

Ref: Olly55

Llystroiddyn House, Pumpsaint, Carmarthenshire

**Impressive Country Property of Circa 7 Acres in Beautiful Surroundings. Capacious 10 Bedroomed Edwardian Residence including an Annexe Wing. Brick Outbuilding, Extensive Gardens & Grounds, Bluebell Wood, Paddock. 3 miles of fishing rights nearby (Twrch & Cothi). Commercial Use Potential.**

Pumpsaint ½ mile, Lampeter 7 miles, Llandeilo 13½ miles, Coast 20 miles, Carmarthen 23½ miles.



This large, handsome residence with its pleasing Edwardian proportions, distinctive beamed gables, sash windows, bays and balcony, was originally a hunting lodge and dates back to 1905. The property has been substantially refurbished (whole loft fully insulated June 2009) but retains its fine, period elegance and character, and affords versatile, stylish living accommodation including a side wing – the ideal home for a large or extended family, or sizeable enough to suit a country guest house enterprise perhaps, or the wing could be configured as a holiday let – all subject to any necessary planning permission. The lovely grounds and views, nearby walking and fishing, picturesque location and easy accessibility all add to the property's appeal.

**Main House** – 9 Bedrooms, Family Bathroom, Shower Room, Entrance Hall, Inner Hall, Sitting Room, Drawing Room, Dining Room, Day Room, Cloakroom, Study, Lounge, Kitchen and Breakfast Room.

**Annexe Wing** – Separate external door, Entrance Hall, Lounge, Bedroom, and Shower Room.

**Detached Brick Outbuilding** – with store rooms, workshop and adjoining lean-to.

**Planning Permission** – for a double garage.

**Circa 7 Acres in all** – including extensive gardens & grounds, bluebell woodland, and pasture paddock.

**Long driveway** – off the A482 road, providing easy access across the region and to the coast.

**Fishing Rights** – 3 miles of fishing nearby – on the Twrch and Cothi trout rivers.

Pumpsaint village is about half a mile away with a Red Kite centre and agricultural merchant, and Caio and Ffarmers villages are 2 miles or so distant with primary schools and pubs, and there is a garage with general store at Crugybar, 2¼ miles. The University and market town of Lampeter is 7 miles away with full amenities and a comprehensive school. The region is unspoilt, rural and very scenic, set at the southern reaches of the Cambrian hills.

**Offers in the Region of: £545,000 – All Reasonable Offers Considered**





The Main Entrance at the rear



An aerial view of the property in August 1967 – supplied by the Vendors



### **THE MAIN HOUSE ACCOMMODATION COMPRISES:**

Well presented throughout – light rooms with high ceilings – with oil-fired central heating

- REAR ENTRANCE PORCH:** Pillared porch with half-glazed door leading into the Entrance Hall.
- ENTRANCE HALL:** 13'6" x 7'8". Ornate tiled floor, staircase with balustrade to the first floor, understairs storage cupboard. Door to the Sitting Room, door to Day Room, and door leading through to the Inner Hall.
- SITTING ROOM:** 14'6" x 13'4". Open brick fireplace with timber mantel and surround and tiled hearth. Two windows to the rear aspect, feature leaded glass window looking into the Dining Room, door to the Dining Room, and door to the Drawing Room.
- DRAWING ROOM:** 28' x 18'6" (excluding bays). Open limestone fireplace with limestone hearth, exposed floorboards, feature corniced ceiling, and two large bay windows to the front and side elevations.
- DINING ROOM:** 14'4" x 14' (excluding bay). Open fireplace with tiled surround and tiled hearth, parquet flooring, and large bay window to the front elevation.
- DAY ROOM:** 14' x 7'8". Tiled floor and double, part-glazed French doors leading out to the front terrace.
- INNER HALL:** A spacious hallway with tiled floor, range of built-in cupboards, door to the Cloakroom, door to the Study, frosted-glass window and half-glazed external door to the rear elevation. The Inner Hall opens out into a large Side Hall.

- CLOAKROOM:** 7'9" x 5'. Heritage Victorian-style wash hand basin on a cast iron base, an Excelsior old-fashioned W.C. and cistern, half-tiled walls, tiled floor, and frosted-glass window to the rear aspect.
- STUDY:** 14'9" x 12'6". Picture rail, window to the front aspect.
- SIDE HALL/  
SIDE ENTRANCE:** 18' x 9'. Tiled floor, second staircase to the first floor, door to the Lounge, door to the Kitchen and Breakfast Room, and half-glazed external door to the side elevation with window panels either side, leading out to external, pillared porch.
- LOUNGE:** 16' x 14'6" (excluding bay). Fireplace housing a multi-fuel cast iron stove on a slate hearth, with timber mantel and surround. Raised timber plinth for TV etc. Large bay window to the front aspect and further window to the side elevation.
- KITCHEN:** 14'10" x 12'6". Range of bespoke, painted-wood wall and base units, double Belfast sink with ceramic work surface and drainer, solid beech-wood work surfaces, built-in electric oven with five-ring ceramic hob over and concealed extractor in hood above, recess housing an oil-fired Rayburn range, tiled splashbacks, tiled floor, concealed refrigerator, concealed dishwasher, ceiling downlights, window to the side aspect, and wide opening leading into the Breakfast Room.
- BREAKFAST ROOM:** 15'6" x 11'10" (excluding recess). Recess with feature brickwork above housing a multi-fuel cast iron stove on a raised tiled hearth, tiled floor, ceiling downlights, window to the side aspect, window to the rear, and feature leaded glass internal window looking into the Annexe Wing.

*A selection of ground floor accommodation photographs follows:-*

The Main Entrance Hall



Sitting Room



Drawing Room



Another aspect of the Drawing Room



Dining Room





Day Room



Side Hall (from Inner Hall) with second staircase



The Lounge





Kitchen





Breakfast Room



The cast iron stove and hearth in the Breakfast Room



- First Floor –** The main staircase leads up from the Entrance Hall to a half landing with three windows to the rear aspect, then continues up to the main landing.
- MAIN LANDING:** With doors off to 4 Bedrooms and the Family Bathroom, and continuing through an opening to the Side Landing.
- BEDROOM 1:** 14'6" (excluding bay) x 13'10". Victorian-style fireplace with timber mantel and surround and tiled hearth, with the original feature display cabinets on either side. Exposed floorboards. Large bay window to the side aspect overlooking the gardens.
- BEDROOM 2:** 18'6" x 14'10" (excluding bay). Fireplace with timber mantel and surround and tiled hearth with tiling to the sides. Exposed floorboards. Large bay window to the front aspect overlooking the property's grounds and paddock with far reaching country views beyond.
- BEDROOM 3:** 16'4" x 14'6". Fireplace with timber mantel and surround and tiled hearth with tiling to the sides. Window to the front aspect with the same lovely views.
- BEDROOM 4:** 14'6" x 7'8". Double French doors leading out to the front balcony, enjoying delightful views. This room is presently used as a Sitting Room.
- FAMILY BATHROOM:** 15'4" x 8'4". Luxury bathroom with roll-top double-ended slipper bath on claw feet, French antique marble-topped vanity unit with inset wash hand basin and cupboard below, matching fitted mirror, bidet and W.C. Brass towel rail/radiator, ceiling downlights, exposed oak floorboards, door into airing cupboard housing the hot water cylinder, and two windows to the rear aspect.

Main Landing



Bedroom 1



Family Bathroom



Bedroom 2



- SIDE LANDING:** With built-in double linen cupboard, ceiling downlights, window to the rear aspect, and doors off to further Bedrooms and door to Shower Room. Second staircase leading down to the Side and Inner Halls.
- BEDROOM 5:** 16'3" x 11'. Double French doors to the front balcony.
- BEDROOM 6:** 14'6" x 14'4". Large window to the front aspect and window to the side.
- BEDROOM 7:** 12' max. x 10'8". Window to the side aspect. This room is presently used as a TV Room.
- BEDROOM 8:** 15' x 11'6". Built-in double wardrobe and double doors into a small passageway accessing Bedroom 9. Window to the side aspect.
- BEDROOM 9:** 15' x 10'3". Victorian-style fireplace with timber mantel and surround and quarry tiled hearth, built-in cupboard, and window to the rear aspect.
- This room has interconnecting doors with Bedroom 8 and with the Annexe Wing Bedroom (10).**
- SHOWER ROOM:** 7' x 5'6". Large walk-in shower with drencher head and tiled surrounds, pedestal wash hand basin, and close coupled W.C. Ceiling downlights, and window to the rear aspect.

Bedroom 5



Bedroom 6



Another aspect of Bedroom 6



### THE ANNEXE WING:

The Wing is on two floors and has its own external entrance door as well as a first floor interconnecting door into the main house – affording flexible use either as part of the main accommodation or as a separate annexe – ideal for family or guests, and also offering scope to provide Bed & Breakfast or Holiday Letting income, subject to any necessary planning permission. (With the addition of a kitchenette in the lounge, the wing could be made into a self-contained unit if required.)

**ENTRANCE HALL:** 16'6" x 7'6" (including stairwell). A half-glazed door at the rear leads into the Entrance Hall, with window to the front, staircase to the first floor, understairs storage cupboard, tiled floor, and door into the Lounge.

**LOUNGE:** 16'8" x 10'6" max. (of irregular shape). Fireplace with brick surround and brick hearth, tiled floor. Triple aspect, with one window to the front, two to the side and one to the rear elevation.

This room is currently being used as a Utility Room for the main house.

**First Floor LANDING:** Staircase leads via a half landing with window to the rear aspect, up to the main landing, with door to the Bedroom and door to the Shower Room, and step up and interconnecting door leading into Bedroom 9 in the main part of the house.

**BEDROOM (10) – ARTIST'S STUDIO:** 17' x 15'. Vaulted ceiling with exposed A-frames and timbers, exposed floorboards. Dual aspect with two windows to the side and one to the front. Currently used as an Art Room.

**SHOWER ROOM:** 7'6" x 5'10". Large fully tiled shower cubicle, pedestal wash hand basin with tiled splashback, and close coupled W.C. Chromium towel rail, ceiling downlights, and window to the front aspect.

The Annexe Wing's Bedroom/Studio



### EXTERNALLY:

#### OUTSIDE W.C.:

Adjoining the rear of the residence.

#### THE APPROACH:

The property is approached off the A482 (Llanwrda-Lampeter-Aberaeron road) on the outskirts of Pumpsaint village, and has a long, sweeping driveway leading up to a large parking/turning area at the side and rear of the residence.

The residence lays well back from the road, with its pasture paddock being to the fore.

#### OUTBUILDING:

Detached brick-built outbuilding with a slate roof, incorporating three rooms (as below), with a block-built lean-to at the rear.

##### Room 1:

11'2" x 10'8". Housing the Grant oil-fired central heating boiler. Pedestrian door and window to the side.

##### Room 2:

14' x 10'8". Used as a Workshop. Original fireplace still in situ, with grate and bread oven. Access to loft space. Pedestrian door and two windows to the front. Opening leading through to Room 3.

##### Room 3:

9'4" x 10'8". Used as a Store Room. Further access to the loft space. Pedestrian door and window to the front.

##### Rear Lean-to:

45' x 14'. Used as an Implement Store.

The Brick Outbuilding



**PLANNING CONSENT  
FOR GARAGE:**

Full Planning Permission has been granted for a domestic double garage at the property.

**THE GARDENS, GROUNDS AND LAND:**

The property amounts to approximately 7 Acres in all, including extensive gardens, grounds and woodland, and a pasture paddock.

The grounds have a natural charm and provide a lovely setting for the residence as well as a haven for wild birds, with lawns, beds and borders, naturalised bulbs, and an array of beautiful specimen trees and shrubs of varying height, hue and shape, including vibrant rhododendrons, together with delightfully secluded seating areas, a pond, and a large expanse of dappled bluebell woodland – all offering year round enjoyment and interest, with pathways provided for leisurely strolls and nature-watching. The property is in a slightly elevated position, affording scenic countryside views.

The pasture paddock lies to the front of the residence and also has a separate gated access from the road. The paddock is gently sloping to level in nature and amounts to about 1½ acres.

Looking down the entrance drive from the house







The carefree bluebell wood ...



... and the manicured side lawn





The pasture paddock in front of the house



Looking to the house from the paddock



Another, more recent, aerial view supplied by the Vendor – circa 2002



**SERVICES:**

We understand that the property is connected to mains electricity, has a private water supply, and private septic tank drainage system. The residence has oil-fired central heating. 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.



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**VIEWING:**

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IMPOSING: Llystroiddyn at Pumsaint

# Echoes of a Boer War enigma

A PROPERTY once owned by a controversial military commander is on the market in West Wales.

Llystroiddyn, an imposing house on a rise on the outskirts of Pumsaint, near Lampeter, is set in about seven acres and comes with fishing rights on two rivers.

It is said to have started life as a grand hunting lodge in the early years of the 20th Century but seems quite quickly to have become a substantial residence in its own right.

One account has the red-brick, mock-Tudor lodge being built by Lord Methuen, who, as Lieutenant General Paul Methuen, commanded one of the three columns sent to lift the siege of Kimberley late in 1899 during the Boer War.

His column was defeated by the

JOHN WILLIAMS

Boers at the Battle of Magersfontein, Kimberley eventually being relieved by one of the other columns. Historians have argued ever since over whether he was simply incompetent or a victim of circumstance.

But the humiliation seems not to have affected the baron's fortunes. After the war he became commander-in-chief in South Africa, was made a field marshal in 1911 and governor of Malta in 1915. Back in Britain, his stately home was Corsham Court in Wiltshire, where he died in 1932.

By World War I, Llystroiddyn was being lived in by a branch of the Methuen family, the house being listed in war records as the

## LLYSTROIDDYN AT A GLANCE

- Llystroiddyn has 10 bedrooms, two with balconies and scenic views.
- There are seven reception rooms, including a 28ft by 20ft sitting room.
- Outbuildings include a summer-

house and former servants' quarters.

home of Captain O'Bryen Harford Methuen, of the Royal Warwickshire Regiment. He was killed in the first Battle of Ypres in October 1914. The Harford in his name signified his marriage into the Harford family, who as wealthy landowners in West Wales, built Falcondale mansion (now a hotel) at Lampeter.

Today Llystroiddyn is a fine residence with 10 bedrooms, seven reception rooms, three bathrooms and stained-glass windows in the main hall. According to the

agent it could easily be divided into two or three self-contained units. There are two kitchens, one with an oil-fired Rayburn range and oak base and wall cupboards.

The reception rooms include a 28ft by 20ft sitting room with two bay windows, an imposing fireplace and oak strip flooring. There are two other sitting rooms, a living room, lounge and two studies.

Two of the bedrooms, one 14ft by 7ft, the other 16ft by 12ft, have French windows and balconies with scenic views to the front.

Among the outbuildings are a summer house and what were the servants' quarters, a 42ft by 12ft brick building with a lean-to garage at the back.

A tree-lined drive leads to the property. Otherwise, the seven or so acres are a mix of formal gardens, lawns, paddocks and an area of woodland to the rear of the house. Anglers will have three miles of trout and sewin fishing rights on the rivers Twrch and Cothi to pick and choose from.

For the past 49 years the house has been owned by Kenneth and Euridice Hopkins, who say they will miss the tranquility.

"We brought up three daughters here," said Mr Hopkins. "It's been a lovely family home. It's a great place to bring up children."

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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.

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