

Ref: 0bro59 Brownhill, Llanfihangel-ar-Arth, Pencader, Carmarthenshire, SA39 9LB.

Four bedroom, characterful smallholding set within approximately 4.7 acres of level land, enjoying far-reaching countryside views. The property benefits from a newly installed air-source heat pump, solar panels and wall insulation, enhancing both comfort and energy efficiency, (an enviable Band B EPC Rating). Positioned in a desirable convenient location near the town of Llandysul, it is also just 15 miles from the stunning Cardigan Bay coastline.

Llandysul 2½ miles, Newcastle Emlyn 10 miles, Lampeter 12 miles, Carmarthen 15 miles, Coast 15 miles.



This Characterful Period Farmhouse is stone built with slate roofs, having we are informed, origins dating back to 1742, with substantial later additions and recent energy efficient improvements, providing a totally unique, welcoming property with diverse, well presented accommodation (EER: B).

Ground Floor: Reception Room, Kitchen/Breakfast Room, Conservatory, Lounge, Sitting Room, Bedroom 4, Sun Room, Bedroom 3 and en suite Shower Room. First Floor: 2 Double Bedrooms and Family Bathroom.

Adjoining Barn with, as has been the case in the past, potential for a small farm shop and or horticultural enterprise or, as currently utilised, occasional overflow accommodation. Presently providing – Ground Floor: Kitchen, Living Room/Bedroom 5, Reception, Bathroom and Utility Area. Upper Floor: 2 Large Rooms currently utilised as leisure areas with enormous potential for use as hobby/craft rooms, music studio etc.

Circa 4.7 Acres in all (to be confirmed) – landscaped gardens, horticultural area with polytunnel, barbeque area and attractive pond, various timber outbuildings and workshops, and level land. This appealing smallholding is ideal for the keeping of a few livestock or indeed for private equine use.

Location – The property is situated at the edge of the rural village of Llanfihangel-ar-Arth, which has a community hall and a church. The popular market town of Llandysul by the River Teifi is 2½ miles distant with good local amenities including shops, schools, leisure centre, pubs and eateries, canoe centre and angling association. Newcastle Emlyn is 10 miles away, a delightfully quaint market town on the river with good amenities and castle ruins. Carmarthen is 15 miles southerly with excellent shopping amenities, multi-screen cinema, general hospital, main line railway station, and access to the A48/M4-link road. The magnificent Cardigan Bay Coast is within easy reach with numerous delightful coves and beaches.

Price Guide: £595,000

THE ACCOMMODATION:

The house has recently undergone substantial improvements, including the installation of a new air-source heat pump providing efficient central heating throughout the property. Roof-mounted solar panels generate electricity to supplement the heating system, and the original house walls have been insulated to improve overall energy efficiency. Further solar panels supplement the hot water system, and the house benefits from uPVC double glazing throughout.

Ground Floor –

RECEPTION ROOM:	13'7" x 10'7". The property's side entrance door opens into a reception room, with exposed ceiling timbers, window to the side aspect, two built-in storage cupboards, door off to the kitchen/breakfast Room, and opening through to the lounge.
KITCHEN/ BREAKFAST ROOM:	27' x 10'2". Range of farmhouse-style wall and base units with granite work surfaces and Belfast sink with swan-neck mixer tap. Leisure Cookmaster Gas Range with a double oven. Concealed dishwasher, concealed fridge and freezer, larder cupboards, and integrated microwave. Tiled floor, built-in storage cupboards, high-level loft storage space, and ample space for a dining table. Vaulted ceiling with exposed A-frames and purlins, three windows to the side aspect, two Velux roof lights to the rear, fully glazed external door with window to one side leading out to the rear courtyard and gardens, and partially glazed double doors leading through to the conservatory.
CONSERVATORY:	17'8" x 11'9". Windows on two sides and fully glazed door to the side aspect, vaulted ceiling with fitted blinds, and connecting door through to the adjoining barn.
LOUNGE:	13' x 12'7". Exposed ceiling beams, fireplace housing a wood burner on a slate hearth with beam over, recess with fitted bookshelves, door through to the Sitting Room and opening through to the sun room with access to bedroom 3 and shower room.
SUN ROOM:	9'8" x 8'8". Windows on two sides and fully glazed external door to the rear courtyard and gardens, tiled floor, opening through to bedroom 3.
BEDROOM 3:	13' x 7'10". Window to the side aspect overlooking the property's lovely grounds, and door through to the shower room.
SHOWER ROOM:	8'1" x 6'1" overall. Partially divided with glass brick dividing wall creating an area for the tumble dryer with obscure glass window to the side aspect. White suite comprising vanity unit with wash hand basin and cupboard below, close coupled W.C. and shower cubicle, fully tiled walls, extractor fan, wall-mounted electric heater, and tiled floor.
SITTING ROOM:	13'5" x 13'2". Accessed from the lounge, exposed ceiling timbers, two windows to the front aspect. Fireplace, (unused), with exposed stonework and slate hearth. Staircase to the first floor.
BEDROOM 4:	13' x 10'2". Windows to the front and side aspects.

First Floor –

LANDING:	Turning staircase from the sitting room leads up to a split first floor landing with built-in airing cupboard, window to the front aspect, access to the loft, partially exposed A-frames, doors off to the bedrooms and family bathroom.
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- BEDROOM 1:** 13'10" x 12'8". Off the rear landing, with vaulted ceiling with exposed A-frames, range of built-in wardrobes, window to the side aspect with a beautiful outlook across the property's gardens and grounds to the countryside beyond.
- BEDROOM 2:** 13'3" x 10'7". Off the front landing, with partially exposed A-frames and window to the front aspect with pleasant far reaching views.
- FAMILY BATHROOM:** 13'1" x 7'10". Also off the front landing, with white suite comprising bath with shower attachment, vanity unit with inset wash hand basin and cupboard below, bidet, close coupled W.C., and shower enclosure, partially exposed A-frames, ceiling downlights, fitted spotlights, part tiled and part carpeted floor, tiled walls, and window to the front aspect.

THE ADJOINING BARN:

The barn was formerly utilised as a farm shop enterprise but is now used for occasional overflow accommodation. With a kitchen, living room, reception, utility area, bathroom, and two large rooms on the upper floor, it offers a lot of flexibility. This setup is indeed ideal for working from home or using the space for hobbies and crafts.

- LOBBY AREA:** From the Conservatory of the main house, a small passageway connects through to a lobby in the barn, with tiled floor, staircase to the upper rooms, an opening leading through to the kitchen and further opening to the reception area.
- KITCHEN:** 19' x 9'6". Range of light oak wall and base units with granite-effect work surface, stainless steel sink with mixer tap and drainer, plumbing and space for a dishwasher, tiled floor. External side door.
- LIVING ROOM / BEDROOM:** 18'10" x 9'6". Presently used as a living room/occasional bedroom. Two windows to the side aspect.
- RECEPTION ROOM:** 10'5" x 9'6". External door. Multi-fuel stove on a tiled hearth that has a back boiler which serves the central heating to the barn.
- BATHROOM:** 6'3" x 5'. Corner Jacuzzi bath, pedestal wash hand basin, W.C., shower enclosure. Window to the side aspect.
- UTILITY AREA:** 10'4" x 5'8". Plumbing and space for a washing machine and tumble dryer. External door.
- UPPER ROOMS:** Steps from the lobby lead up to double doors opening into the 2 upper floor rooms, which would suit a variety of uses such as office, craft/hobby work rooms, play rooms, etc.
- LEISURE ROOM 1:** 19' x 15' approx.. Maximum head room 6'1" decreasing to the sides. Window to the end elevation enjoying wonderful far reaching views.
- LEISURE ROOM 2:** 19' x 15' approx.. Maximum head room 6'1" decreasing to the sides. Window to the end elevation also with far reaching views.

Floorplans on pages 7 & 8

THE APPROACH, OUTBUILDINGS, AND LAND:

THE APPROACH: The property is approached along the B4336 west of Llanfihangel-ar-Arth village and has an entrance into a large gravelled arrival and parking area to one side of the farmhouse with feature lighting. A gravelled driveway continues on to the rear of the property where there is further ample parking areas.

OUTBUILDINGS:

GARDEN STORE and LOG STORE: There is a Garden Implement/Store Shed adjoining the barn, and also a lean-to log store.

LOG STORE/ WORKSHOP: 22'8" x 17'6". 2-bay open-fronted log store/workshop of timber construction with a concrete base and concrete apron. Electric connected.

ADJOINING OUTHOUSE: 18' x 11'6" approx.. Adjoining timber outhouse providing further storage, with concrete base and concrete apron.

ADJOINING LOG STORE: 11'10" x 6'. Adjoining open-fronted timber log store, with concrete base and concrete apron.

POLYTUNNEL: 60' Polytunnel in the rear grounds.

TIMBER SHED: Two bay, ideal for storage or implements or indeed animal housing.

GARDENS & LAND: We are informed that the property amounts to approximately 4.7 Acres in all, (to be confirmed).

A particular feature of the property are the extensive gardens and grounds incorporating a wide variety of specimen shrubs, lawns and pathways, and productive vegetable and fruit growing areas. There is a charming almost secret garden enclosed by an attractive fence and hedging, with a beautiful pond, patio and decking and barbeque area. Within one paddock, there is a single timber stable which has electric and an outside water tap. This paddock has been made extra secure for chickens/small livestock, being bound by post and rail fencing, stock fencing and natural hedging. Beyond this paddock gated access leads to the other two paddocks.

ENERGY PERFORMANCE:

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

SERVICES:

We understand that the property is connected to mains electricity and also benefits from solar panels that generate additional power. Mains water is connected and there is also a private well water supply which provides all the water to numerous outside taps feeding the gardens, stable and polytunnel, and a private septic tank drainage system. Central Heating is via the newly installed Air Source Heat Pump and Solar Panels supplement the domestic 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 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

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Website: www.profilehomes.com

THE LOCALITY:

Llanfihangel-ar-arth village is less than a mile east of the property with a community hall and a church. The larger village of **Pencader** is 2½ miles southerly with two shops and a primary school.

Llandysul is 2½ miles from the property north-westerly, by the River Teifi, a busy little market town with a selection of shops, post office, banks, doctor's and dentist's services, junior and secondary schools, leisure centre with swimming pool, cafes, pubs, an ancient church, village hall, playing field and riverside park, together with an angling association (the river is well known for its trout, sea trout and salmon), and a canoe centre with a white-water slalom course at Pont Tyweli (a village on the opposite side of the river). The river in this area is diverse and lovely, offering rippling shallows and deep pools, foaming white water and calm woodland stretches. The region is known as "woollen mill country" since the rushing waters of the Teifi and its tributaries powered the waterwheels that served the many woollen and flour mills in bygone times. The Teifi forms the boundary between Ceredigion and Carmarthen hereabouts.

Llanllwni village is about 3 miles easterly with a shop, primary school and pubs. Llanllwni mountain rises to some 408 metres to the south-east of the village, offering walks, cycling and horse riding and enjoys views over three counties from the top (Carmarthenshire, Ceredigion and Pembrokeshire). A little further away, the vast **Brechfa Forest** with extensive paths and trails for horse riding and mountain biking.

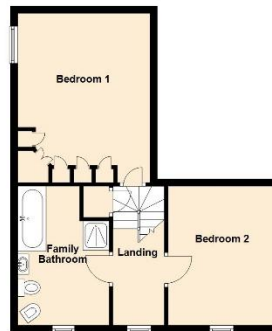
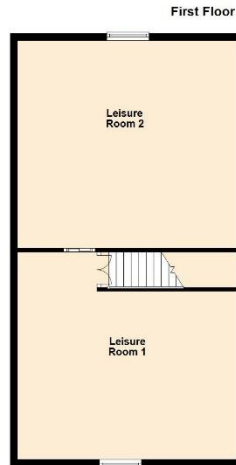
Newcastle Emlyn is 10 miles westerly, also on the Teifi, a quaint and popular old market town with a variety of independent shops including antique, craft and book shops, as well as supermarkets, chemists, banks, post office, town hall, library, theatre and art gallery, primary and secondary schools, leisure centre and swimming pool, doctor's, dentist's and optician's services, restaurants and cafes, hotels and plenty of pubs. Thursday is market day. The ruins of a medieval stand in a picturesque grassland setting overlooking the river on three sides, probably dating back to 1240.

The Teifi Valley offers delightful places to visit including the Teifi Valley Railway, Cenarth Falls & Salmon Leaps and the National Coracle Centre, Cilgerran Castle, and the Welsh Wildlife Centre near Cardigan at the mouth of the river.

The Cardigan Bay coast is within easy driving distance, with golden beaches, secluded coves, marine wildlife and wonderful walks.

Carmarthen is 15 miles southerly with general hospital, main line railway station, access to the A48/M4-link road, excellent shopping, multi-screen cinema, etc.





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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