

Ref: 0yny18 Ynyswen House, Pontynyswen, Nantgaredig, Carmarthenshire, SA32 7PG

**Steeped in History with a Plethora of Character and Original Features,
a Period Grade II Listed Spacious Country House with 15th Century Origins, 7 Bedrooms and
S/C 1 Bed Annexe, set in circa 5½ Acres with barns, stabling, gardens, grounds and paddock.
At the top of a steep hill, Ynyswen overlooks the valley of the Cothi.**

Nantgaredig 3¼ miles, Carmarthen 8½ miles, Llandeilo 11 miles, Llansteffan (coast) 17½ miles



This fine Welsh country residence has been Grade II Listed as “a substantial early 18th Century house retaining early character and detail”, although its origins are believed to date from the 15th Century. In the agent’s opinion the property has been carefully and thoughtfully maintained to retain its special appeal and preserve its many original features, blending history with comfortable modern family living. The accommodation is spacious and versatile with oil-fired central heating and the benefit of a self-contained lower ground floor annexe.

Accommodation – Ground Floor: Reception Hall, Kitchen/Breakfast Room, Utility Room, Dining Room, Sitting Room, Lounge/Library, Shower Room. First Floor: 5 Bedrooms, Study, Bathroom. Second Floor: Master Bedroom Suite with Bathroom and Dressing Room/Nursery, further Bedroom/Games Room.

Self-Contained 1 Bed Annexe on the Lower Ground Floor – Kitchen/Living Room, Utility/Store Room, Bedroom and Bathroom. **Ideal for extended family use or perhaps holiday letting or B&B provision.**

Externally – Courtyard with Stone Barn used for Storage (previously 2 large stables and pony stable), further Barn with 1 large stable and 3 pony stables, currently providing a Workshop and Storage.

Circa 5½ Acres in all (to be confirmed) – with a pretty cottage garden, vegetable area, grassland area, and a pasture paddock.

Location – The property occupies a rural location neighbouring a farm, being set on a hill above the lovely Cothi Valley, and well situated for travel to village and town amenities, the coast and visitor attractions including the National Botanic Garden of Wales, Aberglasney House & Gardens, Dryslwyn Castle, Dinefwr Park & Castle, Brechfa Forest, and Brecon Beacons National Park. Nantgaredig has a primary school and doctor’s surgery 3¼ miles away and Carmarthen is only 8½ miles distant with excellent shopping amenities, multi-screen cinema, general hospital, schools, university college, main line railway station, and access to the A48/M4-link road.

Guide Price: £595,000

THE ACCOMMODATION:

Ground Floor –

- RECEPTION HALL:** 27' x 6'5". Double fronted covered entranceway with a slate roof and half stained-glass panelled front door leading into the Reception Hall, with exposed ceiling beams, traditional quarry tiled floor, doors off to the Sitting Room and the Kitchen/Breakfast Room, and opening through to the Inner Hallway.
- SITTING ROOM:** 17'5" x 13'8". Exposed ceiling beams and timbers, sash bay window to the front aspect, exposed stone fireplace with timber above housing a cast-iron multi-fuel stove on a slate hearth.
- KITCHEN/BREAKFAST ROOM:** 16'2" x 15'2". Exposed ceiling beams and timbers, sash bay window to the front aspect, flagstone floor, former fireplace housing a Hergom oil-fired cooking range with a stone hearth with bressumer beam over, range of bespoke wooden wall and base units with work surface, Belfast sink with teak solid wood drainers either side, tiled splashbacks, cooker control point, space for fridge/freezer, built-in corner cupboards, door to the side Porch and Utility Room, further range of built-in floor-to-ceiling storage cupboards and further door to the Inner Hallway.
- SIDE PORCH:** 9'7" x 6'7". Half glazed stable door to the front and steps down to the Utility Area.
- UTILITY ROOM:** 6'7" x 5'8". Plumbing and space for washing machine, quarry tiled floor, window to the side aspect.
- INNER HALLWAY:** Opening from the Reception Hall, with exposed beams and timbers, traditional quarry tiled floor in the main, staircase to the first floor, steps down to the lower annexe, door off to Shower Room, door to the Lounge/Library, and door to the Dining Room.
- SHOWER ROOM:** 7'7" x 6'8". Fully tiled corner shower cubicle with Mira shower, pedestal wash hand basin, low level W.C., partially exposed A-frames and purlins, and obscure-glass window to the side.
- LOUNGE/LIBRARY:** 13'10" increasing to 17'8" x 17'8". Partially exposed A-frames and purlins, exposed stone wall, exposed floorboards, and window to the rear aspect.
- DINING ROOM:** 16'9" x 16'9". Fireplace with marble surround and a tiled hearth housing an Efel oil-fired stove (not currently connected), arched display recess, bay window to the side aspect with a pleasant outlook over the property's grounds.

First Floor –

- LANDING:** From the Inner Hallway the staircase leads up to a half landing with sash window to the side with window seat, then continues up to the main landing with an inner landing off, with exposed ceiling beams and timbers, built-in airing cupboard, doors off to the following Bedrooms and Bathroom, and stairs to the second floor Master Bedroom Suite and further Bedroom.
- BEDROOM 2:** 16'9" x 16'8". Feature fireplace (not working) with timber mantel and surround, slate hearth and beam above, exposed ceiling beams, window to the side aspect.
- BEDROOM 3:** 18'8" x 8'4". Exposed A-frames and beams, exposed floorboards, two Velux roof lights to the rear aspect, built-in eaves cupboards.
- BEDROOM 4:** 17'5" x 14'. Feature exposed stone fireplace with inset timber above, exposed ceiling beams and timbers, sash window with window seat to the front aspect overlooking the front garden.
- BEDROOM 5:** 13'9" x 11'3". Exposed ceiling beams and timbers, sash window with deep sill to the front aspect overlooking the front garden.

- BEDROOM 6/STUDY:** 10'10" x 5'10". Sash window to the front aspect.
- BATHROOM:** 9'10" x 5'6". White suite comprising free-standing roll top bath on claw feet, pedestal wash hand basin and low level W.C., half tiled walls, exposed ceiling beams and timbers, window to the side aspect.

Second Floor –

- LANDING:** Vaulted ceiling with exposed ceiling beams and exposed timber wall framework, Velux roof light to the side aspect, door into the Master Bedroom Suite, and restricted-height access through to Games Room/Further Bedroom.
- MASTER BEDROOM:** 20'9" x 12'1" increasing to 17'6". Full of character with vaulted ceiling and exposed A-frames, purlins and beams, exposed wall timbers, double glazed window to the front aspect, two Velux roof lights to the rear, cupboard housing the cold water tank and with storage space, door into En Suite Bathroom, door into Dressing Room/Nursery.
- EN SUITE BATHROOM:** 18'1" x 7'1". White suite comprising free-standing roll top bath on claw feet, pedestal wash hand basin, and low level W.C., part tiled walls, vaulted ceiling with exposed A-frames and purlins, exposed wall timbers, Velux roof lights to the front and rear aspects and window to the side.
- DRESSING ROOM/
NURSERY:** 17'2" x 8'10". Exposed A-frames and purlins, exposed wall timbers, Velux roof light to the front aspect.
- GAMES ROOM/
BEDROOM 8:** 16'7" x 13'. Exposed A-frames and timbers, exposed floorboards, Velux roof lights to front and rear aspects, built-in eaves storage cupboards.

LOWER GROUND FLOOR ANNEXE:

Accessed via its own front door from the rear-side courtyard and also from the Inner Hallway via steps with window to the side leading down to a door accessing the self-contained 1 bed roomed annexe – ideal for extended family use or would suit holiday letting or Bed & Breakfast provision perhaps.

- KITCHEN/LIVING ROOM:** 17'10" x 15'. External entrance door from the rear courtyard and double glazed window to the rear, Inglenook fireplace with former bread oven to one side, bressumer beam over and a stone hearth, exposed ceiling beams and wall timber panelling, exposed stone wall, flagstone floor, double-size deep ceramic sink with feature slate surface to one side with drainage channel (former dairy tray), cooker control point and space for a cooker, built-in larder/storage cupboard, built-in cupboard housing the oil-fired boiler (new boiler recently installed) serving the central heating and hot water system, door through to Inner Hallway with Utility/Pantry Area, and door off to the Double Bedroom.
- INNER HALLWAY/
UTILITY/PANTRY:** Fitted shelving incorporating slate cold shelves, plumbing and space for a washing machine and tumble dryer, space for a fridge/freezer, exposed ceiling timbers, exposed wall framework timbers, traditional tiled floor, double glazed window, opening accessing the steps up to the residence inner hallway. Door to the Double Bedroom and door to the Bathroom
- DOUBLE BEDROOM:** 16'7" x 16'5". Exposed ceiling beams, timbers and uprights, exposed floorboards, one exposed stone wall, other feature stonework and wall framework timbers, dual aspect with double glazed window to the side and double glazed window to the rear.
- BATHROOM:** 8'6" x 6'2". Panelled bath, wall-mounted wash hand basin and low level W.C., half tiled walls, exposed ceiling beams, exposed wall framework timbers, tiled floor, and double glazed window to the rear aspect.

APPROACH, OUTBUILDINGS, AND LAND:

THE APPROACH:

The property is approached off a country lane and has a gated driveway leading into a generous parking area to the side of the house, with a paved pathway leading to the front garden and front entrance of the residence. The pathway continues round to the outbuildings.

The property neighbours a working farm.

Pont-ynys-wen bridge is a quarter of a mile north-east of the property crossing the beautiful River Cothi.

The River Cothi is the largest tributary of the River Towy and the confluence of the two is beyond Nantgaredig about 3 miles to the south. Both rivers are renowned for salmon, brown trout and sea trout (sewin) and canoeing is also popular. This lovely rural region is within easy reach of town amenities (Carmarthen is 8½ miles distant) as well as places of interest to visit along the picturesque Towy Valley including the National Botanic Gardens, further country parks and gardens, and romantic castle ruins. The coast is within easy driving distance with Llansteffan, Ferryside, Kidwelly and Laugharne (with Dylan Thomas's boathouse) between 17 and 22 miles distant.

Nantgaredig is 3¼ miles south-westerly from the property off the A40 trunk road, a village community spread out along the B4310 and the A40, with a primary school and a doctor's surgery.

COURTYARD:

Paved courtyard at the front of the stone barn with a pathway leading back to the residence.

STONE BARN:

Attractive stone barn presently used for storage but previously housing two large stables and a pony stable, so could be used for animal use if required.

First Section:

16'2" x 15'6". With a small stable door to the front.

Second Section:

15'6" x 14'10". With a large stable door at the side.

Further Lean-to Store Room or Stable adjoining at the rear.

BARN with STABLES/WORKSHOP:

Across a concrete area opposite the stone barn, this building houses 3 Pony Boxes and a Larger Stable, all with stable doors at the front, measuring as follows:

10'8" x 4'7"

10'8" x 7'0"

10'8" x 7'2"

15'6" x 13'0". This larger stable is presently used as a Workshop.

FORMER HAY BARN:

20' x 10'. Attached to the rear of the above barn.

LOG STORE:

At the rear of the residence.

GARDENS, GROUNDS & LAND:

There is a charming garden at the front of the residence with a round Celtic-circle patio accessed across a small bridge over the attractive fish pond edged by rocks and marginal plants. There are beds and borders well stocked with a variety of cottage garden plants, shrubs and trees, and a pergola with climbing roses. Near the parking area and drive is a former vegetable garden, with access into a small paddock.

The property also has the benefit of a pasture paddock, situated to the rear of the residence, being gently sloping in nature, bound by natural hedging, native trees and some post and rail and stock fencing. The paddock also has separate gated access from the country lane.

We are informed that the whole amounts to c.5½ Acres (to be confirmed).

Historical snippets provided by the vendors ...

**Description and History of Ynyswen House taken from
"Carmarthenshire Homes and their Families" written by Francis Jones,
published by Carmarthenshire Antiquarian Society, 1987**

YNYSWEN, Llanegwad

Now an interesting farmstead on a slope near Pont-yr-ynys-wen, two and a quarter miles north-east of Pontargothi. Home of the land-owning family of Lloyd who traced to the Cardiganshire chieftain Gwyddno Garanhir, 'Lord of Cantre'r Gwealod'. His descendant, Llywelyn Ddu, lived at Ynys-wen, 'Neuadd Wen Llywelyn Ddu ... Ac unadail gwyn ydyw', so described by L G Cothi in his poem to Llywelyn's grandson, Gwilym ap Sion, Esquire to the Body of Henry VII. The poet, who addressed him as 'William Sion', tells us that his host was also a poet, and they spent time reading together Welsh history and examining pedigrees; praises his hospitality and that of his parents; compliments him on his wealth, and the prospect he has of placing his children in offices of authority in Carmarthenshire.

His great grandson Sion ap Gwallter died at Ynyswen in 1545, and was followed by his son David Lloyd who married Margaret a natural daughter of John Vaughan of Golden grove. David, a J.P. was High Sheriff in 1612. He signed his pedigree for Dwwn in 1596 as 'Dio Lloyd John'. By Margaret he had ten sons and a daughter, none of whom left male issue. The third son, Gruffydd Lloyd, inherited Ynyswen, probably as his two elder brothers had died, and was High Sheriff in 1621. He sold Abercothi and other parts of the estate to George Jones, who died in the year of his shrievalty 1633. Gruffydd Lloyd bequeathed £40 to the poor of Llanegwad chargeable on Cerrig Bychan Farm. After this Ynyswen ceased to be used primarily as a residence and was rented to farmers. From the Jones family the Abercothi and Ynyswen estates passed by marriage to the Williams family, and in 1709 passed by purchase to the Lewis family, and Erasmus Lewis (d.1753) bequeathed the estate to the family of Morgan. In 1777 a survey made of the Abercothi estate for the owner George Morgan, included the Ynyswen estate which consisted of Ynyswen demesne (208 acres) and numerous other farms. A sale catalogue of the period 1848-50 offered the Ynyswen estate, 'comprehending the very old family residence of Yniswen (266 acres)'. About 1865-70 Ynyswen was sold to the Bath family of Alltyferin, and in 1923 the Bath estate was offered for sale, and Ynyswen was described as 'an old-fashioned Mansion house of ancient days, and is a property which forms an attractive holding (214 acres) being so complete and varied, consisting of a stone-built house, Carnarvon-slated, 2 parlours, kitchen, back-kitchen, 4 bedrooms, and farm buildings'. [Inscription on house: *'Built at the Charge of Thomas Lewis 1718'*]

The vendors also mentioned that Carmarthenshire supported Henry VII when he landed in Pembrokeshire and Sir Rhys ap Thomas of Dynevor raised an army of 500 trained horsemen from his lands around Carew Castle in Pembrokeshire, and from the Towy valley, which included the menfolk of Ynyswen. Sir Rhys and his Welsh army were instrumental in bringing Henry VII to the throne after Richard III was killed at the Battle of Bosworth (supposedly by Sir Rhys himself.) He was rewarded by being given Welsh lands and by being knighted on the battlefield and made Governor of Wales.

Gwilym ap Sion of Ynyswen, was rewarded for his part by being made Esquire to the Body of Henry VII, a notable achievement.

John Brunker, a former schoolmaster and antiquarian of Llanegwad, mentioned that there were burial stones relating to the family of Ynyswen dating back to the 12th century and perhaps earlier, in a time when this house truly was "the Great Hall of Ynyswen". When the church was still in use, the Vicar showed us one of these stones which is in the wall inside the main body of the church, on the far right hand side.

Also, the historian David Austin claimed that the property is a 15th century 'L' shape hall house, and that there is a stone set in the internal wall of the "Llanegwad" church with "Ynyswen" written in medieval script.

(Llanegwad village is 3.3 miles south of the property across the A40, in the River Towy Valley.)

SERVICES: We understand that the property is connected to mains electricity and has a private water supply and a private drainage system. Telephone 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 "G" (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: By appointment with **PROFILE HOMES**



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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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