

Ref: 0cwm60

Cwmerchon, Llanwrda, Carmarthenshire, SA19 8BA

An Extraordinary Country Property of Circa 86 Acres with a Secluded 3/4 Bed Completely Renovated and Extended Farmhouse with a Fresh and Spacious Interior offering a Unique Design Statement, Detached Former Coach House with scope for conversion STPP, all surrounded by its own delightful mix of woodland and conservation land with beautiful views, situated at the edge of the scenic Towy Valley.

A40 2 miles, Llangadog 5½ miles, Llandovery 6 miles, Llandeilo 10 miles, Carmarthen 25 miles, M4-link 18 miles



FARMHOUSE: Completely renovated, extended and redesigned traditional stone and slate farmhouse, now affording a welcoming, spacious, unique family home blending country character with modern style and luxury:-
Ground Floor – Entrance Hall/Boot Room and Utility Area, Wet Room, Open-Plan Kitchen/Dining/Family Room with corner nook and log-burner, walk-in Pantry, Living Room, 2 Bedrooms and Shower Room. First Floor – Master Bedroom Suite with vaulted ceiling, free-standing bath and En Suite Shower Room. Separate staircase to Library/Den or Bedroom 4. (EER: E)

OUTBUILDINGS: Detached Stone Built Former Coach House (scope for conversion STPP), 2-bay Dutch Barn, Heated Office (converted Shipping Container).

CIRCA 86 ACRES (tbc): including c.40 acres of ancient hillside woodland and an established arboretum, and c.46 acres of conservation land, wildflower meadows, some pastureland, valleys, streams and habitat ponds, with the River Dulais to the boundary.

LOCALITY: Rural yet easily accessible location within easy driving distance of amenities with a good road network provided by the A482 and A40. Local village amenities are provided by Llanwrda, 2 miles, and Llangadog, 5½ miles, whilst the popular Towy Valley market towns of Llandovery, 6 miles, and Llandeilo, 10 miles, offer fully amenities and easy access into the Brecon Beacons National Park. There is a well-known public school in Llandovery. There are numerous visitor attractions within easy travelling distance and the Cardigan Bay and Carmarthen Bay coasts are less than an hour's drive away. The County Town of Carmarthen is 25 miles distant with excellent shopping, multi-screen cinema, general hospital, and main line railway station.

Guide Price: £725,000

THE ACCOMMODATION COMPRISES:

With wood-framed double glazing and underfloor heating throughout.

Ground Floor –

- ENTRANCE PORCH:** Steps lead up to the Scandinavian-style timber chalet extension with decked entranceway and glazed double doors leading into the Hall/Boot Room with Utility Area.
- HALL/BOOT ROOM with UTILITY AREA:** 19'6" x 9'10". Slate tiled floor, two windows to the side, window to the front, built-in cupboards housing the private water pressurisation system and cylinders, space and plumbing for a washing machine, space for a tumble dryer and a fridge, Belfast sink with swan-neck mixer tap with extendable pull-out, on a raised tiled surface, door off to Wet Room, open-tread stairs lead up to the Lobby and second staircase.
- WET ROOM:** 8'7" x 5'2". Fully tiled walls and tiled floor, ceiling downlights, extractor fan, shower unit and drencher head shower, Belfast sink with swan-neck mixer tap and cupboard below, close coupled W.C., heated towel rail, and window to the front aspect.
- LOBBY:** With open-tread turning staircase to the first floor Library/Den/Bedroom 4. Opening to the Kitchen/Dining/Family Room.
- OPEN-PLAN KITCHEN/DINING/FAMILY ROOM:** 31'8" x 19'6". A large, impressive kitchen/family room with lime washed and wax sealed wood floor, vaulted ceiling with exposed A-frames and purlins, exposed stone walls, range of bespoke open-fronted kitchen units with solid wood work surfaces and shelved storage, Britannia stainless steel range cooker with double oven and six-burner gas hob with griddle plate and fish burner, twin bowl ceramic sink unit with mixer tap, plumbing and space for two dishwashers, dual aspect with three windows to the front aspect, and three windows to the rear, plus three Velux roof lights to the rear aspect, door into Walk-in Pantry, tiled corner Nook with a wood-burning stove on a raised slate plinth with log storage beneath, half glazed stable door to the front elevation, steps leading up to the Living Room.
- WALK-IN PANTRY:** 7'4" x 6'10". Range of built-in shelving to three walls, ceiling downlights.
- LIVING ROOM:** 28'6" x 11'10". Lime washed and wax sealed wood floor, half-glazed external door to the front elevation and two windows to the front, to one end an exposed stone wall and chimney breast with stone hearth and fireplace housing a multi-fuel cast-iron stove, turning staircase to the first floor, doors off to Two Bedrooms which share a Jack & Jill Shower Room.
- BEDROOM 2:** 11' x 7'4". Lime washed and wax sealed wood floor, stable door to the rear elevation and window to the rear, sliding door into the Jack & Jill Shower Room.
- BEDROOM 3:** 11' x 7'4". (excluding recess). Lime washed and wax sealed wood floor, former inglenook fireplace recess with original bressumer beam above and former bread oven to one side, now providing a useful storage area, sliding door through to the Jack & Jill Shower Room.
- JACK & JILL SHOWER ROOM:** 7'4" x 5'. White suite with wall-mounted wash hand basin and close coupled W.C., shower area with shower unit and drencher head, curtain rail, tiled walls, tiled floor, ceiling downlights, extractor fan, and window to the rear.
- (Bedrooms 2 and 3 share this Jack & Jill Shower Room/Wet Room, each having a sliding door into the Shower Room.)

First Floor –

- STAIRCASE 1:** Staircase from the Living Room leads up to the first floor Luxury Master Bedroom Suite.
- MASTER BEDROOM 1:** 28'9" x 20'5" overall. A beautiful room with lime washed and wax sealed wood floor, vaulted ceiling with exposed A-frames and purlins, dual aspect with three windows to the front and three to the rear, plus two Velux roof lights to the rear, built-in wardrobes, seating area, to one corner a free-standing modern bath tub with tiled flooring around, sliding doors into the En Suite Shower Room.
- The room enjoys wonderful views to both front and rear across the property's grounds and the rolling countryside beyond.
- EN SUITE SHOWER ROOM:** 11'7" x 4'1". White suite comprising close coupled W.C. and fitted unit with round wash hand basin and stone tiled surface, exposed stone wall, ceiling downlights, tiled flooring, fully tiled shower enclosure with shower unit and drencher head shower, sliding doors on both sides of the shower (one to the bath area and the other from the shower room).
- STAIRCASE 2:** Staircase from the Lobby off the Hall/Boot Room leads up to the Library/Den or Bedroom 4.
- LIBRARY/DEN or BEDROOM 4:** 19'3" x 18'7". Another stunning room featuring a contemporary padded ceiling, and a fully glazed end elevation allowing natural light and beautiful views to flood in, combining to create a very peaceful ambience for relaxation. Wax sealed wood floorboards, wall-to-wall fitted bookshelves to the end elevation, and window to the rear. This lovely room could serve a variety of uses, including a bedroom.

N.B. FLOOR PLANS WILL BE FOUND AT THE END OF THESE PARTICULARS

THE APPROACH, OUTBUILDINGS, AND LAND:

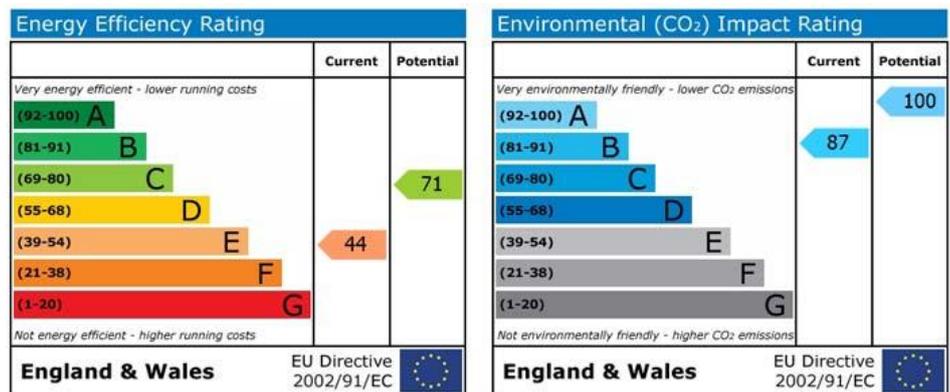
- THE APPROACH:** The property is approached via a very long, initially steep, private unmade track, which turns off the A482 road and meanders through the property with its land on either side, culminating at the large gravelled arrival courtyard by the homestead, where there is ample parking and turning space.
- The A482 travels from Llanwrda to Lampeter and on to Aberaeron on the Cardigan Bay coast. The A40 road can be accessed 2 miles away, a route across south-west Wales and into England. The A48/M4-link road can be joined at Cross Hands, 18 miles distant.
- DETACHED FORMER COACH HOUSE:** 40ft x 17ft overall. Situated to one side of the residence, at right-angles, the substantial stone and slate former Coach House offers scope for conversion subject to Planning Permission being granted.
- DUTCH BARN:** 2-Bay Dutch Barn, partially block built with corrugated sides and roof.
- OFFICE & STORE:** Situated off the parking area is a shipping container that has been converted into an Office with power and lighting connected, and a log-burning stove for heating. Beyond is a storage unit.
- CABIN:** 46' x 18'. Away from the residence, within the grounds, off the approach track, the former visitor centre (from when the property had a nature park many years ago), with wash hand basins and WCs/showers, currently unused.

THE LAND:

We are informed that the property amounts to approximately 86 Acres in all (to be confirmed) – and was in former times a small farm with a nature park. Presently the extensive and diverse land provides a sense of freedom and attractive surroundings for the farmhouse but also offers potential for a variety of uses.

Some 46 acres comprise conservation land including wildflower meadows, some pastureland, and habitat ponds. The remaining c.40 acres includes deciduous ancient hillside woodland and a planted arboretum. The land would benefit from the application of a sympathetic management regime and some pathways could be created to allow easier access, to include woodland walks to the higher points, where fabulous far reaching views can be enjoyed. The property is home to a wide variety of wildlife, a delight for the nature enthusiast. There are an assortment of streams that run through dramatic rocky outcrops with waterfalls, feeding the River Dulais to the eastern boundary, a tributary of the River Towy to the south.

ENERGY PERFORMANCE:



SERVICES:

We understand that the property is connected to mains electricity, has a spring-fed private water supply, and a private drainage system. There is an LPG gas connection for the range cooker. A wood-fired boiler located in the Dutch barn serves the underfloor heating throughout the whole residence (ground and first floors) and the domestic hot water. Solar panel energy serves supplementary water heating, and there is also an immersion water heater. Telephone is available (currently unconnected).

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. There is a Public Footpath traversing a portion of the property.

TENURE & POSSESSION:

We are informed that the property is freehold with vacant possession on completion, by arrangement.

VIEWING:

By appointment with PROFILE HOMES



Tel: 01550 777790
Email: contact@profilehomes.com
Website: www.profilehomes.com

THE LOCALITY:

Llanwrda's village amenities are about 2 miles southerly, including a pub, convenience store, primary school, village hall, church, and a small railway station on the outskirts on the scenic Heart of Wales country (Swansea to Shrewsbury. Swansea provides regular inter-city services to London). The old village is near the junction of the A40 and the A482, by the River Dulais, which flows south-easterly to join the larger Towy River beyond the A40. The Brecon Beacons National Park is within easy reach on the other side of the Towy neighbouring Llangadog, Llandovery and Llandeilo, and the region is popular for leisure activities such as walking, horse riding, cycling, fishing (with permits), bird watching, and sight-seeing, with numerous visitor attractions within easy travelling distance, including country parks and gardens, romantic castles, and the delights of the Welsh coast (less than an hour's drive).

As a regional area, Llanwrda covers quite a large rural locality on either side of the A482 – including the communities of Llansadwrn, Crugybar, Caio, and Pumpsaint, as well as the **Dolaucothi Gold Mines** (7 miles north-west of the property) – with landscapes of softly rolling countryside, woodland, meandering streams and quiet country lanes.

Llangadog is 5½ miles southerly, an old drovers' and market village at the fringe of the National Park, providing good local amenities including a primary school, doctor's surgery, general convenience store/post office, butcher's shop, pubs with restaurants, church, and a small Heart of Wales railway station on the outskirts.

Llandovery is 6 miles north-east of the property in the upper Towy Valley, surrounded by hills at the north-western edge of the National Park. There is a good selection of shops, a supermarket, main post office, banks, doctor's and dentist's surgeries, hotels, cafes, restaurants, pubs, swimming pool, small community hospital, primary school, and a Heart of Wales railway station. The town has a mix of Georgian and Victorian architecture, Norman Castle remains, a Heritage Centre and a well-known public school (Llandovery College). It was once a vital centre for cattle drovers en route to England, and the very first bank in Wales was established here – "The Bank of the Black Ox". Cynghordy Viaduct is about 6 miles north-east of Llandovery, a major feature of the landscape with 18 arches, carrying the Heart of Wales line.

The Dinas Nature Reserve, run by the RSPB, is 15 miles or so north-easterly in the wilder reaches of the upper Towy Valley, with ancient oak woodland, pools, waterfalls, and chances to see a wide variety of birds as well as otters by the river. A couple of miles further on are the great Llyn Brienne Dam and Reservoir at the headwaters of the Towy, beyond which are vast empty uplands. The summit of Cefn Fannog on the eastern side of the reservoir, south of Tywi Forest, offers spectacular views.

Llandeilo is 10 miles south-westerly, a popular and historic town with independent shops, pubs and eateries, main post office, health centre, primary and secondary schools. Llandeilo dates back to the 13th Century and occupies an elevated position by the River Towy. The town was once the medieval capital of Carmarthenshire, but the development of Llandeilo really grew in the 18th Century as a market town and banking centre for cattle drovers.

Dinefwr Park is just outside Llandeilo, with a 17th Century manor house (Newton House), woodland, mill pond, fallow deer and white cattle, and the Castle Woods Nature Reserve, which offers a walk to the 12th Century Dinefwr Castle, perched on a rocky crag commanding stunning views along the Towy Valley.

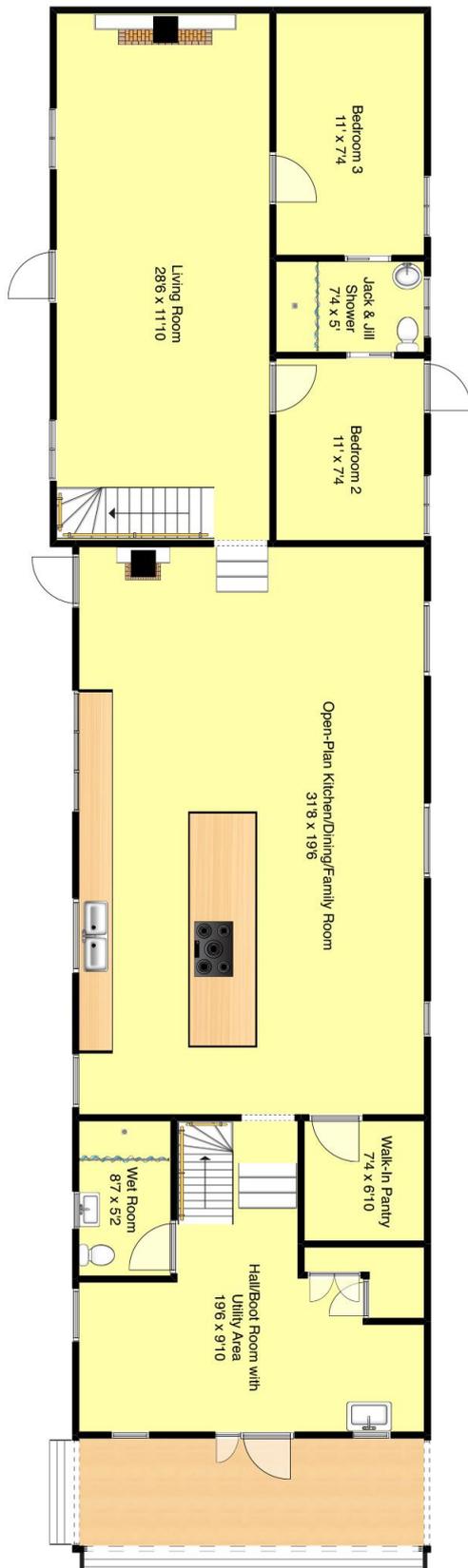
The Brecon Beacons National Park extends from Llandeilo and Llandovery in the west to Hay-on-Wye in the east, covering some 520 square miles, and incorporates the Black Mountain massif to the west, the Fforest Fawr, the Central Brecon Beacons and Black Mountains Range to the east. The scenery is spectacular and diverse including high mountain peaks, gorges, waterfalls, lakes, open hills and moorland, as well as wooded valleys and lowlands with soft rolling farmland and clear meandering rivers. There are Castles at strategic points on the boundaries – at Hay-on-Wye, Brecon, Trecastle, Tretower, Crickhowell and Carreg Cennen.

Lampeter is 14½ miles north-westerly, in the Teifi Valley, a university and traditional market town at the foothills of the Cambrian Mountains.

Carmarthen is 25 miles south-westerly, the busy county town and commercial centre on the meandering Towy river, with excellent shopping, multi-screen cinema, university college, general hospital, and main line railway station, with main roads radiating out to all regions, including the A40, A48/M4 Link, A484 and A485. The celebrated **National Botanic Garden of Wales** is a few miles east of Carmarthen.

FLOOR PLANS

Ground Floor



First Floor



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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