

Ref: 0bry41 Bryn Poeth Uchaf, Rhandirmwyn, Llandovery, Carmarthenshire, SA20 0NB

**Completely Secluded Property in Remote Rural Splendour with Superb Far Reaching
Countryside Views.**

Delightful, Off-Grid, 3 Bed Period Farmhouse with manageable garden.

Rhandirmwyn village 3.3 miles, Llandovery 10 miles, Llandeilo 21 miles



Tucked away in the Cambrian uplands, a completely secluded characterful 3 Bedroomed period house, of traditional stone construction under a slate roof, with origins we understand going back to the early 1700's. The property has an interesting history, having been a Youth Hostel for some years but now a comfortable home. The house has no mains electricity, using a low capacity generator power system, and presents a real opportunity for a peaceful lifestyle or a retreat away from the hustle and bustle of everyday life. This cosy house is full of charm and offers well presented accommodation, including in brief:-

Ground Floor: Reception Room, Bathroom, Farmhouse Kitchen/Dining Room, Lounge with Inglenook Fireplace.
First Floor: 2 Double and 1 Single Bedrooms. (EER: G.)

The property enjoys splendid isolation with no near neighbours and is only accessible by a 4 x 4 off road vehicle. The house is located 1,200 feet above sea level and is set amidst glorious landscapes of dramatic hills, mountain streams, open moorland, woodland and forestry, a few miles from the great Llyn Brianne Reservoir, with excellent walking, bird watching, and viewpoints. Rhandirmwyn is 3.3 miles away, a rural village community with a pub, small general store and church. The old market town of Llandovery is 10 miles away providing primary school, all usual town amenities and Llandovery College, and the picturesque town of Llandeilo 21 miles away with a good range of shops, primary and secondary schools. The university town of Lampeter is 22 miles and Carmarthen 36 miles distant with access to the A8/M4-link road

Price Guide: £199,950 – No Onward Chain

THE ACCOMMODATION COMPRISES:

Welcoming and cosy ambiance with superb views from many windows.

Ground Floor –

- FRONT ENTRANCE:** A latched wooden door leads into the front lobby from where a half glazed door leads into the reception room.
- RECEPTION ROOM:** 15'7" x 12' excluding shelved recess. Exposed ceiling timbers, solid fuel fired stove on a stone hearth, tiled floor. Window to the side with amazing views, rear door, further doors to the bathroom and kitchen/dining room.
- BATHROOM:** 5'6" x 5'6". White suite comprising bath with shower over, pedestal wash hand basin, close coupled W.C. Partially tiled walls, tiled floor. Velux roof light to the rear.
- KITCHEN/DINING ROOM:** 16'4" x 15'10". Farmhouse style kitchen with wood base units and wood worksurface, stainless steel sink, Kenwood Range Style gas cooker (LPG Bottled Gas), space for a fridge. Solid fuel fired Rayburn Regent, for hot water and cooking. Shelved recess which houses the water cylinder. Exposed ceiling timbers, Tiled floor, two windows to the front and two to the rear. Door and steps through to the lounge.
- LOUNGE:** 25'3" x 14'6". External door to the front, two windows to the front and window to the rear. Inglenook fireplace with Bressumer beam over housing a Villager log burning stove. Exposed ceiling timbers, door to the rear (adjoining store and workshop) and ladder style staircase to the first floor.

First Floor –

- LANDING:** Exposed floorboards, window to the rear, doors to the three bedrooms as follows:-
- BEDROOM 1:** 14'4" x 9'8". Excluding the recess. Exposed floorboards, window to the front and Velux roof light to the rear.
- BEDROOM 2:** 14'3" x 8'6". Exposed floorboards, window to the front and Velux roof light to the rear.
- BEDROOM 3:** 6'8" x 6'7". Exposed floorboards, window to the front aspect.

N.B. Floorplans can be found at the end of these particulars

EXTERNALLY:

- THE APPROACH:** Located in the hills, over three miles from the village of Rhandirmwyn, the access is very challenging in parts, over field tracks and only accessible by a true 4 x 4 off road vehicle with high ground clearance. For viewing purposes, it is not possible to make your own way there, the vendors have their own viewing arrangements in place.
- GARDEN:** A manageable garden with grassed areas to the front and rear.

OUTBUILDINGS:

Adjoining the house are the following lean-to store rooms and workshop:-

STORE ROOM 1: 9'4" x 8'7". Accessed externally and also from the lounge, with three bays used for storage. Opening to:-

WORKSHOP: 9'4" x 8'7". Area partitioned off for the electricity and batteries generator power system and the solar panel control unit, half glazed external door to the side.

STORE ROOM 2: 15' x 8'10". Adjoining the rear of the workshop and accessed via a stable door. Connecting door to:-

LEAN-TO SHED: 35' x 15'. Adjoining the end elevation of the house with a profile roof, provides an open ended implement and log store. The generator is also housed here.

COAL/LPG GAS STORE: 13'6 x 6'6". Accessed from both the rear of the property and from the reception room, this store room houses the solid fuel supplies and LPG gas bottles, recessed shelved store area.

SERVICES: We understand that the property is off-grid (not connected to mains electricity) and currently has a low capacity generator/battery power system (not sufficient to power a washing machine or freezer), a private water supply, and a private drainage system. Additional heating from the solid fuel stoves in the lounge and reception rooms. Supplementary power from a small wind turbine and solar panel. No landline telephone connected but we are informed that mobile signal is good. Sky Freeview and Satellite Internet are currently connected although new contracts would need to be taken out with the relevant suppliers by the new owners.

COUNCIL TAX: We are informed that the property is within Council Tax Band "A" which is £917 per annum 2017. Carmarthenshire County Council.

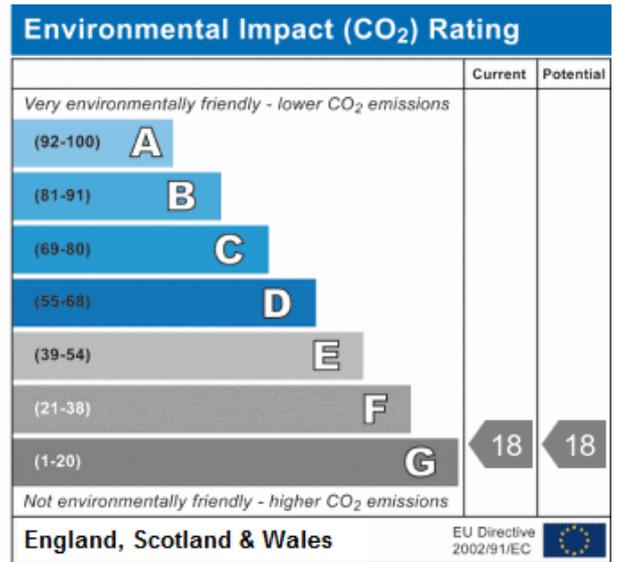
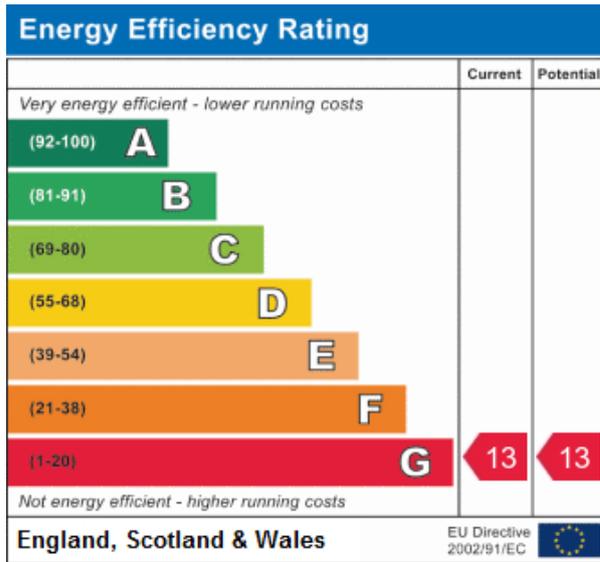
FIXTURES & FITTINGS: Fixtures and fittings that are referred to within these particulars will be included in the sale unless otherwise stated.

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: **Strictly by appointment only through the Sole Selling Agents – Profile Homes**
Tel: 01550 777790
Email: contact@profilehomes.com
Website: www.profilehomes.com

ENERGY PERFORMANCE FIGURES:



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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Bryn Poeth Uchaf SA20 0NB



Ground Floor



First Floor