

Ref: 0gar50

Garreg, Llansawel, Llandeilo, Carmarthenshire, SA19 7LQ

**A Three Bedroom Farmhouse, with excellent Equestrian facilities, Stabling for four, all-weather Manege and direct off-road forestry outriding, all in a Picturesque, Peaceful and Private setting with Stunning Panoramic Views.**

Llansawel village 1.5 miles, Lampeter 9 miles, Llandeilo 11 miles, Coast 20 miles, Carmarthen 22 miles.



Enjoying a completely private setting with fabulous panoramic views to the fore, this most attractive stone built property under a slate roof, is believed to have early 19<sup>th</sup> century origins. The farmhouse has, we understand, been completely refurbished over the years, and more recently extended to provide a beautifully presented characterful home with superb equestrian facilities, to include timber stable blocks, further modern barns, and an all-weather manege. This property would also make a wonderful smallholding for those seeking a small livestock pursuit.

**RESIDENCE** – Ground Floor: Porch, Entrance Hall, Dining Room, Kitchen/Living Room, Utility Room, Cloakroom, Lounge with impressive Inglenook fireplace.

**First Floor:** Master Bedroom with En Suite Shower Room and Dressing Area, Bedroom 2 with En Suite Shower Room, further Double Bedroom, Study area and family Bathroom. (EER: D).

**STABLING** – Purpose built timber stable blocks for 4, (scope more), Feed/Tack Room, Hay Store, Workshop/Implement shed.

**MANEGE** – Circa 30' x 20'. All-weather surface.

**CIRCA 9.92 ACRES** (to be confirmed) – comprising circa 6 acres of level to gently sloping grazing land, established landscaped gardens with feature pond and a focal point decked area prominently sited to enjoy the fabulous views.

**LOCATION** – set amidst picturesque rolling countryside adjacent to a section of Brechfa Forest. **Llansawel** village is 1.5 miles away with a primary school and public houses. **Llandeilo** is 11 miles southerly, off the A40, at the fringe of Brecon Beacons National Park – a small, delightful town with distinctive shops, galleries, pubs, hotels, restaurants, main post office, health centre, dentists, schools, churches, and railway station on the scenic Heart of Wales line (Swansea to Shrewsbury). **Lampeter** is 9 miles northerly from the property, providing a good selection of shops, main post office, a leisure centre with swimming pool, cafes, restaurants and pubs, doctors and dentists, schools, and a University – the oldest in Wales (1822). **Carmarthen** is 22 miles south-west, the ancient county town and administrative centre with excellent shopping amenities, multi-screen cinema, primary and secondary schools, university college, general hospital, main line railway station and access to the **A48/M4-link road**. **The magnificent Cardigan Bay Coast** is within easy driving distance, famous for its marine wild life, cliff-top walks, secluded coves, and golden beaches.

**Guide Price: £510,000**

## THE ACCOMMODATION:-

With oil-fired central heating, uPVC double glazing, Oak doors and fabulous panoramic views from all front facing windows.

### Ground Floor –

- ENTRANCE PORCH:** 7'10" x 6'. Partially glazed front door, windows on either side, flagstone floor and half glazed door into the entrance hall.
- ENTRANCE HALL:** 15' x 4'. Oak wood flooring, LED downlights, doors to the dining room and kitchen/living room.
- DINING ROOM:** 14'10" x 9'4". Dual aspect windows to the front and rear. LED downlights.
- KITCHEN/LIVING ROOM:** 19'8" x 14'8". Fitted range of Shaker style Beech wall and base units with granite effect work surfaces, 1 ½ bowl stainless steel sink with water softener below, integral electric oven and induction hob with chimney hood style extractor over. Central island with matching base units and breakfast bar with granite effect work surface. LED downlights, tiled floor to the kitchen area and wood floor to the living area. Two windows to the front and French doors to the rear courtyard and gardens. Archway to an inner lobby.
- INNER LOBBY:** Exposed stone, tiled floor, understairs cupboard, door to the utility room, cloakroom and door to the lounge.
- UTILITY ROOM:** 21'6" x 5'10". Range of wall and base units with work surface over, stainless steel sink, plumbing and space for a washing machine, dishwasher and tumble dryer, tiled floor and tiled walls. Airing cupboard. window to the rear and external door to the side. Opening to the cloakroom.
- CLOAKROOM:** 5'10" x 5'8". Wall mounted wash hand basin, low level W.C. Hot water cylinder. Oil fired condensing boiler. Window to the rear. Partially tiled walls and tiled floor.
- LOUNGE:** 24'3" x 14'8". (Excluding the Inglenook). Three windows to the front aspect, LED downlights. Impressive large Inglenook fireplace with Bressumer beam over and former bread oven, housing a wood burning stove on a slate hearth. Door and staircase to the first floor.

### First Floor –

- LANDING:** Staircase from the lounge leads up to the first floor landing, window to the rear, LED downlights. Doors off to:-
- FAMILY BATHROOM:** 7'5" x 5'5". White suite comprising a bath with shower over and folding shower screen. Pedestal wash hand basin, mirror, shaver point and light over. Low level W.C. Tiled walls. Oak flooring, window to the rear. Extractor fan, LED downlights.
- BEDROOM 2:** 14'2" x 10'2". Two windows to the front and one to the side, LED downlights, built in mirror fronted wardrobes. Fully glazed door to the en suite shower room.
- En Suite Shower Room:** 7'10" x 4'. White suite comprising, large shower enclosure, pedestal wash hand basin, mirror, shaver point and light over, low level W.C., heated towel rail. Tiled walls, tiled floor.
- STUDY AREA:** 11'7" x 8'6". Window to the front. Built in cupboards, loft access and LED downlights. Opening to the inner landing.

<b>INNER LANDING:</b>	15'2" x 4'6". Window to the front, LED downlights, doors to the master suite and bedroom three.
<b>BEDROOM 3:</b>	14'10" x 10'6". Window to the rear. LED downlights.
<b>MASTER BEDROOM SUITE:</b>	18' x 10'. Mirror fronted wardrobes, two Velux roof windows to the front. LED downlights. Door leading to steps down to the front/side of the residence and stables. Opening to the dressing area and door to the en suite shower room.
<b>Dressing Area:</b>	7' x 5'. Velux roof window to the rear.
<b>En Suite Shower Room:</b>	10'2" x 5'. White suite comprising large shower enclosure, vanity unit with wash hand basin, low level W.C. heated towel rails, Wall mounted hair dryer, shaver point. Large fitted mirror with lighting, Velux roof window to the rear. Tiled floor.

## EXTERNALLY

<b>THE APPROACH:</b>	Access to the property is off a quiet country lane, then along a private track, to the properties tarmac driveway which sweeps down to the side and front of the residence where there is an extensive parking and turning area.
<b>GARDENS &amp; GROUNDS:</b>	The gardens are a delight, having been lovingly landscaped. To the fore there are sweeping lawns, a large garden pond, and a patio decking area, with feature lighting and electric points, being a centrally featured site to enjoy the panoramic views at their best. To the rear a pretty enclosed gravelled garden with a paved terrace. Beyond this, a tiered area with raised beds and greenhouses and a new polytunnel erected in May 2018. The house has external LED lighting at the side front and back and a number of external power points. See page 4 for land details.
<b>STABLE YARD:</b>	Located to one side of the residence is an enclosed gated concrete yard with two double purpose built timber stable blocks, all with automatic drinkers, power and LED lighting both inside and external to each stable. Together with a timber tack room/feed store. There are water taps in the yard supplied by rainwater collection, borehole and spring water. Internal measurements as follows:
<b>Stable 1:</b>	12' x 11'6".
<b>Stable 2/Foaling Box:</b>	14' x 12'. Currently used as a workshop but could revert to a foaling box/large horse stable if required.
<b>Stable 3:</b>	12' x 12'
<b>Stable 4:</b>	12' x 12'.
<b>Covered area:</b>	16'4" x 12'4". Between the two stable blocks a useful covered area with power and lighting, used for feed, hay and rug drying.
<b>Timber Tack Room/:</b>	12' x 8'. Power and light.

**OUTBUILDINGS:** Adjacent to the stable yard there is a useful timber barn currently used for storage and implements, and to the other side of the yard a two bay barn. Internal measurements as follows:

**Timber Barn:** 22'2" x 13'2". Double front doors. 6' garden shed alongside.

**Two Bay Barn:** 30' x 18'. Timber framed open fronted barn.

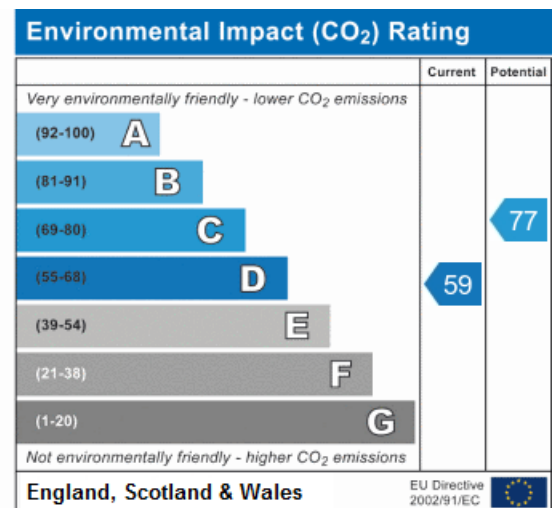
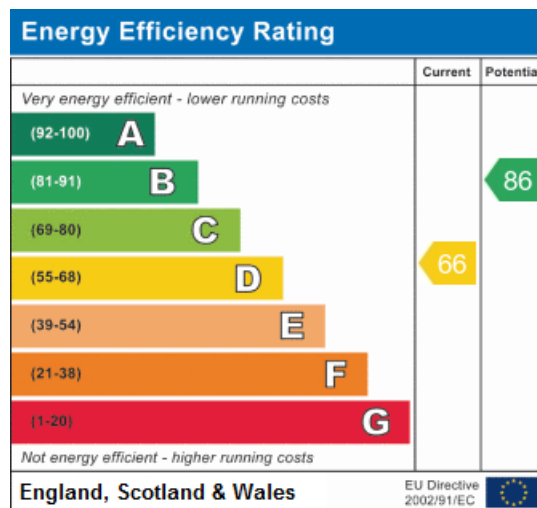
**LOG STORES:** Beyond the Timber barn, two adjoining small buildings currently used as log stores.

**ALL WEATHER MANEGE:** 30m x 20m. All weather sand and rubber surface bound by post and rail fencing.

**THE LAND:** We are informed that the whole property amounts to circa 9.92 Acres in all (to be confirmed), comprising 6 acres of level and gently sloping pastureland divided into two main enclosures (one with wildlife pond) and further large grassed areas, coppices, amenity land and shelter belts. There is also an enclosed area within which there is a 30' polytunnel frame, currently used for housing chickens and two chicken houses.

**HORSE RIDING:** The property has the benefit of direct off-road horse riding straight into forestry with designated trails and a bridleway off the approach track which leads on to a network of further tracks. Further details with the vendors.

**ENERGY PERFORMANCE FIGURES:**



**SERVICES:** We understand that the property is connected to mains electricity, spring and bore-hole water supply (pump and workings housed in the stable yard) and private drainage. The owners also have an excellent rainwater collection system in place. Oil fired condensing boiler. 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 "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. We understand a footpath traverses the property.

**TENURE & POSSESSION:** We are informed that the property is freehold with vacant possession on completion, by arrangement.

**VIEWING:** By prior appointment only with **PROFILE HOMES**



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

---

**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**

Tel: 01550 777790, Email: [contact@profilehomes.com](mailto:contact@profilehomes.com), Web: [www.profilehomes.com](http://www.profilehomes.com)  
Penybanc Farm Office, Llangadog, Carmarthenshire, SA19 9DU

---

This document is Copyright © 2005-2018 PROFILE HOMES. All rights reserved. Any unauthorised reproduction or plagiarism will constitute an infringement of copyright.