

Ref: 0llw42

Llwynbrain, Gibeon, Bancyfelin, Near Carmarthen

**Privately Situated Country Smallholding with 4 Bed Farmhouse,  
Detached Stone Barn (formerly with P.P. for conversion, now lapsed),  
Excellent Equestrian Facilities, c.10 Acres of Good Pastureland (More Available\*)**

**\*Further c.25 Acres of adjacent pastureland for sale through separate negotiation**

Bancyfelin village 2½ miles, St. Clears 3½ miles, Carmarthen 7½ miles (with A48/M4-link)



This attractive, spacious family home was originally built some 200 years ago, with later additions. The residence is of rendered stone construction under a slate roof, and benefits from oil-fired central heating and double glazing. The generous accommodation has high ceilings and offers 4 Bedrooms, Bathroom, 2 Reception Rooms, large Kitchen/Breakfast Room, and Utility/Shower Room. The Stone Barn formerly had planning permission granted (in June 2005) for conversion to a 3 bed residence, but this has since lapsed. There is a sizeable G.P. Building (70ft. x 40ft.), and the Equestrian Facilities include 6 internal stables (scope for more), a manege, and circa 10 Acres (to be confirmed) of good quality, gently sloping pastureland (a further c.25 acres of adjacent good pastureland is available for sale through separate negotiation).

Located near the tiny hamlet of Gibeon, the property enjoys a private setting amidst beautiful countryside with panoramic views, yet is within easy driving distance of village, town and leisure amenities, numerous attractions, and the coast. Bancyfelin is 2½ miles away, with primary school and pub, and St. Clears is 3½ miles, with a good variety of shops, post office, doctors, pubs, restaurants, and leisure centre. Carmarthen is only about 7½ miles distant. The nearest primary school is 2 miles away at Meidrim, whilst secondary education is available at Johnstown (Carmarthen), less than 7½ miles distant. Access to the A40 trunk road is about 1½ miles away, providing an easy route across the region. This delightful region is ideal for activities such as horse riding, bird watching, walking, fishing and sailing.

**Offers in the Region of: £499,500 – with circa 10 Acres**



**THE ACCOMMODATION COMPRISES:**

**ENTRANCE HALL:** 15'6" x 5'4" including stairwell. Fully glazed uPVC front door leads into the Entrance Hall. Staircase to the first floor landing. Door right to the Dining Room and door left to the Lounge.

**DINING ROOM:** 13'9" x 13'4". Open brick fireplace with wooden mantle shelf and brick hearth. Window to the front aspect.





**LOUNGE:**

14'4" x 13'8". Stone built fireplace with wooden mantle shelf over and slate hearth. Window to the front aspect. Door to the Kitchen/Breakfast Room.



**KITCHEN/  
BREAKFAST ROOM:**

25'10" x 9'8". Extensive range of Pine wall and base units with work surfaces over, with inset 1½ bowl sink. Concealed Worcester oil-fired boiler. Built-in 'Baumatic' oven. Feature tiled recess with Pine display shelf over with built-in 'Baumatic' ceramic hob with drawers below. Tiled splashbacks. The Dining Area has a large attractive dresser with four glass-fronted display cabinets and further cupboards and drawers below. Laminate tiled floor. Two windows to the rear aspect. Door to Utility/Shower Room. Door to rear Porch.



**UTILITY &  
SHOWER ROOM:**

9'3" x 8'5". Plumbing for a washing machine and space for a tumble dryer. Double wall cupboard. Fully tiled corner shower cubicle with power shower, pedestal wash hand basin and W.C. Tiled floor. Window to the rear aspect.

From the Kitchen/Breakfast Room, half-glazed uPVC door to the rear Porch.

**REAR PORCH:**

9' x 6'3". Double French doors to the rear, glass panels all round, polycarbonate roof, tiled floor.

**First Floor –**

From the Entrance Hall, staircase to the first floor Landing.

**LANDING:**

19'4" x 5'4". Loft access. Window to the front aspect. Doors to the 4 Bedrooms and Bathroom.



**BEDROOM 1:**

14'6" x 14'. Window to the front aspect.





**BEDROOM 2:**

14' x 11'5". Wall to wall built-in wardrobes with cupboards over. Window to the front aspect.



**BEDROOM 3:**

13'9" x 9'4". Window to the rear aspect.



**BEDROOM 4:**

10'9" x 9'7". Linen cupboard. Window to the rear aspect.



**BATHROOM:**

8'9" x 6'. White suite comprising bath, pedestal wash hand basin and W.C. Frosted glass window to the rear aspect.



## **EXTERNALLY:**

**ACCESS:** Situated off a quiet lane at the edge of the hamlet of Gibeon, the property has a long gravelled driveway. Via a five bar gate, a spur off the driveway gives access to the residence, sweeping round to the rear where there is ample parking space for numerous vehicles, whilst the main drive continues to the stable yard, outbuildings and land.

**GARDENS:** The gardens include lawned areas and a large patio partially enclosed by trellis fencing to the side of the house – providing a delightful al fresco dining area.







## OUTBUILDINGS:

**G.P. BUILDING:** 70' x 40'. A G.P. Building has recently been constructed on the property, of block construction with a steel roof, with power connected.

## EQUESTRIAN FACILITIES:



**BARN:** 54' x 32' overall external measurement. Of block construction with a rendered exterior and concrete floor.

**This Barn encompasses a Workshop, Hay Store with Loft, Stabling for 6, together with a Lean-to Feed/Tack Room – as follows:-**

**WORKSHOP WITH LOFT ABOVE:** 20'6" x 14'9". Timber doors providing vehicular and pedestrian access and window to one side. Concrete floor, numerous power points and strip lights. Loft above, which is accessed by external stone steps.

**HAY STORE:** 20' x 15'. Back-to-back with the Workshop – accessed via two doors.

**STABLING:** 32' x 32' overall. Accessed via double timber sliding doors with further steel doors to the rear. Internal purpose-built Stables comprising 6 Boxes measuring approximately 10' x 10' each, with a raised concrete floor and central passageway. Power and lighting.

**ADJACENT ENCLOSURE:** 25' x 22'. A post and rail enclosure with concrete base provides a tacking up area adjacent to the Stables' entrance.

**TACK/FEED ROOM:** 15' x 12'6". Window to the rear. Sink with hot and cold water. Concrete floor. Power and light.



**DETACHED  
STONE BARN:**

47'6" x 18'6" overall. Stone built with rendered exterior with partially exposed stonework. Various door and window openings. Concrete floor, power and light. (This barn previously had planning permission granted in 2005 for a conversion to a 3 bed residence, but this has now lapsed.)



**MANEGE:**

40m x 20m. Enclosed by post and rail fencing with a sand surface.



**THE LAND:**

The property is being sold with circa 10 Acres (to be confirmed) of well draining, level to gently sloping pastureland (although a further adjacent c.25 acres of good pastureland is available to buy via separate negotiation).



**SERVICES:**

We understand that the property is connected to mains electricity and has a private water supply. Drainage is provided via a private system. The residence has oil-fired central heating and double glazing. Telephone 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:**

By prior appointment with the Selling Agents – PROFILE HOMES  
Tel: 01550 777790, Email: [contact@profilehomes.com](mailto:contact@profilehomes.com)  
Web: [www.profilehomes.com](http://www.profilehomes.com)

**THE LOCATION:**

Enjoying a lovely, pastoral setting in southern Carmarthenshire, the property is ideally located for accessing schools, shopping and leisure amenities, delightful countryside rich in wildlife, fine unspoilt beaches and numerous places to visit. Carmarthen is only 7½ miles distant.

**Primary schools** are available 2 miles to the north at Meidrim, 2¼ miles west near Bancyfelin, 3¼ miles south-west at Gwenllian near St. Clears, 4¾ miles south-east at Llangynog, 5 miles north at Abernant, and 5½ miles south-west at Llanddowror. **Secondary schools** are available about 7¼ miles eastwards at Johnstown, Carmarthen, and 8½ miles east at Croesyceiliog (south of Carmarthen). **Universities of Wales** are located at Carmarthen, Lampeter, 29½ miles north-east, Swansea, 34 miles south-east, Aberystwyth, 49½ miles north, and Cardiff, 71 miles south-east.

The **A40** trunk road can be accessed about 1½ miles to the south, the A477 road 4 miles to the south-west, and the A484, A485 & **A48/M4-Link** to the east at Carmarthen.

The rural village of **Bancyfelin** is 2½ miles by road to the south-east, with a primary school, public house, chapel, village hall, and private hospital (Werndale Hospital). The earthwork of an iron age circular enclosure called Bwlch y Seiri is located on a Bancyfelin hillside.

The little market town of **St. Clears** is only 3½ miles south-westerly, and dates back to the 12<sup>th</sup> Century, when it grew up around a Norman castle (the grassy mound still remains). The town strides the A40 road near its junction with A477, and is situated where the River Cynin joins the larger River Taf at the head of its estuary. There are attractive little shops including two butchers, delicatessen, post office, banks, doctors' surgery, pubs, restaurants, craft centres, a leisure centre with swimming pool and sports facilities, and a wharf. An agricultural show is held annually. The ancient church contains a lovely Norman arch with beautiful stained glass window. Grove Land Adventure Park is near the town.

**Carmarthen** is about 7½ miles east of the property. This ancient county town and commercial centre combines an old world charm of quaint narrow streets and traditional shops with bustling markets and modern shopping amenities including high street stores such as Marks & Spencer, Debenhams, Next, Monsoon, Currys, Tesco, Argos, etc., as well as doctors' and dental surgeries, multi-screen cinema, art galleries, library, heritage centre, pubs, hotels and restaurants. The town is served by good rail links, and main roads radiate out to all regions, including the A40, A48, A484 and A485.

Carmarthen stands on the meandering Towy river just before it begins its 12 mile estuary down to the bay – recognised as a fine strategic site by the Romans, who built a fort here around AD77 and founded the town of Moridunum (situated in the eastern part of Carmarthen). Signs of the Roman occupation still survive and the remains of an amphitheatre are an attraction. A Celtic Welsh community lived here after the Romans left and the town was known as Caerfyrddin. Welsh is still widely spoken in and around Carmarthen. In the reign of Henry I, the Normans built a castle here, circa 1094, and a tower still remains overlooking the town and river. In the 16<sup>th</sup> and 17<sup>th</sup> Centuries Carmarthen was dependent mainly on the wool trade and agriculture. The town expanded in the 18<sup>th</sup> Century when the iron and coal industries became important, and the imposing Guildhall designed by John Nash dates back to those times. The grand County Hall is an early 20<sup>th</sup> Century building with the air of a French chateau, designed by Percy Thomas. In the summertime, the ancient art of coracle fishing can still be observed on the waterfront. According to legend, King Arthur's famous wizard Merlin (Myrddin) was born in a cave just outside the town, and the name of nearby Brynn Myrddin (Forest of Merlin) reflects the story. The County Museum is on the outskirts of the town at Abergwili, housed in the medieval Bishop's Palace of St. David, containing a wealth of historical information on the region.

**Laugharne** (where Dylan Thomas is buried) is a delightful, historic town 7½ miles to the south of the property on the Taf estuary, with its own beach and romantic medieval castle remains overlooking the water, a selection of shops and a variety of good restaurants and hostels. Impressive castle ruins can also be seen at **Lansteffan**, 9 miles south on the Towy estuary, and at **Kidwelly**, 16 miles south-east at the mouth of the Gwendraeth river. **Whitland** is 8¾ miles west bordering Pembrokeshire, and **Narberth**, "Gateway to Pembrokeshire Coast National Park", is 15¼ miles west, with a sports centre and swimming pool. The traditional old market town of **Newcastle Emlyn** is 16¼ miles to the north on the Teifi river, with antique, craft and book shops, covered market, theatre, leisure centre, and Welsh stone castle remains. The excellent shopping centre of **Llanelli** is 22½ miles south-east, and the busy town of **Cardigan** 22¼ miles northwards on the Teifi estuary. **Haverfordwest**, the administrative town of Pembrokeshire, is 24½ miles westwards with good shopping and leisure amenities, whilst **Pembroke** is 26½ miles south-west, famed for its imposing, almost complete, 13<sup>th</sup> Century Norman castle with Great Keep and caverns below. **Milford Haven** is 32¼ miles south-west on the great waterway, with marina, shopping centre, theatre, leisure centre and visitor attractions. The major Welsh cities of **Swansea**, 34 miles, and **Cardiff**, 71 miles south-easterly, have excellent shopping facilities, marinas, parks, castles, theatres, cinemas, leisure centres, bus & rail links, etc., and there is an international airport at Cardiff. Swansea provides a **ferry** service to Cork in Ireland, whilst ferry links to Rosslare can be accessed at Pembroke Dock, 27½ miles south-west, and at Fishguard Harbour, 31 miles north-west.

This location is an ideal base for visiting places of interest and to enjoy outdoor activities such as walking, horse riding, bird watching, fishing and sailing. **Golf** is available at Carmarthen Golf Course, 8 miles to the north-east, and at Ashburnham Golf Club, 19 miles south-east near Pembrey. Just outside Narberth is Herons Brook Leisure Park, whilst **Oakwood Leisure Park**, one of the UK's top theme parks, is 17¾ miles west of the property with the CC2000 Crystal Maze and Bowling Alley nearby.

There are beautiful unspoilt beaches within easy driving distance. **Pendine** is 10¼ miles to the south with miles of sandy beach and wonderful views over the bay (where Sir Malcolm Campbell set world land speed records in the 1920s). **Pembrey Country Park** is about 19½ miles south-easterly, with parkland and forestry offering walks, nature trails and picnic areas along with pony trekking, cycling, a dry ski slope, and a saltmarsh nature reserve. Pembrey Circuit is nearby, a centre for motor sports, autocross, go-karting and 4x4. Pembrey adjoins the peaceful, sand-duned, 7 mile expanse of **Cefn Sidan Beach**. **Pembrokeshire's National Park** contains beautiful countryside, delightful villages and a dramatic coastline. Amroth is 13½ miles south-west, where the famous Coastal Trail begins, running up to St. Dogmells, covering a distance of about 186 miles along the west Wales shoreline. The lovely resorts of Saundersfoot and **Tenby** are 17¼ and 20 miles respectively to the south-west. The Rhos is 21½ miles west at the top of the **Daugleddau Estuary**, and Newport is 24 miles north-west with its little harbour and two beaches, in a lovely situation at the foothills of the Preseli Hills. The delightful beaches of **Penbryn** and **New Quay** are 25 and 31 miles respectively northwards on the Cardigan Bay coast, famous for porpoises, grey seals, bottlenose dolphins, abundant bird life, golden beaches, and cliff top walks.

The stunning **Gower Peninsula** and the lovely resort of the **Mumbles** are some 35 miles to the south-east.

The **National Botanic Garden of Wales** is 15½ miles east, and the restored gardens of Aberglasney are 19 miles east. The ancient **Preseli Mountains** of Pembrokeshire lie some 17 miles to the north-west of the property, where Neolithic man lived and worshipped, and which are famous for being the source of the Bluestones of Stonehenge, and for magical legends of Merlin and King Arthur.

In the lovely Teifi Valley, the **Cenarth Falls** are 17 miles northwards with the **National Coracle Centre** nearby, and the 13<sup>th</sup> Century **Cilgerran Castle** is 19 miles north-west, set in woodland on the edge of a steep gorge, with the **Teifi Marshes Nature Reserve** nearby. **Brechfa Forest** is about 20 miles or so to the north-east, where a stage of the Rally of Great Britain takes place as well as equestrian endurance events. **Brecon Beacons National Park** is about 25 miles to the east, with spectacular scenery including high mountain peaks, gorges, waterfalls, lakes, open hills and moorland, wooded valleys and clear meandering rivers. Some 25 miles to the south-east, near Llanelli, is the Wildfowl & Wetlands Centre, a nature conservation reserve at the edge of the Burry inlet, where the little egret, ducks, geese, swans and flamingos can be seen. The **Millennium Coastal Park** is also at Llanelli's shoreline, providing beaches, dunes, salt marshes, fens, woodland and leisure facilities.

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**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**

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