window to the front aspect.
- LOUNGE/DINING ROOM:** 26'4" x 12' max. overall. An open-plan room (the dining area is presently used as a study). Open fireplace with slate surround and slate tiled hearth with timber mantel shelf, half carpeted and half slate tiled flooring, fitted bookshelves, sash window to the rear and sash window to the front aspect. Door to the Rear Hallway and door to the Wet Room.
- REAR HALLWAY:** Half glazed external door leading to the Rear Entrance Porch, slate tiled floor, cloaks hanging area, door to the Kitchen/Breakfast Room.
- REAR ENTRANCE PORCH:** Open-fronted porch with slate tiled floor, fitted benches either side, windows either side.
- KITCHEN/BREAKFAST ROOM:** 13'3" increasing to 16'3" x 12'6". Superb exposed stone fireplace housing a wood-burning cast iron stove (with back boiler connecting to the heating system) on a raised slate hearth, slate tiled floor, range of bespoke wall and base units including glass-fronted display units, wood work surfaces, four-ring ceramic hob and built-in double oven with concealed extractor hood above, 1½ bowl stainless steel sink unit with single drainer and mixer tap and tiled work surface, tiled splashbacks, ceiling downlights, understairs storage cupboard, recess ideal for fridge/freezer and fitted shelving to one side, door into Pantry, large sash window to the rear aspect, doors to the main and rear entrance halls.
- WET ROOM:** 10' x 4'. (Accessed from the Lounge/Dining Room.) Large walk-in shower with marble wall tiles and slate floor, pedestal wash hand basin and W.C. Tiled floor, heated towel rail/radiator.
- UTILITY/STORE ROOM:** 29' x 11' max. Stainless steel sink unit with single drainer and cupboard below, plumbing and space for a washing machine and tumble dryer, wall cupboard, oil-fired Grant boiler (installed 2011) serving the central heating together with the solar panel, ladder-style stairs up to a Loft Room, window to the rear aspect, and external door to the rear.
- LOFT ROOM:** 29' x 11' max.
- SCOPE FOR ANNEXE:** The previous three rooms – Wet Room, Utility/Store Room and Loft Room – offer scope for creating a self-contained annexe if required, subject to any necessary planning permission being obtained.

Sitting Room



Lounge/Dining Room



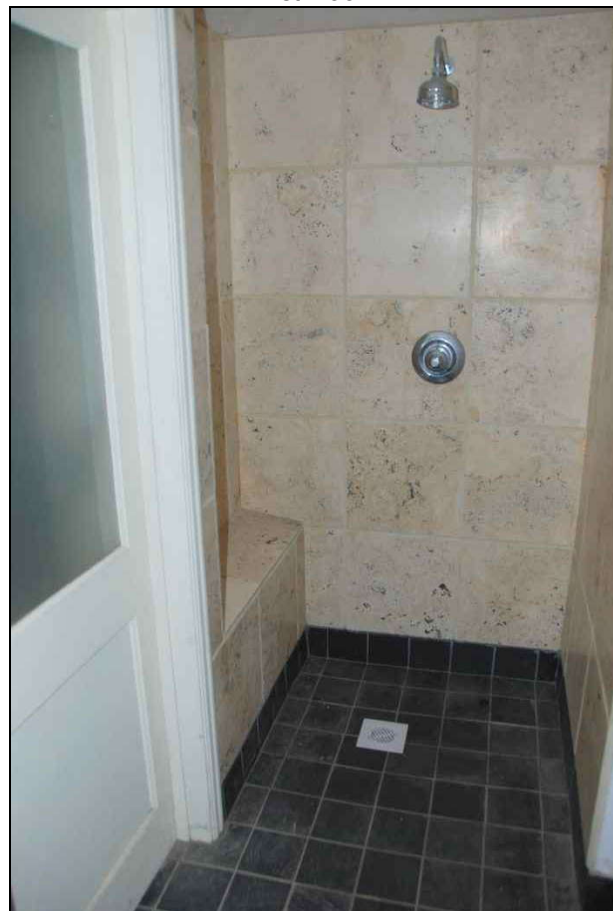
Kitchen/Breakfast Room



Further aspect of the Kitchen/Breakfast Room



Wet Room



First Floor –

- LANDING:** Staircase from the Main Entrance Hall leads up to a split landing –
Front Landing with 2 Bedrooms and Shower Room off
Rear Landing with 2 Bedrooms and Bathroom off
- BEDROOM 1:** 13'1" x 12'1". Exposed floorboards, vanity unit with inset wash hand basin, tiled splashback and shaver point/light, sash window to the front aspect enjoying fabulous Towy Valley views including the Black Mountain.
- BEDROOM 2:** 13' x 12'1". Built-in double wardrobe, shelved recess, exposed floorboards, dual aspect with window to the front and to the side with similar far reaching views.
- SHOWER ROOM:** 6'2" x 4'7". White suite comprising pedestal wash hand basin, close coupled W.C., fully tiled corner shower cubicle, tiled splashbacks, exposed floorboards, sash window to the front aspect with the same wonderful views.
- BEDROOM 3:** 12'5" x 11'4". Built-in airing cupboard, exposed floorboards, exposed stone wall, sash window to the rear.
- BEDROOM 4:** 10'1" x 9'3". Two built-in wardrobes with storage cupboards above, exposed floorboards, sash window to the rear aspect.
- BATHROOM:** 12'3" x 8'1". Coloured suite comprising panelled bath, pedestal wash hand basin and W.C., tiled splashbacks, shower cubicle with Triton shower unit, shaver point/light, electric wall heater, access to the loft, extractor fan, sash window to the rear aspect.

Front Landing looking into the Shower Room



Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 4



Bathroom



The Stone Barn Conversion / Business Premises



THE DETACHED BARN CONVERSION / BUSINESS PREMISES:

An exceptional stone barn conversion, situated on the opposite side of the parking courtyard to the Farmhouse, presently configured as Business Premises for the current owners, but could be adapted for alternative use such as holiday letting or B&B provision for instance (subject to any necessary planning permission being obtained).

Oak wood frame double glazing and underfloor heating.

Ground Floor –

ENTRANCE HALL: 6' x 5'10". Oak framed fully glazed front door leading into the Entrance Hall with tiled floor and doors off to:

CLOAKROOM: 5'10" x 3'1". W.C. with concealed cistern, corner wash hand basin, tiled floor, extractor fan, window to the side.

**CONSULTING ROOM/
OFFICE:** 12'1" x 9'6". Oak wood flooring, corner wood-burning cast-iron stove on a slate hearth, dual aspect with two windows to the side with superb far reaching Towy Valley views, feature window into the main Reception/Meeting Room, window at the rear and fully glazed external door to the rear.

**MAIN RECEPTION/
MEETING ROOM:** 21'8" x 17'. A most impressive room with vaulted ceiling and exposed A-frames and timbers and a row of roof lights providing a cascade of natural light, together with wide fully glazed door and window surround to the front elevation and further fully glazed French doors to the rear, feature stained glass deep-set narrow window with downlight facing into the Consulting Room, tall window above, two narrow windows to the rear and a further narrow window to the front. Oak flooring. Feature exposed stone chimney breast and fireplace with arched brickwork above and a cast iron wood-burning stove (with back boiler serving the hot water and underfloor heating) on a half-moon raised slate hearth, with recessed log store to one side. Door through to the Kitchen.

KITCHEN: 12'2" x 11'7". Range of white wall and base units, stainless steel sink unit with swan-neck mixer tap, tiled splashbacks, space for refrigerator, cooker control point, quarry tiled floor, turning staircase to the first floor, understairs storage cupboard, ceiling downlights, window to the front and external door to the front, window to the side. Door to the Wet Room.

WET ROOM: 10'1" x 4'. Fully tiled walls and floor, shower area, white suite comprising W.C. with concealed cistern and pedestal wash hand basin, ceiling downlights, extractor fan, and window to the rear aspect.

First Floor –

UPPER STUDY AREA: Staircase from the Kitchen leads up to the First Floor Loft Room, providing a Study area:-

17' x 11'7" max. Exposed floorboards, built-in cupboard housing the hot water system, dual aspect with Velux roof light to the rear and window to the side.

Consulting Room/Office



Main Reception/Meeting Room



Further Aspects of the Main Reception/Meeting Room



Kitchen



Staircase from the Kitchen to the Loft Room



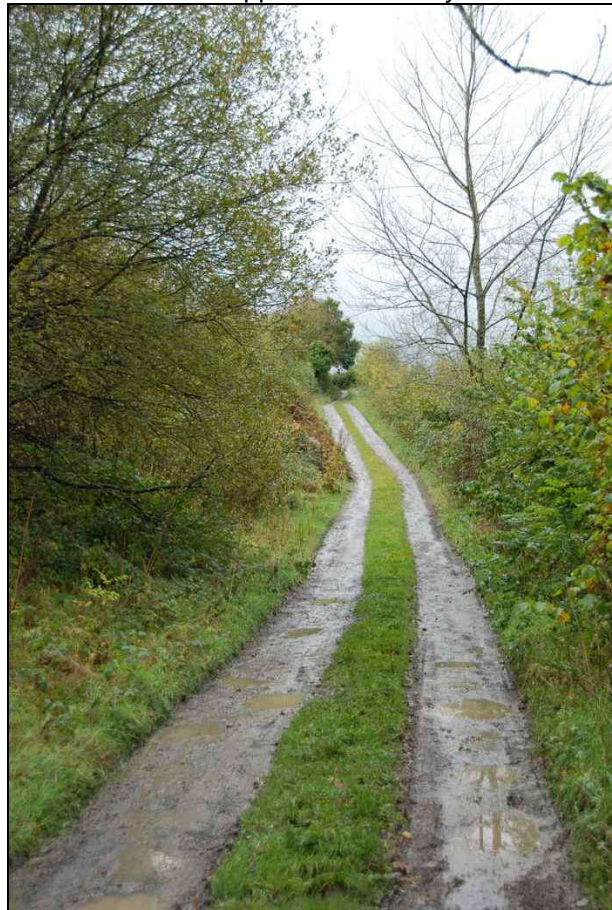
First Floor – Loft Room/Study Area



Another aspect of the Stone Barn Conversion



The Approach Driveway



THE APPROACH, OUTBUILDINGS and LAND:

- THE APPROACH:** The property is approached along a country lane on the outskirts of Llansadwrn village, and then via a very long driveway off the lane culminating at the farmstead courtyard where there is plenty of parking and turning space. (N.B. The driveway also serves a neighbouring property accessed off this courtyard.)
- The parking courtyard is at the rear of the farmhouse, with access to the rear porch entrance.
- OUTBUILDINGS:**
- STORAGE BARN:** 30' x 18'6". Of timber construction with corrugated roof and panelling.
- G.P. BUILDING:** 50'8" x 15'2" approx. Block built General Purpose Building with a steel and timber lean-to building to the side.
- ADJOINING LEAN-TO/ STABLING:** 35'8" x 172". Lean-to building of steel and cedar construction adjoining the G.P. building (cedar being a long-lasting/no maintenance timber), partially divided into two useful storage rooms – ideal for two or more stables.
- ADJOINING GREENHOUSE:** Also adjoining the G.P. Building is a large, cedar-framed, south-facing, productive Greenhouse with staging and resident Apricot tree.
- GARDENS:** The farmhouse has a full-width paved terrace along the front elevation with an enclosed garden beyond edged by a low hedge, with lawn, mature shrubs and trees, and a vegetable and soft fruit growing area.
- The business barn has tranquil, natural garden areas to the side and rear with a variety of mature trees – pleasant areas for taking a relaxing break.
- LAND:** We are informed that the property amounts to approximately 61 Acres in all (to be confirmed), arranged in various enclosures with access from the entrance driveway and from the country lane – comprising as follows:-
- Circa 23 acres of pastureland, circa 22 acres of conservation meadows, and circa 16 acres of established broadleaf woodland.
- We are informed that the property is within the Tir Gofal agri-environment scheme (until 2013).
- The meadows are rich in seasonal wild flowers and grasses and bluebells carpet the woodland in springtime. An area of the property's indigenous woodland borders the delightful River Marlais which edges the whole of the property's eastern boundary and a small part of the northern boundary, being a tributary of the larger River Towy and known to be frequented by otters. With its mix of habitats, the property is a haven for a wide variety of flora and fauna and a joy for the nature enthusiast and bird-watcher.
- The views are sublime, totally absorbing, and a feature of this charming property.

LOCALITY:

Access to the A40 trunk road is about 1½ miles away, providing a route across south-west Wales and also into England. The M4 Motorway can be joined 19 miles to the south at Pont Abraham.

Llansadwrn village is about 1½ miles north-easterly and has a village pub, primary school, bus service, an ancient church dedicated to Saint Sadwrn and a Grade II* listed Baptist chapel. The community enjoys a lovely setting with views across the Towy Valley.

Llanwrda village is 3 miles easterly, standing near the junction of the A40 and A482 roads, with a convenience store/post office with taxi service, a primary school, public house, and village hall. Llanwrda's small railway station is about half a mile past the village, on the scenic Heart of Wales line that runs from Swansea to Shrewsbury over 121 miles through beautiful countryside.

Llangadog, an old drovers' and market village, is 3 miles south-easterly near Brecon Beacons National Park, with good local amenities including primary school, general convenience store/post office, butcher's shop, doctor's surgery, pubs with restaurants, St. Cadog's church, and small Heart of Wales railway station.

Llandovery is about 7 miles north-east and Llandeilo about 7 miles south-west, both accessed via the A40 and both providing essential market town amenities including secondary education. There is a well known public school in Llandovery (Llandovery College). Both these Towy Valley towns have an old world charm with medieval castle ruins, railway stations on the Heart of Wales line, and access into the eclectic landscapes of Brecon Beacons National Park.

The ancient county town and commercial centre of Carmarthen is about 20 miles south-westerly.









SERVICES:

We understand that the property is connected to mains electricity and mains metered water. Drainage is provided via a private system. The farmhouse has an oil-fired boiler serving the central heating and hot water system and also a supplementary wood-fired back boiler connected to the central heating radiators and hot water system, as well as a solar roof panel. The detached barn conversion has a wood-burning stove and back boiler serving the hot water and underfloor heating. 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 is within Council Tax Band "E" (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:

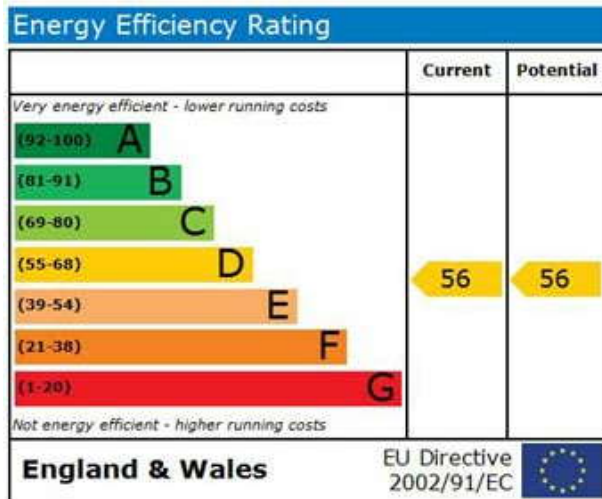
We are informed that the property is freehold with vacant possession on completion, by arrangement.

VIEWING:

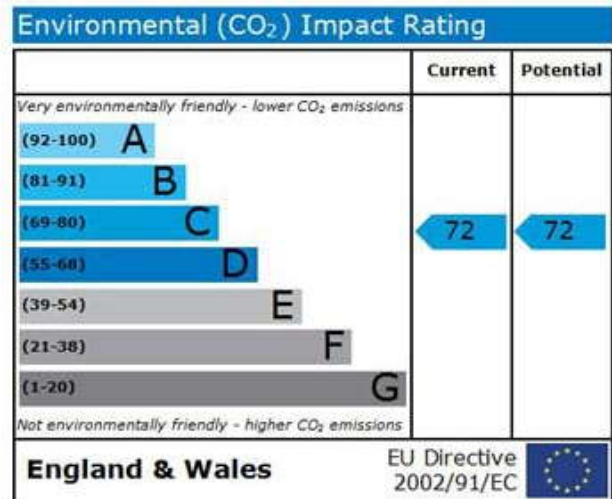
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ENERGY PERFORMANCE:



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.

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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