

Ref: 0old54

Old Penhill, Broad Oak, Llandeilo, Carmarthenshire, SA32 8QS

**Most Attractive, Privately Situated 5 Bedroom Period Farmhouse.  
Workshop, Implement Shed & Store in c. ¾ of an acre of Gardens with a wildlife Pond  
and Orchard.**

**Superb views across the beautiful Towy Valley.**

Llandeilo 3 miles, Llandovery 15 miles, Carmarthen 14 miles.



Enjoying a charming rural setting amidst the gentle green countryside of the scenic Towy Valley, this stone built, slate roofed period farmhouse is believed to have 16<sup>th</sup> century origins and offers characterful family accommodation, with exposed beams, Inglenook Fireplaces and established gardens and grounds amounting to circa ¾ of an acre.

**Farmhouse** – Ground Floor: Porch, Inner Hall, Kitchen/Dining Room, Conservatory, Sitting Room, Reception Room, Shower Room, Utility & Store. First Floor: 5 Bedrooms and Bathroom. (EER: F).

**Outbuildings** – Boiler Room, Workshop, Implement Shed, Garden Store.

**Circa ¾ of an acre** – established enclosed gardens and grounds with a wildlife pond, orchard and grassed areas.

The picturesque town of Llandeilo is 3 miles distant with very good town amenities including primary and secondary education, supermarkets, and a range of independent shops. Carmarthen is 14 miles away and caters for most needs, with a general hospital, schools, excellent shopping, multi-screen cinema, main line railway station, and access to the A48/M4-link road. Easy driving distance to many visitor attractions to include the renowned National Botanic Garden of Wales, the Carmarthen Bay Coast, the Gower and the Cardigan Bay Coast all within an hour or so drive.

**Price Guide: £299,950**

## THE ACCOMMODATION COMPRISES:

### Ground Floor –

<b>REAR ENTRANCE PORCH:</b>	7' x 5'10". Terracotta tiled floor. Stable door to the Inner Hall.
<b>INNER HALL:</b>	17' x 4'6". Exposed stone walls, window to the kitchen, door to the second staircase which accesses Bedroom 4, opening to the lobby which has a cloaks hanging area and doors off to the Shower Room and Utility/Store Room, further doors to:-
<b>KITCHEN/DINING ROOM:</b>	17' x 15'10". Inglenook Fireplace with Bressumer beam over, housing a multi-fuel Rayburn Range. Cooker control point with space for a cooker. Range of Beech wall and base units with granite effect work surface and tiled splashback. Stainless steel sink, plumbing and space for a dishwasher. Tiled floor. Ceiling beam with timber upright. Windows to the rear and side aspect and French doors to the conservatory.
<b>CONSERVATORY:</b>	17'5" x 10'8". Windows on three sides, French doors to one elevation and a single door to the other, both leading out to the gardens and grounds.
<b>SHOWER ROOM WITH W.C.</b>	7' 10" x 6'. Large shower enclosure, pedestal wash hand basin, W.C., tiled floor, heated towel rail, ceiling downlights, extractor fan, window to the rear aspect.
<b>UTILITY ROOM/STORE:</b>	17'x 10'. Plumbing for a washing machine, water purification system for the private water supply. Slab floor, two windows to the rear, external side door.
<b>SITTING ROOM:</b>	15'10" x 14'5". Charming Inglenook Fireplace with Bresummer beam over, former bread oven, feature lighting, multi fuel stove on a flagstone hearth. Ceiling beam. Window to the front aspect, door to the front entrance hall.
<b>FRONT ENTRANCE HALL:</b>	Half glazed front door, door to the Reception Room, staircase to the first floor and understairs cupboard.
<b>RECEPTION ROOM:</b>	15'10" x 10'. Exposed stone open fireplace with timber mantle. Window to the front aspect.

### First Floor –

<b><u>MAIN FRONT LANDING:</u></b>	Large built in cupboards, doors to:-
<b>BEDROOM 1:</b>	16'8" x 9'8". Window to the front aspect.
<b>BEDROOM 2:</b>	8'10" x 5'10". Window to the front aspect, currently used as a study.
<b>BEDROOM 3:</b>	13'6" x 11'6". Windows to the front and side aspect. Loft access, built in double wardrobe.
<b>BEDROOM 4:</b>	17' x 16'6". Vaulted ceiling with exposed A frames. Range of built in cupboards, triple aspect with windows to the front, side and rear. Velux roof light to the rear, staircase leading down to the rear entrance hall.
	N.b. Would make an ideal craft room or artist studio.

**REAR LANDING:** Window to the side aspect, connecting opening to the main front landing and doors to:-

**BEDROOM 5:** 12'5" x 10'. Built in cupboard, pedestal wash hand basin, window to the rear aspect.

**BATHROOM:** 9'6" x 7'. Panelled bath, pedestal wash hand basin, W.C., ceiling downlights, partially tiled walls, extractor fan, window to the rear aspect.

**N.b. Floor Plans can be found at the end of the particulars.**

## **EXTERNALLY:**

**THE APPROACH:** The property is initially approached along a quiet council maintained country lane, then accessed via a 500 yard track, which also serves a neighbouring farm. From the end of the track a private driveway leads to the rear of the farmhouse where there is ample parking.

**GARDENS & GROUNDS:** The gardens and grounds surround the property on three sides and provide a private setting with many areas to sit and enjoy the countryside and far reaching views of the beautiful Towy Valley.  
A wildlife pond is a particular attractive feature with a little brook, the area edged by mature trees. A grassed area provides interest and colour, being a haven for wildlife. A further extensive grassed area is currently used to house the owner's small flock of poultry.

## **OUTBUILDINGS:**

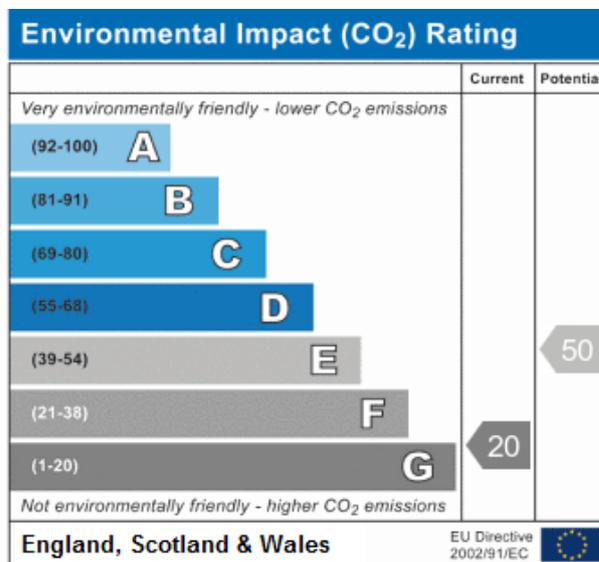
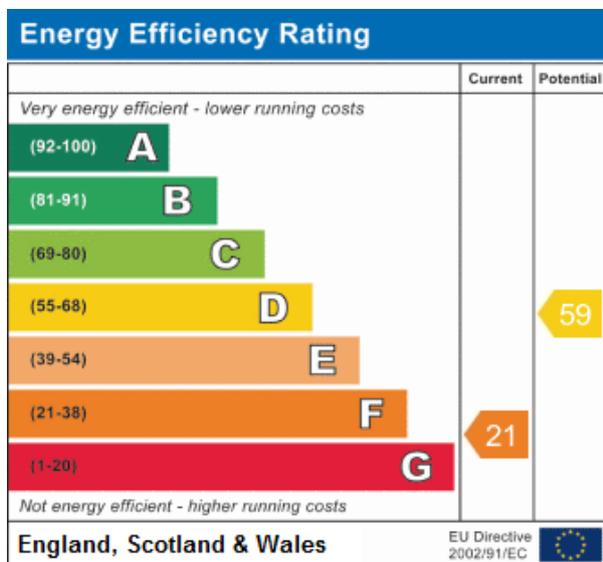
**BOILER ROOM:** 7'8" x 5'7". Adjoining the side of the farmhouse, housing the wall mounted Calor Gas Boiler and the Neutralizer link-up system (when used in conjunction with the Rayburn).

**WORKSHOP:** 17' x 9'8". Brick built with a corrugated roof.

**IMPLEMENT SHED:** 15'3" x 15'. Block built with a corrugated roof.

**GARDEN STORE:** Very attractive small stone building with a slate roof incorporating a veranda. Formerly used as a studio, but currently used for storage.

**ENERGY PERFORMANCE:**



**SERVICES:**

We understand that the property is connected to mains electricity and has a private water supply and private drainage system. The Solid Fuel Rayburn in the kitchen serves the central heating and hot water system together with the Calor Gas boiler. 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 “E” (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**



Tel: 01550 777790  
 Email: [contact@profilehomes.com](mailto:contact@profilehomes.com)  
 Website: [www.profilehomes.com](http://www.profilehomes.com)

## THE LOCALITY:

**Llandeilo** is 3 miles away, off the A40 and A483 roads, a delightful small town in an elevated position on the western banks of the River Towy at the fringe of the Black Mountain in Brecon Beacons National Park. The town retains an old world charm with narrow streets and Georgian architecture, and provides good amenities including primary and secondary schools, distinctive independent shops, health centre etc. and also has a railway station on the scenic Heart of Wales country line running over 121 miles from Swansea to Shrewsbury.

**The Brecon Beacons National Park** extends from Llandeilo 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.

**Brechfa Forest** is about 6 miles or so north-westerly offering an extensive network of tracks, trails and winding forest roads across a huge area of diverse countryside (some 18,000 acres), enjoyed by walkers and nature enthusiasts, horse riders and cyclists, with renowned mountain bike courses.

**Carmarthen** is 14 miles westerly, the ancient county town and commercial centre on the meandering Towy River, with an excellent shopping centre, multi-screen cinema, general hospital, university college, and main line railway station, and access to the A48/M4-link road.

**The Coast** is about an hour's drive away, with Cardigan Bay to the north-west, famous for porpoises, dolphins, seals, sea birds, beautiful beaches, secluded coves and cliff top walks, and Carmarthen Bay to the south with the Millennium Coastal Park and the 7 mile expanse of Cefn Sidan Sands. The Gower Peninsula is a little further on near Swansea (29 miles south), with a stunning coastline and timeless unspoilt landscapes.

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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.

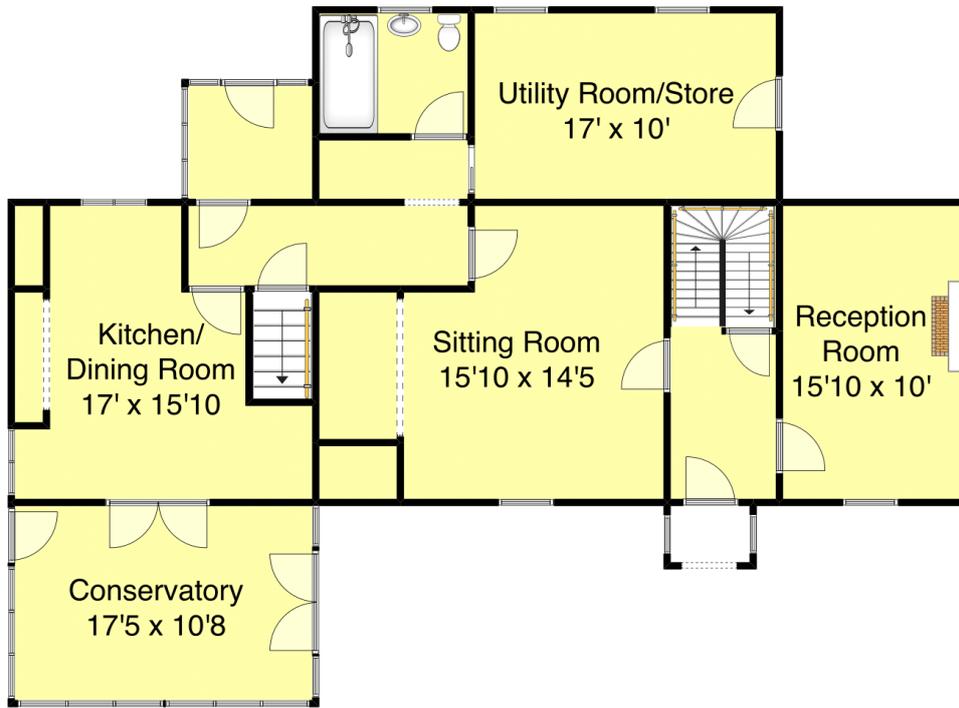
### PROFILE HOMES

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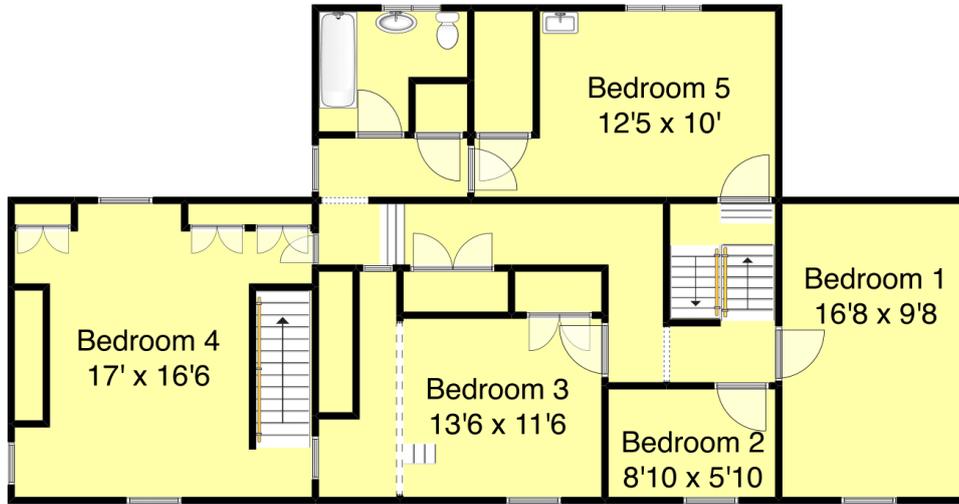
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Ground Floor

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First Floor