

Ref: 0uch28

Ucheldir, Saron, Llandysul, Carmarthenshire, SA44 5HB

**Excellent Equestrian Property in Quiet, Scenic Location with Beautiful Open Views
Impressive Very Spacious 4 Bed (3 En Suite) Residence, Double Garage, Workshop,
Stabling for 7 including Professional 'Grand National' Range, Circa 9 Acres (t.b.c.)**

Llandysul 4½ miles, Newcastle Emlyn 6½ miles, Carmarthen 13½ miles, Coast 14 miles.



This delightful smallholding is very well laid out and smart in appearance, with mainly level pastured and beautiful open aspects across rolling countryside. Although set up for equestrian use, the property would of course suit a variety of other uses. The remarkably spacious detached bungalow was built about 29 years ago, has a tiled roof, double glazed windows including leaded-light windows, oil-fired central heating, and well presented accommodation with particularly large, light and airy rooms – comprising in brief:-

Reception Hall, Cloakroom, Kitchen with Aga, Utility Room, Dining Room, Lounge, Study, Reception/Craft Room, Inner Hall, 4 Double Bedrooms (1 En Suite Shower Room and 2 En Suite Cloakrooms), Family Bathroom.

There is a Double Garage, Workshop and W.C., together with delightful, easy to maintain gardens and grounds.

The Superb Quality Equestrian Facilities comprise:-

Equestrian Yard with Professional 'Grand National Stable Range' providing 5 Stables, Large Tack/Feed Room, Rug Room, Hay Store, Tractor Bay. Further Detached Stable Block providing 2 Large Stables. Mainly level pasture paddocks divided into various enclosures. In all circa 9 Acres (to be confirmed).

Occupying a lovely rural yet convenient location with access to the A484 (Carmarthen-Cardigan) road only half a mile or so away. Saron is about 1½ miles distant, with a village primary school, petrol filling station with general store, and pub, and its own 9-hole parkland golf course. The delightful old market towns of Llandysul and Newcastle Emlyn are 4½ miles and 6½ miles distant respectively, providing essential everyday amenities, including primary and secondary schools. The county town and administrative centre of Carmarthen is 13½ miles away with excellent shopping, general hospital, railway station, and access to the A48/M4-link road. The Cardigan Bay coast is about 14 miles distant.

Offers in the Region of: £565,000



THE ACCOMMODATION COMPRISES:

- FRONT PORCH:** Fully glazed door with glazed side panels opens into the recessed front porch with tiled floor and front door with glazed side panels leading into the spacious Reception Hall.
- RECEPTION HALL:** 18' x 10'4". Ceramic tiled floor, doors off to the Lounge, Study, and Dining Room, door off to a lobby area with storage space and door into the Cloakroom, and glass-panelled door into the Inner Hallway.
- CLOAKROOM:** 7'3" x 5'9". Full-width high-gloss white double vanity unit with twin inset wash hand basins with swan-neck mixer taps and shower tap, close coupled W.C., ceramic tiled floor, tiled walls, extractor fan, obscure-glass window to the rear.
- LOUNGE:** 21'9" x 17'4". Stone-faced fireplace and chimney breast with built-in Stovax multi-fuel fire and mantel and display shelves either side with granite surfaces, including T.V. shelf. Large leaded-light window to the front aspect looking out across the garden to countryside beyond. Door through to the Reception/Craft Room.
- RECEPTION/
CRAFT ROOM:** 14'9" x 13'4". Stone-faced fireplace with built-in Parkray multi-fuel fire with granite-surfaced mantel and display shelf. Leaded-light window to the front aspect. Door through to the Kitchen.
- DINING ROOM:** 16'2" x 9'3". Ceramic tiled floor, built-in airing cupboard, patio doors to the rear courtyard garden with wonderful panoramic country views, archway through to the Kitchen.
- KITCHEN:** 16'1" x 13'2". Range of medium-oak wall and base units with granite work surfaces, built-in eye-level double oven, four-ring Hotpoint ceramic hob with Bosch extractor hood above, tiled splashbacks, space for built-in freezer, larder cupboards, 1½ bowl stainless steel double drainer sink unit with mixer tap, further water tap, ceramic tiled floor, large recess housing the oil-fired Aga range which serves the central heating and hot water system, ceiling downlights, window to the rear aspect. Door through to the Side Entrance.
- SIDE ENTRANCE:** Ceramic tiled floor and fully glazed external door to the side, and door off to the Utility Room.
- UTILITY ROOM:** 11'2" x 8'. Range of base and wall units with marble-effect work surface, tiled splashbacks, space for fridge/freezer, larder cupboard, half tiled walls, ceramic tiled floor, obscure-glass window to the side aspect and fully glazed external door to the rear.
- STUDY:** 11' x 8'1". Window to the rear aspect.

Reception Hall



Cloakroom



Lounge



Another aspect of the Lounge



Dining Room



Kitchen



The Aga in the Kitchen



- INNER HALLWAY:** 13'9" x 10'. Accessed from the Reception Hall, with range of floor-to-ceiling built-in cupboards, access to the loft, doors off to the 4 Bedrooms and Family Bathroom.
- BEDROOM 1:** 15'8" increasing to 22'2" max. x 10'. Window to the rear aspect. Door to En Suite Cloakroom.
- EN SUITE CLOAKROOM:** 6' x 4'7". High-gloss white vanity unit with inset wash hand basin, fitted mirror with pelmet and downlights, close coupled W.C., tiled walls and tiled floor.
- BEDROOM 2:** 12'2" increasing to 22'3" max. x 11'. Built-in wardrobes and dressing table, window to the rear aspect. Door to En Suite Cloakroom.
- EN SUITE CLOAKROOM:** 7'1" x 3'8". High-gloss white vanity unit with inset wash hand basin, close coupled W.C., tiled floor, half tiled walls, extractor fan.
- BEDROOM 3:** 11'3" increasing to 15' x 13'. Fitted double wardrobe and dressing table, leaded-light window to the front aspect. Door into En Suite Shower Room.
- EN SUITE SHOWER ROOM:** 7'6" x 3'3". Fully tiled shower enclosure with fitted seat, high-gloss white vanity unit with inset wash hand basin, fitted mirror and pelmet with downlights, shaver point, and medicine cabinet, W.C., half tiled walls, tiled floor, extractor fan.
- BEDROOM 4:** 15' x 11'10". Leaded-light window to the front aspect, with delightful country views.
- FAMILY BATHROOM:** 16' x 7'1". White suite comprising double-ended bath, high-gloss white vanity unit with inset wash hand basin, W.C., large shower enclosure, tiled floor, tiled walls, extractor fan, obscure-glass window to the side aspect.

Bedroom 1



En Suite to Bedroom 1



Bedroom 2



Bedroom 3



En Suite Shower Room to Bedroom 3



Bedroom 4



Family Bathroom



EXTERNALLY:

- THE APPROACH:** The property is approached from a very quiet, single track lane, and has an electric-gated, pillared entrance opening into a large gravelled parking and turning area with easy access to the garage. A separate five-bar gated entrance leads into the Stable Yard. Access to the A484 road is about half a mile away.
- DOUBLE GARAGE:** 18'2" x 18'. Electric roller door, concrete floor, power and lighting connected, window at the rear, access to loft space, door through to adjoining Workshop, further external pedestrian door to the other side.
- WORKSHOP:** 11'10" x 10'5". Window at the rear, power and lighting.
- GARDEN STORE ROOM with ADJOINING W.C.:** 5'10" x 5'. A useful room with adjoining outside W.C.
- GREENHOUSE:** 11'10" x 12'8". In the grounds at the rear of the residence is a Greenhouse with purpose-built raised beds.

EQUESTRIAN FACILITIES:

Purpose-built equestrian facilities with a U-shaped Stable Yard accessed via its own entrance off the approach lane, with a large gravelled hardstanding area to the front and a concrete apron. The Stable Block was commissioned by the current owners about four years ago, being the 'Grand National' top of the range stable block from National Stables. The majority of the stables have rubber matting and anti-cast panels.

- ENTRANCE CORRIDOR:** Stable door from the concrete apron leads into a corridor which accesses the Feed/Tack Room and the Stables.
- LARGE FEED/TACK ROOM:** 17'7" x 11'2". Power and lighting, stainless steel sink unit with facilities for hot and cold water and cupboard below, opening through to the Rug Room.
- RUG ROOM:** 11'1" x 6'8". Door out to the rear.
- STABLE 1:** 11'1" x 11'.
- STABLE 2:** 11' x 14'1".
- STABLE 3:** 11'1" x 14'1".
- LARGE HAY STORE & IMPLEMENT BARN:** 28'8" x 11'8". Double vehicular doors to the side and wide stable door leading onto the front apron.
- Adjoining the Stable Yard are two further stables which double up as shelters having access onto a yard which leads out directly to the fields – as follows:-
- STABLE 4:** 14' x 10'1". Stable door leading out to a concrete apron, then accessing an enclosed yard with gated access to the paddocks.
- STABLE 5:** 14' x 10'2". Stable door leading out to a concrete apron, then accessing an enclosed yard with gated access to the paddocks.
- TRACTOR SHED:** Adjoining one side of the above two stables.
- WASHING AREA:** Washing facilities with an equine shower unit, located at the front of the stable yard.
- Further Detached 2-Stable Block, as follows:-
- STABLE 6:** 12' x 12'.
- STABLE 7:** 12' x 12'.

GARDENS:

To the front of the property is a full-width paved terrace and a large neatly mown lawned garden with a variety of mature shrubs and trees, bounded by a wall.

There is a charming paved courtyard garden to the rear with raised flower beds and pergola leading through to a lawn edged by a border and wall, beyond which is a vegetable and soft fruit growing area near the Greenhouse.

The wide, open panoramic views are a delightful feature, taking in the property's own land and sweeping far across beautiful rolling countryside in almost every direction.

LAND:

We are informed that the property amounts to approximately 9 Acres in all (to be confirmed).

The land is predominantly level to very gently sloping in character, being divided into 5 horse paddocks, 2 pony paddocks (for restricted grazing), and a further 4 acre field ideal for hay/haylage.

LOCALITY:

Saron is about 1½ miles north-westerly, set mainly along the A484 road (Carmarthen-Newcastle Emlyn-Cardigan) in the north-eastern part of Carmarthenshire south of the Teifi River Valley, with farm and pastureland all around. Saron has a primary school, a general store at a petrol filling station, a village pub, and a country inn at nearby Rhos. Saron Golf Course is about 2 miles north-west of the property, a pay-and-play 9-hole parkland course with 18 tees set in about 50 acres.

Llandysul is 4½ miles north-easterly on the northern side of the River Teifi, a busy little market town with a selection of shops, post office, banks, doctor's and dentist's services, primary and secondary schools, cafes, pubs, swimming pool, an ancient church, village hall, playing field and riverside park, together with an angling association (the river is well known for its trout, sea trout and salmon), and a canoe centre with a white-water slalom course at Pont Tyweli (on the south side of the river). The river in this area is diverse and lovely, offering rippling shallows and deep pools, foaming white water and calm woodland stretches. The region around Llandysul is "woollen mill country". In bygone days, before electricity, the rushing waters of the Teifi and its tributaries powered the waterwheels that served the many woollen and flour mills hereabouts.

Newcastle Emlyn is 6½ miles north-westerly from the property, also on the banks of the River Teifi, officially in Carmarthenshire, but joined to Adpar in Ceredigion by a bridge across the river. This quaint old market town has a good variety of individual shops including antique, craft and book shops, as well as supermarkets, chemists, banks, post office, town hall, library, schools, theatre and art gallery, leisure centre and swimming pool, tennis courts and bowling green, football and rugby facilities, doctor's, dentist's and optician's services, restaurants and cafes, hotels and plenty of pubs. Thursday is market day. The town grew up around a crossing point over the Teifi, which was favoured as a good defensive site because of the loop in the river here. The ruins of an ancient castle stand in a picturesque grassland setting overlooking the river on three sides. The castle was probably founded around 1240, and is the only native Welsh castle built of stone in this region. Pleasant walks can be enjoyed by the river and around the castle grounds.

Carmarthen is 13½ miles southerly, offering excellent shopping facilities with well known high street stores, bustling markets, multi-screen cinema, railway station with good links to Swansea and Cardiff, and access to the A48/M4-link road.

The Cardigan Bay coast is only 14 miles or so away – is famous for grey seals, bottlenose and common dolphins, porpoises, abundant bird life, exhilarating walks, clean sandy beaches and delightful coves and harbours.





Arboured gateway between the driveway of the house and garage and the stable yard



Entrance into the Stable Yard



Looking back towards the entrance gates from the Stable Yard



The Main Stable Block



Inside the Main Stable Building







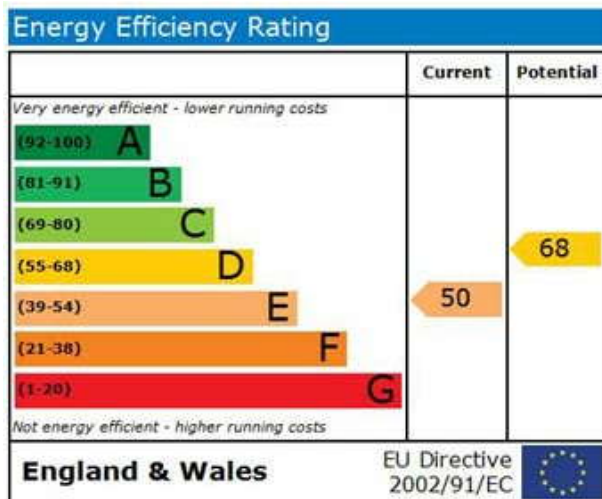
Stables 4 and 5 and Tractor Bay



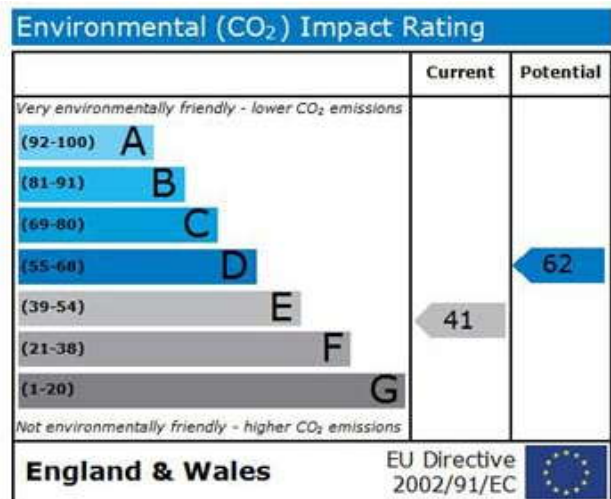
The property's land offers superb open views



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.

SERVICES:

We understand that the property is connected to mains electricity and mains metered water. Drainage is provided via a private system. The oil-fired Aga in the Kitchen serves the central heating and hot water system and the residence also has supplementary Economy 7 electric heating and immersion heater. There is a security alarm system in place. 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 "F" (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
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.

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