

Ref: Open13 Cefn Glasfryn, Manordeilo, Llandeilo, Carmarthenshire, SA19 7BE

SUPERB OPPORTUNITY TO CREATE A MULTI - FACETED LEISURE AND/OR EQUESTRIAN BUSINESS - Period 3 bed Farmhouse with adjoining 2 bed Barn Conversion, and a 3 bed detached Bungalow. Further stone building suitable for conversion.(S.T.P.P.). Large modern GP Building with 8 Internal Stables & workshop. Indoor Riding Arena and Olympic Sized Manege. Set in c. 18 acres of land with good access.

A40 1 mile, Llangadog 3 miles, Llandeilo 4 miles, M4 16 miles, Carmarthen 18 miles



- **Handsome, Well Presented Period 3 Bedroom Farmhouse**, stone built with rendered elevations under a slate roof. Lounge/Dining Room, Sitting Room with inglenook fireplace, large Kitchen/Breakfast Room, Utility Room and W.C. 3 Bedrooms (2 En Suite Bathrooms), Family Bathroom.
- **Adjoining 2 Bedroom Self-Contained Annexe – a stone barn conversion of charm and character** Spacious Lounge/Dining Room with vaulted ceiling, Kitchen, Bathroom and 2 Bedrooms.
- **Detached 3 Bedroom Bungalow** – Kitchen/Breakfast Room, Lounge/Dining Room, 3 Bedrooms, Bathroom.
- **Stone Range** (adjoining the Annexe) offering scope for conversion S.T.P.P.
- **8 Stables** – within a large Modern G.P. Building, together with Workshops.
- **Indoor Riding Arena** – within a second large Modern G.P. Building.
- **Olympic Size Manege** – Sand and chopped rubber surface.
- **Circa 18 Acres** in total – with predominantly level to gently sloping Pastureland.
- **Rural location** with superb Towy Valley views, yet with town amenities within easy reach.

Price Guide: £695,000

THE FARMHOUSE RESIDENCE ACCOMMODATION:

The residence has wood-effect double glazing with leaded glass, and oil-fired central heating.

- FRONT ENTRANCE:** The front entrance door opens into a lobby area in the Dining Room, with a partially glazed door leading into the Lounge/Dining Room.
- SITTING ROOM:** 16'4" x 14'6" max. Exposed stone wall with Inglenook fireplace and bressumer beam above, housing a multi-fuel stove. Exposed oak beams and ceiling timbers, picture rail, deep built-in cupboard with shelving, turning staircase to the first floor, further door into the Lounge, door and step down into the Kitchen/Breakfast Room. Window to the front aspect.
- LOUNGE/DINING ROOM:** 27'10" excluding bay x 11'10". Fireplace with timber mantel and surround, and multi fuel stove on a granite hearth. Bay window to the front aspect and window to the side.
- KITCHEN/
BREAKFAST ROOM:** 28' x 10'10". Range of oak wall and base units with granite work surfaces, Belfast sink, tiled splashbacks, concealed dishwasher, recess with former bread oven feature to one side and space for a range-style cooker, with display shelf above and concealed extractor, space for a refrigerator, matching dresser-style unit with two glass-fronted display cabinets and plate rack, corner unit with display shelves and cupboards below, further corner cupboard, tiled floor, ceiling downlights, two windows to the rear aspect, half glazed external door to the rear, door through to the Utility Room.
- UTILITY ROOM:** 7' x 6'6". Brick tiled floor, two Worcester oil-fired central heating boilers (one serving the main residence and the other recently installed boiler serving the adjoining barn conversion annexe), plumbing and space for a washing machine and tumble dryer, Velux roof light to the rear, door through to W.C.
- DOWNSTAIRS W.C.:** Brick tiled floor, exposed stone wall, W.C., and storage cupboard.
- First Floor –** Staircase from the Dining Room leads up to the first floor Landing.
- LANDING:** 18'4" x 6'6". Access to the loft, window to the front aspect, and doors to the following accommodation:-
- MASTER BEDROOM 1:** 18'2" x 12'8" max. Range of built-in wardrobes, one being mirror-fronted, window to the front aspect and window to the side, door to En Suite Bathroom.
- EN SUITE BATHROOM:** 12' x 7'3". White suite comprising modern P-shaped shower bath with curved glass shower screen and tiled surround, wall-mounted wash hand basin with tiled splashback, and close coupled W.C. with concealed cistern. Chromium heated towel rail, built-in cupboard, painted wood panelling to dado height, wood-effect flooring, extractor fan, Velux roof light to the rear.
- BEDROOM 2:** 14' x 11'6". Cast Iron fireplace with timber mantel and surround and slate hearth. Window to the side aspect overlooking some of the property's paddocks with views beyond across the Towy Valley countryside to the Black Mountain. Door and three steps down into En Suite Shower Room.
- EN SUITE SHOWER ROOM:** 9' x 6'. Fully tiled corner shower cubicle, pedestal wash hand basin, and close coupled W.C. Wood-effect flooring, door into eaves storage space. Window to the side aspect.
- BEDROOM 3:** 15'2" excluding bay x 12'8". Cast Iron fireplace with timber mantel and surround and slate hearth. Bay window to the front aspect.
- FAMILY BATHROOM:** 9'3" x 6'. Three steps down into the family bathroom, suite comprising bath with tiled surround, pedestal wash hand basin, and close coupled W.C. Heated towel rail, Velux roof light to the rear.

ADJOINING SELF-CONTAINED ANNEXE:

Stone barn conversion with a slate roof, recently completed. Wood-framed double glazing. Oil-fired central heating (via a second boiler in the Utility Room of the main residence).

- ENTRANCES:** Rear entrance – a partially glazed wooden door leads into the Kitchen.
Front entrance – wooden door with small window panel leads into the Lounge/Dining Room.
- KITCHEN:** 19'6" x 10'6". Semi-vaulted ceiling with exposed timbers, farmhouse-style cream base units with beech-effect work surface over, 1½ bowl ceramic sink unit with swan-neck mixer tap, space for a range-style cooker, fitted Rangemaster chimney hood, space and plumbing for washing machine and tumble dryer, feature spotlights, ceramic tiled floor, two windows to the rear aspect, step up and wide opening through to the Lounge/Dining Room.
- LOUNGE/
DINING ROOM:** 28' x 16'4". Vaulted ceiling with exposed A-frames and timbers and part of the original hayloft hoist apparatus still in situ. Exposed stone wall, stonework feature to one wall, multi-fuel stove on a tiled hearth, wood-effect flooring with inset carpet to lounge area, fully glazed oak door to the front elevation with glass panels above and on either side, high level recessed window to the front aspect, step down and further external door with small window panel to the front elevation, doors to the bedroom and bathroom, short open-tread staircase leading up to the 1st floor double bedroom (former hayloft).
- GROUND FLOOR
BEDROOM:** 16' x 7'6". Exposed stone wall. Mezzanine over.
- BATHROOM with
SAUNA SHOWER:** 10'4" x 8'. White suite comprising corner bath with mosaic tiled surround, wall-mounted wash hand basin with mosaic tiled splashback, and close coupled W.C. Aqualux Computerised Sauna Shower Cubicle. Chromium heated towel rail, tile-effect flooring, dual aspect with large frosted-glass window to the rear aspect and window to the side.
- First Floor -**
- DOUBLE BEDROOM:** 16' x 9'. Vaulted ceiling with exposed purlins and ceiling downlights, one exposed stone wall, exposed floorboards, dual aspect with window to the front and window to the rear.

THE BUNGALOW – DETACHED BARN CONVERSION:

Single-storey, brick built barn conversion with a slate roof. Wood-framed double glazing. Oil-fired central heating.

ENTRANCES:	Main front entrance – a half glazed door leads into the Entrance Hall. Also at the front, a half glazed stable door leads into the Kitchen/Breakfast Room.
ENTRANCE HALL:	29' x 4'. Wood-effect flooring, ceiling downlights, exposed ceiling beams, doors to the accommodation:-
LOUNGE/ DINING ROOM:	21' x 13'2". Wood-effect flooring, exposed ceiling beams. Dual aspect with two windows to the front aspect and one to the side.
KITCHEN/ BREAKFAST ROOM:	13'2" x 12'8". Range of cream farmhouse-style wall and base units with beech-effect work surface over, 1½ bowl ceramic sink unit with swan-neck mixer tap, space for a range-style cooker, fitted stainless steel chimney hood extractor over, ceiling downlights, concealed dishwasher, space for an upright fridge/freezer. Dual aspect with window to the front and window to the side. Half glazed stable door to the front. Door into Boiler Room.
BOILER ROOM:	Housing the oil-fired central heating boiler.
BEDROOM 1:	12'8" x 13'2". Door into large walk-in wardrobe with hanging space and shelving above (we are informed that plumbing is in situ nearby, so this could be adapted to an en suite if required). Ceiling downlights, exposed beam. Dual aspect with window to the side and window to the rear. Half-glazed external door to the rear.
BEDROOM 2:	13' x 12'8". Ceiling downlights, exposed beam. Dual aspect with window to the side and window to the rear.
BEDROOM 3:	11'7" x 10'. Wood-effect flooring, access to loft. Window to the side aspect.
BATHROOM:	7'10" x 7'2". White suite comprising panelled bath with shower over, shower curtain, and tiled surround, pedestal wash hand basin, and close coupled W.C. Chromium heated towel rail, extractor fan, ceiling downlights, tiled floor.

EXTERNALLY:

APPROACH: The property is approached along a minor country road. Vehicular access is gained via a wide metal-gated entrance into a driveway leading round to the large arrival yard at the rear of the main residence, accessing the bungalow and G.P. buildings and providing plenty of parking and turning space for horseboxes and large vehicles.

GARDENS: There is a large lawned courtyard garden to the front with an attractive brick wall and railings to the boundary and a pedestrian gateway off the lane. There is a further large lawned area to the side of the farmhouse residence.

OUTBUILDINGS & LAND:

STONE RANGE: 75' x 20' approx. Stone building with a slate roof, attached at right-angles to the Annexe Barn Conversion above the feature stone archway. Divided internally into stalls, with doors and windows.

This barn would be ideal for conversion to extra living accommodation, office space, or a variety of uses, subject to the necessary planning permission being granted.

2 LARGE MODERN G.P. BUILDINGS:

Providing Stabling, Workshops and an Indoor Riding Arena, as follows:-

**BUILDING 1 –
8 STABLES and
WORKSHOPS:** 100' x 60'. Large General Purpose Outbuilding situated near the Bungalow. Open-fronted building with block built wall to approximately 6ft. and vented profile sheeting. The roof consists of composite concrete corrugated sheeting interspersed with translucent plastic panels. Power, light and water connected. Overhead strip lights. Concrete floor.

A light and airy building providing 8 Internal Stables with concrete aisle between, secure lockable Tack Room, and Feed Room with sink, electric water heater and cupboard below.

Each Stable measures 11'6" x 11'6".

Gated access onto a turn-out enclosure bound by post and rail fencing.

The remainder of the building is presently used as Workshops.

**BUILDING 2 –
INDOOR RIDING
ARENA:** 100' x 60'. Adapted to an Indoor Riding Arena with a woodchip surface. Situated opposite the stables building. Fully enclosed, block built wall to approximately 6ft. with vented profile sheeting on two sides and full profile sheeting to the ends. Two 20ft. doors with roll down shutters to one side and large 10ft. door to one end. The roof consists of corrugated composite concrete sheeting interspersed with translucent plastic panels. 10 overhead strip lights, 9 double sockets. Concrete floor.

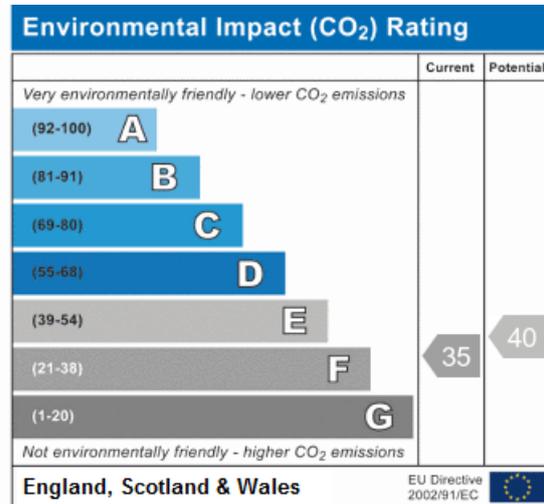
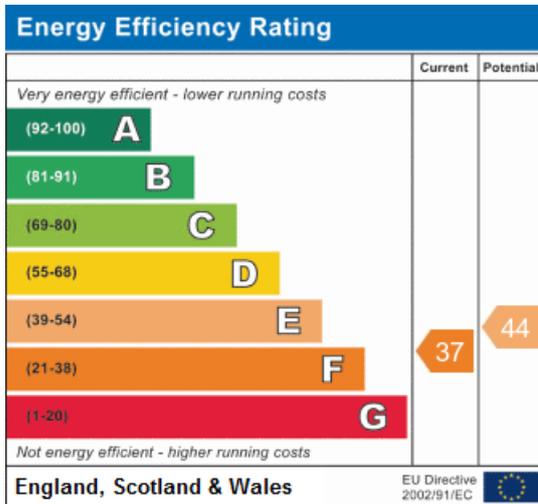
TURNOUT ENCLOSURE: Post and rail fencing, Sand surface and gated access to the Manege.

OLYMPIC SIZE MANEGE: Post and Rail fencing, sand and chopped rubber surface.

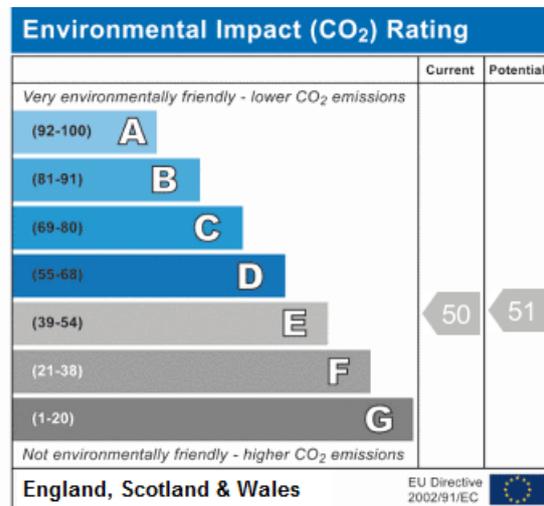
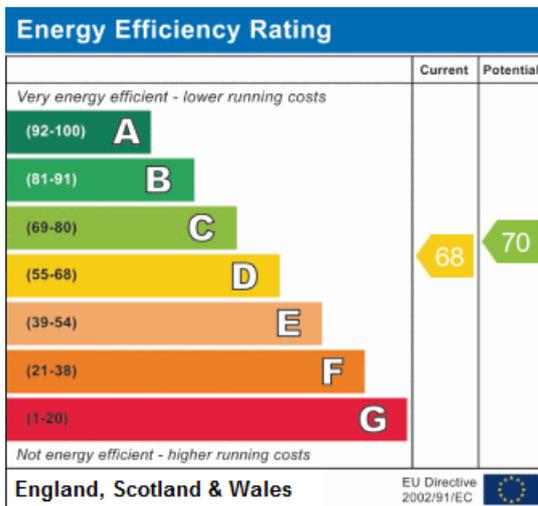
THE LAND: The property amounts to approximately **18 Acres** in total (to be confirmed). The land is mainly to the rear and one side of the homestead buildings, being a mix of predominantly level and gently sloping pasture divided into various paddocks with post and rail and stock fencing, individual gated access, and all with the benefit of self-filling drinkers.

ENERGY PERFORMANCE FIGURES:-

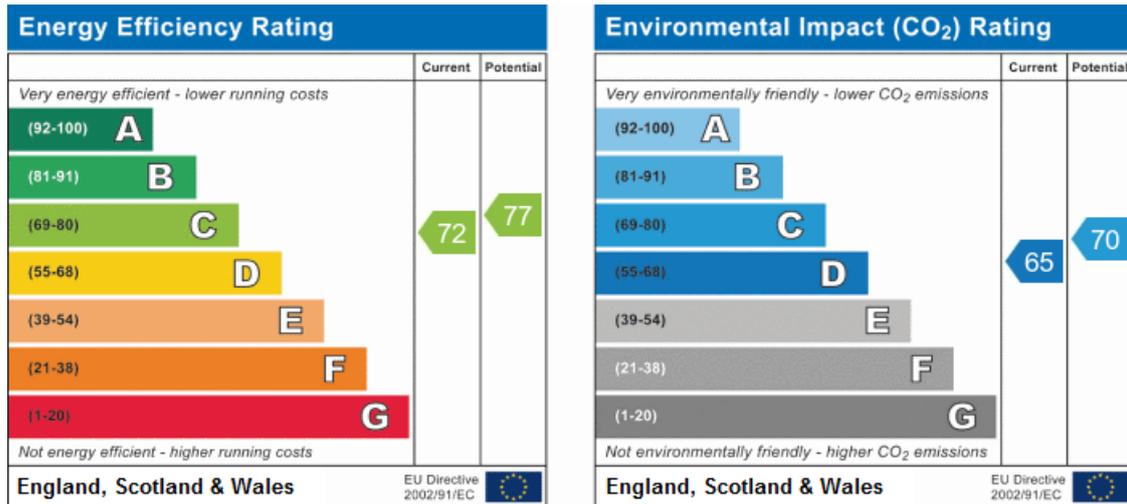
MAIN RESIDENCE



ANNEXE



THE BUNGALOW



VIEWING

Only by prior appointment with the Sole Selling Agents – PROFILE HOMES
Tel: 01550 777790, Email: contact@profilehomes.com

Website: www.profilehomes.com

SERVICES:

We understand that the property is connected to mains water, mains electricity (with individual meters to the three separate residential units), and a private drainage system. 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 Council Tax Band is "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.

TENURE & POSSESSION:

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

THE LOCATION:

The property enjoys a lovely situation amidst rolling green countryside, with views across the picturesque Towy river valley to the rugged Black Mountain in Brecon Beacons National Park. Though rural, this is also a convenient location, with good village and market town amenities within easy driving distance. This region is rich in beautiful landscapes, wildlife, and legend, with opportunities for walking, cycling, riding, fishing and bird watching (including Red Kites).

Llangadog off the A40 trunk road is 3 miles or so east of the property at the western fringe of Brecon Beacons National Park, an old drovers' and market village providing a primary school, doctor's surgery, general convenience store, newsagent with sub-post office, butcher's shop, pubs with restaurants, St. Cadog's church, and a small railway station on the outskirts, which is on the scenic Heart of Wales country line running over 121 miles from Swansea to Shrewsbury. Llangadog Common is beyond the village with delightful walks by the River Sawdde, which saunters through on its way to join the meandering Towy.

Llandeilo is 4 miles southerly, off the A40, a small, charming town at the fringe of the National Park, with distinctive shops, galleries, pubs, hotels, good restaurants, main post office, health centre, dentists, schools, churches, and a town council. Llandeilo's railway station is also on the Heart of Wales line, and the A483 road runs through the town leading southwards to Swansea.

Llandovery is 8 miles north-easterly 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 hospital, primary school, bus service, and a railway station on the Heart of Wales line.

Carmarthen on the meandering Towy is 18 miles south-westerly, the ancient county town and commercial centre, combining an old world charm of quaint narrow streets and traditional shops with bustling markets and modern shopping amenities including well known stores such as Marks & Spencer, Next, Monsoon, Curry's, Tesco, etc.. There are night clubs, pubs, hotels, restaurants, theatre/cinema, art galleries, leisure centre, swimming pool, schools, university college, general hospital, heritage centre, and the county museum on the outskirts at Abergwili. The town is served by good rail links through Swansea to Cardiff, and main roads radiate out to all regions, including the A40, A48-M4 Link, A484 and A485. The ruins of a Roman Amphitheatre are a town attraction, and the remains of a Norman castle built circa 1094 overlook the town and the river.

The Coast is about an hour's drive away. To the north-west, magnificent Cardigan Bay is famous for porpoises, dolphins, seals, sea birds, beautiful beaches, and cliff top walks, with popular resorts such as Aberaeron and New Quay as well as secluded coves. To the south on Carmarthen Bay, the Millenium Coastal Park offers beaches, dunes, salt marshes, fens, woodland and leisure facilities, and Cefn Sidan Beach provides a 7 mile expanse of peaceful sands and dunes. The Gower Peninsula is a little further on, with a stunning coastline and unspoilt landscapes.

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.**

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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