

Ref: 0pan77

Pantyfer, Llansadwrn, Llanwrda, Carmarthenshire, SA19 8LS

**A beautifully presented Smallholding with 4 Bedroom Country Residence and 1 Bedroom Annexe/Holiday Let, surrounded by its own delightful gardens, grounds and paddocks of c. 12.26 Acres. Peaceful location with far reaching panoramic views.**

Llansadwrn 1.7 miles, Llangadog 3½ miles, Llandovery 7 miles, Llandeilo 7 miles, Carmarthen 22 miles.



This appealing period country Farmhouse is predominantly stone built with a slate roof and was refurbished and then extended a few years ago and now provides a beautifully presented home which oozes character and has a lovely welcoming ambiance. The property is further complimented by a charming detached annexe/holiday let.

**Pantyfer Farmhouse** - Ground Floor: Entrance Porch, Utility Room, Kitchen/Dining Room, Snug and Sitting Room. First Floor: 4 Double Bedrooms, 2 Bathrooms.(E.E.R:D).

**The Stables Annexe** – Former cart house and stables, the first floor has been converted to create a charming self-contained annexe: - Kitchen/Living Room, Conservatory with spectacular views, double Bedroom and Shower Room. Ground level – Workshop, Utility and Stores. This building lends itself to alternative uses such as an artist's studio and has scope for the development of the ground floor, (S.T.PP.)

**OUTBUILDINGS:** Large Livestock/Store Shed and Kennel.

**LAND: Circa 12 Acres (tbc):** Extensive landscaped gardens, level and sloping pastureland (circa 9.5 acres), an orchard, and ancient, and more recently planted woodland.

**LOCALITY:** Rural yet within easy driving distance of amenities with a good road network provided by the A482 and A40 both less than 2 miles away. There is a public house and church in the village of Llansadwrn and a shop/small post office and garage in Llanwrda. Llangadog is only 3½ miles away with a range of shops and pubs, whilst the popular Towy Valley market towns of Llandovery and Llandeilo are 7 miles away, and offer fuller amenities to include a new secondary school in Llandeilo. There is also 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 22 miles distant with excellent shopping, multi-screen cinema, general hospital, and main line railway station and A48/M4 link road.

**Guide Price: £550,000**

## THE FARMHOUSE:

With newly installed uPVC Double Glazing, Oil fired central heating. South facing, enjoying amazing panoramic views, particularly from the first floor across the gardens, land and beyond, to the Brecon Beacons and Black Mountain range.

### Ground Floor –

- ENTRANCE PORCH:** Side door leads into the porch, quarry tiled floor. Window to the front, and stable door to the utility room.
- UTILITY ROOM:** 16' x 7'. Range of cream wall and base units with wood effect work surface over. 1 ½ bowl stainless steel sink with single drainer and mixer tap. Wall mounted oil fired boiler. Plumbing and space for a washing machine, space for a freezer. Recess with hanging rail for coats. Quarry tiled floor. Window to the side, fully glazed door to the Kitchen/Dining Room.
- KITCHEN/DINING ROOM:** 17' x 15'6". Impressive large Inglenook Fireplace with Bressumer beam over and former bread oven to one side, housing an oil fired Rayburn. Spalted Sycamore kitchen wall and base units with ebony handles and granite work surfaces. 1½ bowl stainless steel sink. Integrated fridge, built in double oven and grill. Electric ceramic hob with extractor fan over. Exposed ceiling timbers and downlights. Quarry tiled floor. Window to the front. Stable door to the Snug.
- SNUG:** 17'3" x 13'10". Exposed ceiling timbers and downlights. Exposed stone fireplace housing a wood burning stove on a stone hearth. Built in bookshelves. Under stairs cupboards, staircase to the first floor. Window to the front, and door to the front porch. Further door to the inner hall.
- FRONT PORCH:** Tiled floor, door to the front, windows to the front and sides.
- INNER HALL:** Second staircase to the first floor and door to the sitting room. Window to the rear.
- SITTING ROOM:** 19'9" x 15'6". Exposed ceiling timbers and beams. Under stairs cupboard. Exposed stone fireplace with Bressumer beam over housing a wood burning stove on a stone hearth. Dual aspect, window to the side and front. Door to the front.

### First Floor –

- MAIN LANDING:** Partially exposed 'A' frame and exposed timbers. Window to the rear. Doors to:-
- BEDROOM 1:** 17'10" x 11'. Built in wardrobes and airing cupboard. Partially exposed 'A' frames and timbers, exposed floorboards. Windows to the front and rear.
- BATHROOM:** 16'10" x 7'. White suite comprising bath, pedestal wash hand basin. Low level W.C., bidet, tiled shower enclosure. Window to the side. Built in cupboards. Exposed floorboards.

**BEDROOM 2:** 17'10" x 12'3". Currently used as a study. Partially exposed 'A' frame and timbers. Built in cupboards and bookshelves. Two windows to the front.

**First Floor continued –**

**SECOND LANDING:** Second staircase from the inner hall leads up to the second landing, window to the rear and doors to:-

**BEDROOM 3:** 12'2" x 10'. Exposed timbers and exposed floorboards, built in wardrobes, window to the front.

**BEDROOM 4:** 13'10" x 7'. Partially exposed timbers. Built in wardrobes and cupboards. Loft access. Dual aspect with windows to the front and side. Exposed floorboards.

**BATHROOM:** 9' x 8'10". White suite comprising bath with shower over and shower screen. Pedestal wash hand basin, mirror, light and shaver point over. Airing cupboard. Vinyl flooring. Loft access. Velux roof window to the rear.

**N.B. Floor plans on Page 6**

**SELF CONTAINED ANNEXE - THE STABLES:**

Formerly the stables and cart house to the original farm, this building has previously been used as a studio and was converted some years ago to a charming first floor self-contained annexe. Perfect for guests or family, and has in the past been let as holiday accommodation. The annexe has double glazing and oil fired central heating and glorious views from the conservatory across the gardens grounds and beyond to the Brecon Beacons. The ground floor currently provides a workshop, utility and store rooms.

**First Floor –**

**ENTRANCE:** External steps lead up to the first floor. Half glazed door leads into the kitchen/living room.

**KITCHEN/LIVING ROOM:** 17'6" x 14'8". Open plan room with a vaulted ceiling and exposed 'A' frames and beams, ceiling downlights. Range of wall and base units with work surfaces over. Stainless steel sink. Electric cooker, overhead extractor fan, space for a fridge. Two ventilation slit windows to one side, window to the other side, and feature exposed stone and oak archway steps down to the conservatory.

**CONSERVATORY:** 18'10" x 8'. A truly amazing space with panoramic views across the property's front gardens and paddocks and beyond to the Brecon Beacons. Exposed floorboards, windows on three sides, polycarbonate pitched roof.

**BEDROOM:** 11' x 10'8". Partially exposed 'A' frame and timbers. Window to the side.

**SHOWER ROOM:** 8' x 5'7". White suite comprising fully tiled shower enclosure, low level W.C., pedestal wash hand basin, mirror, light and shaver point over. Window to the side. Ceiling downlights, partially exposed 'A' frame, extractor fan.

## Ground Floor –

<b>WORKSHOP:</b>	17'7" x 15'. Side door. Power and light. Window to the side. Oil fired boiler. Door to a utility room/cloakroom
<b>UTILITY/CLOAKROOM:</b>	7'2" x 6'9". Traditional red and black quarry tiled floor. Stainless steel sink. Plumbing and space for a washing machine and tumble dryer. Low level W.C. Window to the side. Extractor fan.
<b>IMPLEMENT STORE:</b>	17'5" x 7'4". Side door. Power and light.
<b>STORE ROOM 1:</b>	13'2" x 8'. Door to the front. Power and light.
<b>STORE ROOM 2:</b>	8' x 4'10". Door to the front. Light.

## EXTERNALLY:

<b>THE APPROACH:</b>	The property is approached via a quiet country lane then via a hard surfaced track which serves three other properties. From here a private gated entrance leads to Pantyfer where there is ample parking and turning space to the side and beyond the residence.
<b>DETACHED SHED:</b>	60' x 45'. This modern timber and steel framed shed has profile cladding and a corrugated roof. Power and light. Vehicular doorway. Ideal for small livestock, horse stabling or storage.
<b>KENNEL:</b>	12' x 10'. Block built rendered exterior under a slate roof with a small gated concrete pen to the fore.
<b>GARDENS &amp; LAND:</b>	<p>Extensively landscaped with a plethora of shrubs, small trees and climbers, but designed to be low maintenance. There is a 48' polytunnel and an 8' greenhouse alongside which is the owner's rain water harvesting system. Raised beds for vegetable growing, a fruit cage and an orchard. There is secure housing and ponds for ducks, chickens and turkeys.</p> <p>The pastureland of circa 9 ½ acres, is currently home to the vendors pet sheep. There are field shelters in the front and upper paddocks. Bordering the ancient and more recently planted woodland is an open fronted log store. Designated pathways to various seating areas and the woodlands in particular are a delight.</p>

**SERVICES:**

We understand that the property is connected to mains electricity and has a Solar Photovoltaic system. There is mains water, and two private drainage systems. Oil fired central heating (Combination boilers) and hot water. N.B. The oil fired Range in the kitchen provides the majority of the hot water. 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 Council Tax Band is "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 a footpath traverses the property.

**TENURE & POSSESSION:**

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

**VIEWING:**



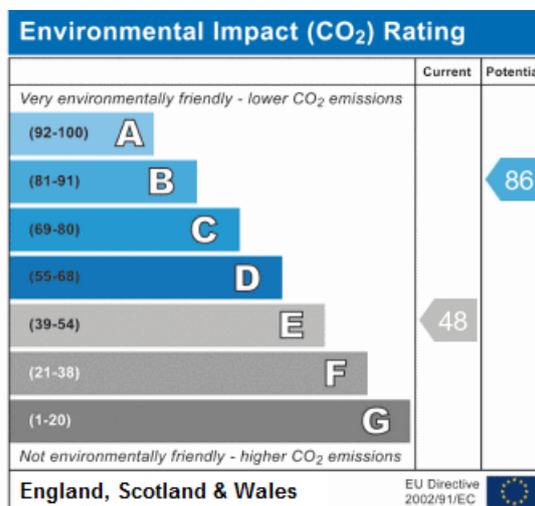
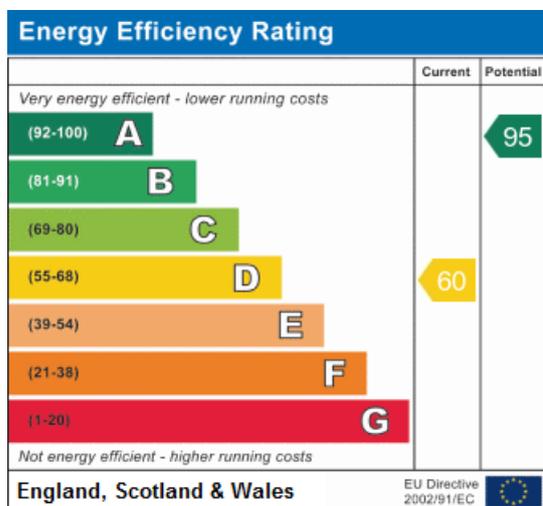
By appointment with **PROFILE HOMES**

Tel: 01550 777790

Email: [contact@profilehomes.com](mailto:contact@profilehomes.com)

Website: [www.profilehomes.com](http://www.profilehomes.com)

**ENERGY PERFORMANCE FIGURES**

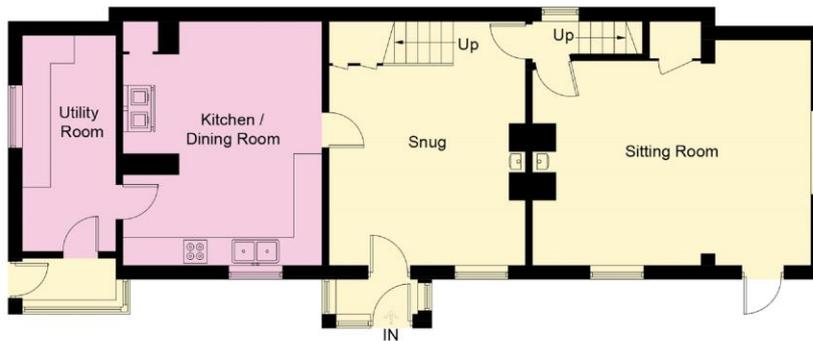


## Pantyfer, Llansadwrn, Llanwrda, SA19 8LS

Approximate Gross Internal Area  
1878 sq ft



Top Floor



Ground Floor



Illustration for identification purposes only, measurements are approximate,  
not to scale. floorplansUsketch.com © (ID 445350)

## THE LOCALITY:

**Llanwrda's** village amenities are about 2 miles southerly, including a pub, convenience store, 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).

**Llangadog** is 3½ 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 7 miles away 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).

**Llandeilo** is 7 miles south-westerly, a popular and historic town with independent shops, pubs and eateries, main post office, health centre, primary and new secondary school. Llandeilo dates back to the 13<sup>th</sup> 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 18<sup>th</sup> Century as a market town and banking centre for cattle drovers.

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

**Carmarthen** is 22 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.

---

### 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.