

Ref: Olly64

Llysonnen, Velindre, Llandysul, Carmarthenshire, SA44 5XP

**A well presented and spacious 3 Bed Residence in a quiet scenic location, with far reaching views. Extensive range of agricultural buildings all set in circa 33 acres of land (t.b.c.) consisting of 26 acres of pastureland and 6 acres of mature woodland.**

Newcastle Emlyn 4 miles, Llandysul 5.5 miles Carmarthen 14 miles, Cardigan Bay 14 miles.



This handsome residence is believed to have been originally built in 1928 of brick cavity wall construction under a slate roof, with a more recent addition. It offers well presented, light and airy rooms, a very good range of modern and traditional agricultural buildings. The pastureland is level to gently sloping and is well maintained. The property includes some 6 acres of mature woodland and offers delightful views across rolling countryside.

**Residence** – Ground Floor:- Entrance Porch, Hall with feature tiled floor, Kitchen/Living Room, Utility/Boot room, Lounge, Dining Room, Shower Room, Conservatory.

First Floor:- 3 Double Bedrooms, Study and Bathroom. EER. F.

**Outbuildings** – Diverse range of agricultural buildings including a modern General Purpose building 33' x 24', with roller shutter doors either end, a 60' x 18' brick built building, further substantial 70' x 50' barn providing livestock pens, stabling, implement stores, and tractor shed. There is also large open fronted 3 Bay Pole Barn situated closer to the fields.

**Land** - Surrounding the homestead and buildings, comprising 26 acres of level to gently sloping, clean pastureland divided into various enclosures, and circa 6 acres of mature woodland. Fruit and vegetable gardens.

**Location** - Occupying a lovely rural yet convenient location only a 10 minute walk to the pretty village of Velindre with a primary school, village store, post office, community hall, church and two pubs. The market towns of Newcastle Emlyn and Llandysul are 4 miles and 5.5 miles distant, providing everyday amenities, including primary and secondary schools. The county town of Carmarthen is 14 miles away with general hospital, railway station, and access to the A48/M4-link road. The Cardigan Bay coast is about 14 miles distant.

**Guide Price: £450,000 No Onward Chain**

## THE ACCOMMODATION COMPRISES:

Very well presented accommodation with light and airy rooms, predominantly uPVC double glazed sash windows. Solid fuel heating and we are advised, working fireplaces.

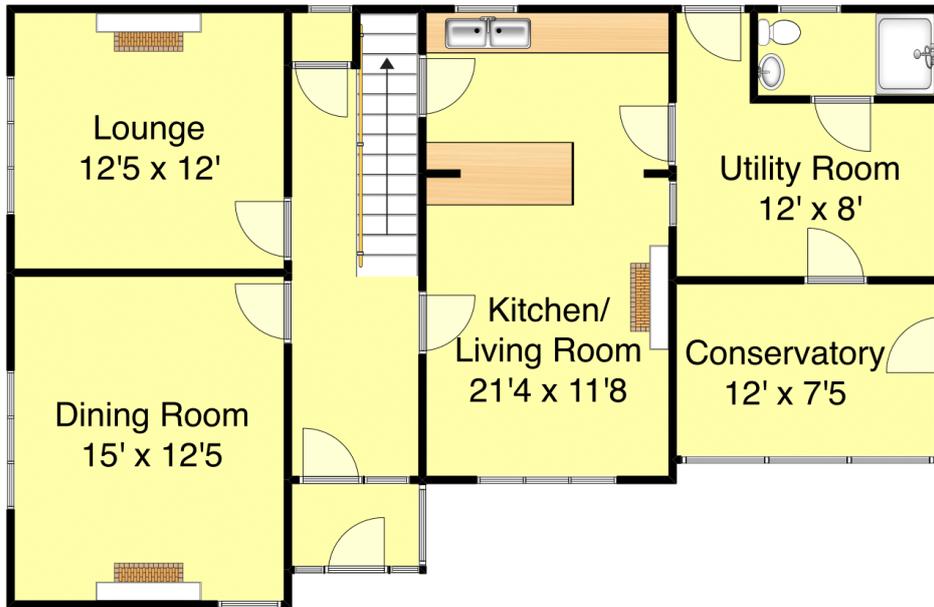
### Ground Floor:

- FRONT PORCH:** 7' x 4'6". Part glazed front door to the porch, tiled floor, two windows to the front and one to the side, pitched glazed roof. Part stained glass, glazed door with further stained glass panels above and to the side, opening into the reception hall.
- RECEPTION HALL:** 18'7 x 5'10". Believed to be Edwardian feature floor tiling, staircase to the first floor. Picture rail. Walk in storage cupboard with exposed wood floor and window to the rear. Further doors to:-
- KITCHEN/LIVING ROOM:** 21'4" x 11'8". Fitted kitchen with solid wood work surfaces, 1 ½ bowl stainless steel sink with mixer tap, tiled splashbacks. Breakfast bar with space for a fridge and freezer. Walk in larder. Rayburn Royal (solid fuel). Electric cooker point. Large window to the front, window to the rear and window into the utility room. Original built in floor to ceiling cupboards, exposed ceiling timbers, traditional quarry tiled floor. Part glazed door with glazed panel over, leading into the Utility/Boot Room.
- UTILITY/BOOT ROOM:** 12' x 8'. Range of wall and base units with granite effect work surfaces over and tiled splashbacks, plumbing and space for a washing machine. Tiled floor, window to the side. External door to the rear and door to the conservatory, further door to the shower room/W.C.
- CONSERVATORY:** 12' x 7'5". Vaulted glass roof, windows to the front and side, half glazed external door, tiled floor.
- SHOWER ROOM / W.C.:** 8'2" x 3'10". Large shower enclosure with fixed drencher head shower, white suite comprising vanity unit with inset wash hand basin and cupboard below. Fitted mirror, close coupled W.C. with concealed cistern. Chromium heated towel rail. Fully tiled walls, tiled floor, and window to the rear.
- From the entrance hall doors to:
- DINING ROOM:** 15' x 12'5". Open fireplace with believed to be Edwardian timber mantle and surround with mirror over, slate hearth. Picture rail. Dual aspect with window to the front and large window to the side which overlooks some of the properties land and the countryside beyond.
- LOUNGE:** 12'5" x 12'. Fireplace housing a multi fuel stove on a slate hearth with timber mantle and surround. Large window to the side with countryside views. Picture rail.

**First Floor:**

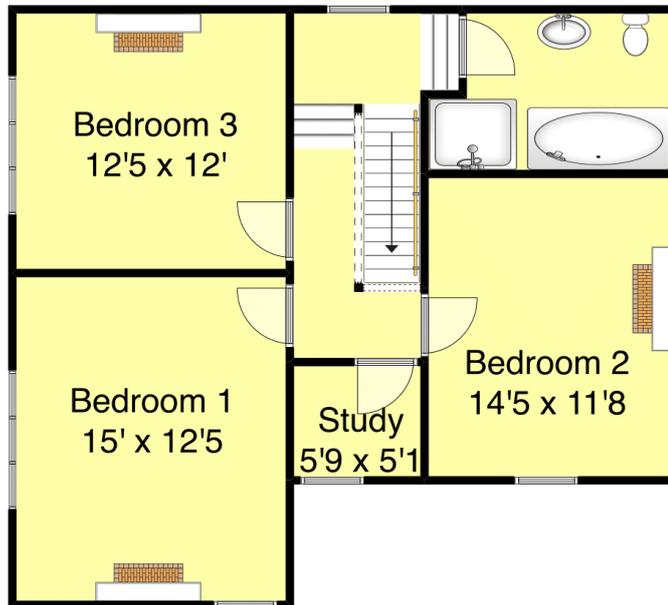
- HALF LANDING:** Staircase from the entrance hall leads to a half landing with window to the rear which enjoys a beautiful outlook across the pretty rear gardens and the properties pastureland. Two steps up to the bathroom and further stairs to the main landing.
- BATHROOM:** 10'1" x 6'4". White suite comprising bath and fully tiled shower enclosure with drencher head, pedestal wash hand basic, close coupled W.C., heated towel rail, window to the side. Half tiled walls.
- MAIN LANDING:** 16'3" x 5'10". Doors to:
- BEDROOM 1:** 15' x 12'5". Open Fireplace, tiled surround and hearth, Believed to be Edwardian timber mantle and surround with fitted mirror. Dual aspect with window to the front and side. Picture rail.
- BEDROOM 2:** 14'5" x 11'8". Open fireplace with tiled hearth, timber mantle and surround. Picture rail. Dual aspect, window to the front with far reaching views and further window to the side.
- BEDROOM 3:** 12'5" x 12'. Open fireplace with timber mantle and surround and tiled hearth, window to the side with lovely far reaching views, picture rail, loft access with built in ladder.
- STUDY 4:** 5'9" x 5'1". Window to the front.

## Llysonnen SA44 5XP



Ground Floor

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First Floor

## **EXTERNALLY:**

### **THE APPROACH:**

The property is approached from a quiet lane, and has a brick pillared gated entrance to a gravelled driveway which leads to the front of the residence. An adjacent double steel gated entrance leads into a very spacious neat and tidy yard which accesses the outbuildings and pastureland.

### **OUTBUILDINGS:**

An excellent range of agricultural buildings conveniently located around a large concreted clean and well gated enclosed yard. The buildings lend themselves to a variety of uses and the property would make an ideal equestrian, and/or small farm enterprise. Equally suitable for housing numerous vehicles e.g. a private classic vehicle collection.

### **BRICK BUILDING:**

60' x 18' overall. Brick building with a slate roof currently providing a garage, store and workshop. Double timber vehicular doors to the front and pedestrian doors to the side and rear. Power and lighting.

### **GENERAL PURPOSE MODERN BARN:**

33' x 24'. Steel Framed, profile sides and roofing with ceiling lights, roller shutter doors to the front and rear. Concrete floor, power and lighting.

### **LARGE BARN:-**

70' x 50' overall. Steel framed construction with block wall base, profile and corrugated paneling and roof. Divided to provide the following, but could be adapted very easily to provide additional stabling or garaging :-

### **2 Livestock Pens:**

33' x 15'. Vehicular gated entrance, 33' x 18'. Vehicular gated entrance.

### **Central Covered Yard:**

50' x 14'.

### **Further Livestock Pen:**

15' x 14'. Vehicular gated entrance.

### **Foaling Stable:**

18'7" x 14'5". Stable door to the front.

### **Tractor Shed:**

27' x 15'. Vehicular gated entrance.

### **POLE BARN:**

60' x 26'. (Located a short distance from the rear concrete yard and main farm buildings). Accessed via a stone surfaced track a sizeable 3 bay open fronted pole barn of timber construction with a profile roof and corrugated sides, one bay has a concrete floor the other two bays are presently used for housing small livestock and storage.

### **GARDENS:**

To the front of the house, a neat lawn surrounded by mature trees pathways either side lead to the rear cottage style gardens which have an abundance of flowers and plants creating all year around interest, an ornamental pond, large greenhouse and vegetable beds. To one side a paved patio enclosed by a dwarf wall provides a peaceful private area to sit and enjoy the surrounding. Two pedestrian gateways lead to the adjacent farmstead. Soft fruit and orchard area to the rear.

### **LAND:**

We are informed that the property amounts to approximately 33 Acres in all (to be confirmed).

Predominantly level to very gently sloping clean pastureland land surrounds the homestead and is divided into various enclosures, well fenced and all, bar one enclosure have water troughs.

Established 6 acre sloping woodland to the south east boundary provides a natural habitat for wildlife.

**LOCALITY:**

**Drefach Velindre** a very pretty village, was in the 19th and early 20th century an important centre for the woollen industry. Many of the charming village cottages and houses were built for the mill workers. The Museum of the Welsh Woollen Industry, now the National Woollen Museum was opened in 1976 in the Cambrian Mill. The local amenities include a junior school, small post office, village store, church, community hall and two pubs.

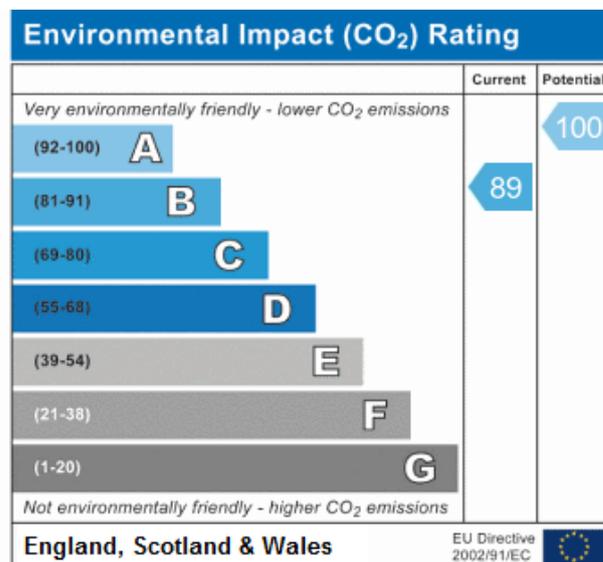
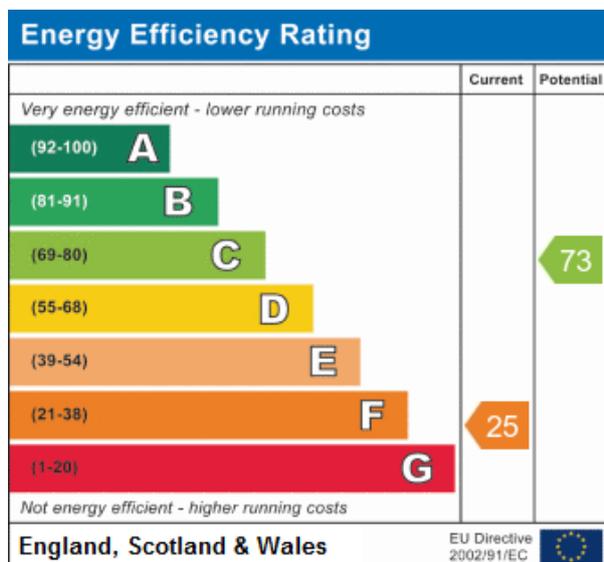
**Saron** is a short distance away, along the A484 road (Carmarthen-Newcastle Emlyn-Cardigan) in the north-eastern part of Carmarthenshire south of the Teifi River Valley, with farm and pastureland all around. Saron has a primary school, a general store at a petrol filling station, a village pub, and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

**Llandysul** is 5.5 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 4 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.

**Carmarthen** is 14 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 and is famous for grey seals, bottlenose and common dolphins, porpoises, abundant bird life, exhilarating walks, clean sandy beaches and delightful coves and harbour's.



**SERVICES:** We understand that the property is connected to mains electricity and mains water. Drainage is provided via a private system. Solid Fuel heating/hot water via the Rayburn and an Immersion heater. 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.

We understand that a footpath traverses the land, well away from the homestead. Further details with the agent and vendors.

**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](mailto:contact@profilehomes.com)**  
**Website: [www.profilehomes.com](http://www.profilehomes.com)**

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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.

**PROFILE HOMES**

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