

Ref: 0bri69 Brisken Isaf, Llanfynydd, Carmarthenshire, SA32 7UE

**Impressive Country Property comprising 4 Bed extensively renovated Residence, 1 Bed Annexe and 2 Bed Detached Holiday Cottage Conversion all set in c. 5.8 acres of Gardens and Paddocks. Picturesque rural area with Panoramic Countryside Views.**

Llanfynydd Village 1 ¾ miles, Llandeilo 6 miles, Carmarthen & M4/A48 13 miles.



This well presented beautifully renovated, country property, being stone built with a later addition under a predominantly slate roof, provides welcoming and characterful accommodation with the benefit of an annexe and separate newly converted barn holiday cottage which offers scope for extended family, holiday letting and possible B & B, together with paddocks suitable for horses or small livestock.

**Main House** – Ground Floor: Entrance Porch, Sitting Room, Dining Room, Kitchen, Rear Porch, Breakfast Room, Utility Room. First Floor: 4 Bedrooms and Family Bathroom. (EER: D)

**Adjoining Annexe** – Ground Floor: Living Room. First Floor: Bedroom and En Suite Shower Room.

**Detached Holiday Cottage** – Ground Floor: Open Plan Kitchen/Living Room, Reception/Bedroom, Shower Room. First Floor: Bedroom, Living area and Bathroom.

**Land** – Landscaped Gardens, newly laid driveway and circa 4 acres of gently sloping Paddocks – in total circa 5.8 Acres (to be confirmed).

**Locality** – Situated in the heart of the gentle Carmarthenshire countryside, with one neighbouring property. Visitor attractions such as Talley Abbey & Lakes, the Brecon Beacons National Park and Brechfa Forest within easy driving distance. The wonderful Welsh coast is within an hour's drive. The rural village of Llanfynydd is 1 ¾ miles away with a church, Cwrt Henri village is 4.6 miles with Primary School, Community Post Office and village shop, whilst Llandeilo is 6 miles distant providing good amenities including primary and secondary education, a range of independent shops, supermarkets etc. Extensive shopping, general hospital, cinema, main line railway and access to the M4/A48-link road is available in Carmarthen 13 miles away.

**Price Guide: £485,000**

## THE MAIN RESIDENCE ACCOMMODATION:

Renovated by the current owners to include recently installed external wall insulation. Beautifully presented, with many character features, uPVC double glazing, oil-fired central heating, and brace and ledger doors. Fabulous panoramic views from front south facing windows.

### Ground Floor –

- ENTRANCE PORCH:** 5' x 4'. Fully glazed front door, windows on three sides, slate floor, door to the Sitting Room.
- SITTING ROOM:** 17' x 16'4". Bay window to the front aspect. Ceiling beams, exposed stone wall, fireplace housing a wood burning stove on raised tiled hearth. Slate floor, turning staircase to the first floor, under stairs cupboard, door to the dining room.
- DINING ROOM:** 17'2" x 11'8". Bay window to the front aspect, impressive exposed stone Inglenook fireplace with bread oven to one side housing a wood burning stove on a raised stone hearth with display plinths either side. Shelves recess to one side, exposed ceiling timbers, slate floor. Door to the annexe (described later) and door to the breakfast room.
- BREAKFAST ROOM:** 19'6" x 9'. Three windows to the rear, slate floor, doors to the Kitchen and utility room.
- KITCHEN:** 12'8" x 9'2". Range of Oak base units with Belfast sink, integral wine chiller and granite work surfaces, matching wall units with glass fronted display cabinets, plate rack and basket drawers. Elan electric Rangemaster Cooker with ceramic hob, stainless steel chimney hood extractor over. Tiled splashbacks. Slate floor. Windows to the rear and side and door to the rear porch.
- REAR PORCH:** 7'1" x 5'6". Windows on two sides, half glazed external door and slate floor.
- UTILITY ROOM:** 8'4" x 8'2". Beech worksurface with plumbing and space for a washing machine, dishwasher and tumble dryer. Worcester oil fired boiler which serves the central heating and hot water. External half glazed door to the side, painted floorboards.

### First Floor –

Staircase from the sitting room leads to a half landing and from where the stairs continue to the front and rear landings:-

- FRONT LANDING:** Doors to Bedrooms 1,2 and 3
- BEDROOM 1 :** 16'5" x 12'5". Built in wardrobes, window to the front.
- BEDROOM 2:** 17'1" x 8'1". Window to the front.
- BEDROOM 3:** 8' x 7'7". Currently used as a study. Window to the front.
- REAR LANDING:** Doors to Bedroom 4 and the family bathroom.
- BEDROOM 4:** 15'1" x 10'. Built in airing cupboard, linen cupboard and wardrobe. Window to the rear.
- BATHROOM:** 9'8" x 9'7". White suite comprising free standing roll top bath on claw feet with hand shower attachment. Shower enclosure, close coupled W.C. French Chateau Style Vanity unit with marble top and inset wash hand basin. Window to the rear, tiled floor and partially tiled walls.

## THE ANNEXE ACCOMMODATION:

Adjoining the main residence ideal for extended family or with letting possibilities or indeed B & B. The annexe has uPVC double glazing and oil fired central heating.

### Ground Floor –

**ENTRANCE:** Connecting door and four steps down from the dining room of the main residence and French doors into the open plan living room.

**OPEN-PLAN LIVING ROOM:** 18'5" x 12'2". French doors to the front aspect. Window to the front, staircase to the first floor.

### First Floor –

**BEDROOM 1:** 13' x 12'3". Vaulted ceiling with exposed A frame, Velux roof light, half glazed external door to the side elevation which leads via paved steps down to the rear garden. Door to the shower room.

**EN SUITE:** 8'2" x 5'. Fully tiled shower enclosure, vanity unit with wash hand basin, close coupled W.C. Velux roof light. Tiled floor and partially tiled walls. Access to eaves storage space.

## THE DETACHED HOLIDAY COTTAGE:

Located at right angles and away from the main residence with its own coloured gravelled forecourt, a recently converted former barn which has planning permission for a holiday cottage. With uPVC double glazing and electric heating.

### Ground Floor –

**ENTRANCE LOBBY:** Partially glazed French doors, oak wood effect flooring, opening into the open plan kitchen living room and opening to the reception room.

**OPEN PLAN LIVING ROOM:** 16'7" x 16'. Range of cream wall and base units with wood effect work surfaces over, tiled splashbacks. Built in oven. Two windows to the front and French doors to the side elevation. Oak wood effect flooring.

**RECEPTION ROOM /BEDROOM:** 16'1" x 12'6". Two windows to the front and glazed door to the rear. Recess ready for a staircase, door to the shower room.

**SHOWER ROOM:** 5'9" x 4'2". White suite, Shower, pedestal wash hand basin, close coupled W.C. Tiled floor. Partially tiled walls.

### First Floor –

Four Velux roof lights to the front and one to the rear. Vaulted ceiling with exposed A frames. Door off to a Bedroom, Sitting area and Bathroom.

**EXTERNALLY:**

**THE APPROACH:** The property is approached off a quiet country lane and has a gated entrance with newly laid gravelled driveway leading to the homestead and a large parking area.

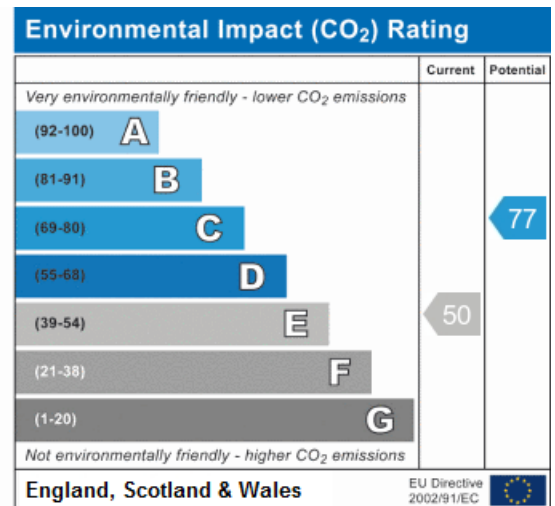
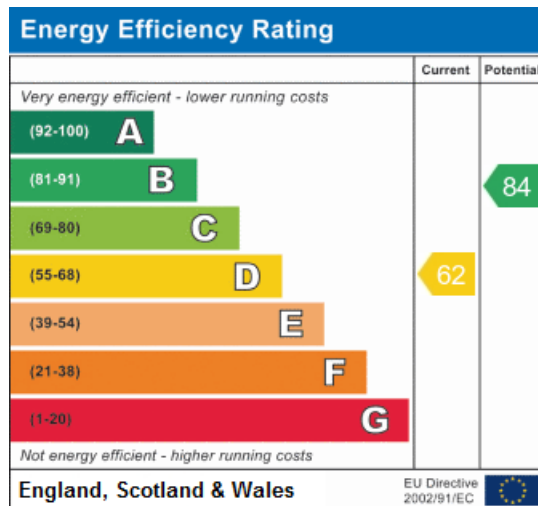
**TWO PONY BOXES:** Each measuring 16' x 5' approx.'. Detached block built, rendered building comprising two small stables ideal for ponies or small livestock each with built in feeding troughs to the rear.

**GARDENS, GROUNDS and LAND:** Established gardens and lawns to the front and rear with patios and a large decked area to the front sited to enjoy beautiful far reaching panoramic views across the neighbouring countryside.

The Paddocks have a combined acreage of circa 4 acres and are located to the side and front of the property with a home paddock with field shelter closest to the house and three further larger enclosures one with another field shelter, all being gently sloping in nature and surrounded by post and rail and stock fencing, interconnecting gateways and tree/hedge lined boundaries. In the agents opinion all perfectly suitable for equestrian or small livestock use.

We understand that the entire property amounts to approximately 5.8 Acres (to be confirmed).

**ENERGY PERFORMANCE:**



**SERVICES:** We understand that the property is connected to mains electricity, 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 "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.

**TENURE &  
POSSESSION:**

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

**VIEWING:**

**Only by prior appointment with PROFILE HOMES**



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**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.

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