

Ref: 0meu31

Meusydd Mill, Ffairfach, Llandeilo, Carmarthenshire, SA19 6PT.

A Handsome Period 5 Bedroomed former Mill House, close to Llandeilo and the Brecon Beacons National Park. Set in circa 7½ acres of predominantly level grazing land with the Riven Cennen forming one boundary.

Llandeilo 2½ miles, Llandovery 15 miles, Carmarthen 16 miles, M4 9½ miles.



This stone built period house has records going back to the late 19th Century when it was a corn mill, the property in brief comprises :-

Ground Floor: Entrance Hall, Kitchen/Breakfast Room, Dining Room, Lounge, Conservatory and Shower room.
First Floor: 3 Double Bedrooms, Study and Bathroom. Second Floor: 2 Double Bedrooms and a Study area.

Outbuildings: Adjoining stone buildings comprising of, to one side, a Garage with Mezzanine Store over, to the other side a further stone outbuilding currently used as a gym and a further storeroom. Both sections would, with some modification/updating, make ideal extra living accommodation or perhaps a home office.

Beyond the residence there is a Triple Timber Stable Block and Feed Room.

Land: Circa 7.55 acres. Formerly managed grazing land but the enclosures would now benefit from some attention. There are many mature trees on the periphery of the land providing natural shelter and interest. There is a long stretch of the River Cennen along one boundary with a small double bank section.

Location: In a private location accessed across a gated single track railway line. Located close to the western perimeter of the Brecon Beacons National Park. The village of Ffairfach is 2 miles away and has a primary school and bi-lingual secondary school. There is a pub, large agricultural and equine store, a butcher's shop and a small village shop. There is also a railway station. Further town amenities are provided by Llandeilo, 2½ miles, Llandovery 15 miles, (Llandovery college provides private education). Carmarthen is 16 miles away with extensive shopping facilities, retail parks, a main line railway station and general hospital. Access to the M4 is 9½ miles distant. The area has many visitor attractions, Dinefwr Estate with National Nature Reserve - Historic house, 18th-century landscape park, medieval deer park and Castle, is on the westerly outskirts of Llandeilo. Aberglasney Gardens is only 6 miles away, and The National Botanic Garden of Wales is 11 miles distant. The stunning Gower Peninsular and the magnificent Cardigan Bay coast are both within an hour's drive.

Price Guide: £475,000

THE RESIDENCE

With a lovely welcoming ambiance this spacious residence has exposed beams and A frames, and wood effect double glazing. Windows to the end elevation and the conservatory enjoy beautiful views across the property's land. Front facing windows face the river boundary.

Ground Floor –

- PORCH:** Solid wood front door, window to the front aspect, slate tiled floor, wide opening with exposed stonework into the entrance hall.
- ENTRANCE HALL:** 13'10" x 6'7". Slate tiled floor with inset feature former stone mill wheel. Staircase to the first floor and doors to:-
- KITCHEN/BREAKFAST ROOM:** 19'6" x 15'6". A lovely family kitchen with exposed ceiling beams. There is a range of shaker style wall and base units and granite work surfaces and a central breakfast bar. Stainless steel sink, plumbing and space for a dishwasher. Brick fireplace which houses an Aga that provides hot water and cooking facilities. Built in eye level ovens. Space for an American style fridge/freezer. Further brick fireplace housing a wood burning stove on a slate hearth. Tiled floor. Two windows to the front, a window to the rear and a fully glazed rear door.
- SHOWER ROOM:** 12'6" x 6'8". Large tiled corner shower enclosure, vanity unit with inset wash hand basin and cupboard below. Fitted mirror. Low level W.C., heated towel rail, tiled floor. Ceiling downlights, window to the rear. Storage cupboard with plumbing for a washing machine.
- From the inner hallway, doors to:-
- DINING ROOM:** 12' x 11'8". Window to the rear. Exposed floorboards.
- LOUNGE:** 19'4" x 12'6". Wall mounted modern electric fire. Exposed floorboards. Triple aspect comprising one window to the front and two windows to the rear. French doors to the conservatory.
- CONSERVATORY:** 12' x 11'10". French doors to the gardens, windows on three sides and pitched glass roof. Tiled floor. N.B. A new replacement conservatory has been ordered and paid for.

First Floor –

- LANDING:** A staircase from the entrance hall leads to a spacious landing. Exposed beams, window to the front, linen cupboard, staircase to the second floor.
- BEDROOM:** 15'8" x 12'10". Window to the rear and further window to the side which overlooks the stables and land, exposed floorboards.
- STUDY:** 5'6" x 5'2". Exposed floorboards and window to the front.
- BEDROOM:** 14'4" x 12'10". Currently used as a sitting room. Window to the rear. Exposed ceiling beams and exposed floorboards.
- BEDROOM:** 16'3" x 11'4". Exposed ceiling beams. Window to the front which looks out towards the river.

BATHROOM: 13' x 7'2". Spa bath with marble surround, large tiled shower enclosure, pedestal wash hand basin, low level W.C., exposed ceiling beam, ceiling downlights, heated towel rail, tiled floor. Window to the rear. Airing cupboard.

Second Floor –

LANDING: Spacious landing suitable for a home office with a seating area and space for a desk. Large storage cupboard. Exposed A frames and timbers, Velux roof window to the rear. Doors to:-

BEDROOM : 18' x 15'. Large Velux roof window to the front and window to the side which overlooks the property's land. Built in eaves storage cupboards and shelving, exposed floorboards.

BEDROOM: 18' x 15'1". Large Velux roof window to the front and further Velux roof window to the rear. Exposed A frames and timbers. Exposed floorboards. Built in eaves storage cupboards.



EXTERNALLY

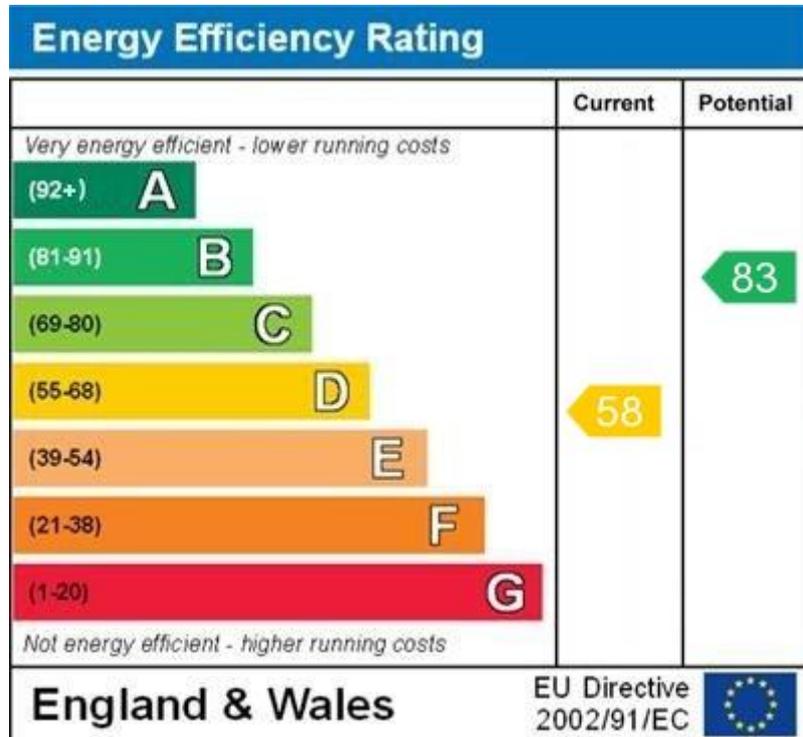
- THE APPROACH:** The property is approached by a single track lane that comes off the A483. From which there is a 170 yard track which crosses a gated, little used, railway line and then reaches the property. Care should be taken due to the uneven nature of the track in parts.
N.B. Please be aware that you have to phone the signal operator to obtain permission to cross the railway line.
- ADJOINING STONE BARN:** Adjoining the house to the east at a right angle, there is a stone barn in two parts, one section 16' x 9' currently used as a leisure room/gym, the other 10' x 8' currently used as a store room.
- ADJOINING STONE BUILT GARAGE:** 19'6" x 14'6". Also adjoining the house to the west. Double timber doors to the front. Internal staircase to a mezzanine floor.
- STABLES:** There are a range of three timber stables with automatic drinkers and a feed/rug room, all with power and lighting fronted by a concrete apron. Individual sizes as follows:-
Stable 1: 12'2" x 9'4"
Stable 2: 12'2" x 11'8"
Stable 3: 12'2" x 11'8"
Feed/Rug Room: 12'2" x 7'3"
- GARDENS & LAND:** To the front of the house there is a dwarf walled forecourt area. In addition a further dwarf walled paved terrace leads out from the conservatory, both lovely areas to sit and enjoy the surroundings. A grassed area leads up to the stables beyond where there is a poly tunnel, (in need of re-covering), and a former fruit cage. There is ample scope to create raised beds to perhaps provide some degree of self-sufficiency. The property's land extends to some 7.55 acres which is predominantly level grazing land. The River Cennen, (a tributary of the Towy River), follows the boundary of the land from the north to the west. One small section encompasses both banks of the river.
- SERVICES:** We understand that the property is connected to mains electricity, there is a private spring water supply and a private septic tank drainage system. Oil fired central heating from an external boiler and an Aga that provides hot water and cooking facilities. Telephone with a broadband facility is understood to be connected and should be available to purchasers subject to the usual transfer arrangements.
- COUNCIL TAX:** We understand 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.
- TENURE & POSSESSION:** We are informed that the property is freehold with vacant possession on completion, by arrangement.

VIEWING:

Only by prior appointment with the Sole Selling Agents –
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Tel: 01550 777790
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ENERGY PERFORMANCE GRAPH: -



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THE LOCATION:

The property is conveniently situated off a track which crosses a gated railway line being only 350 yards from the A483 allowing for easy access to Ffairfach and Llandeilo 2 and 2.5 miles respectively. 'Bro Dinefwr' a secondary school is in Ffairfach, there is also a primary school and a railway station. There is a pub, large agricultural and equine store, a butchers shop and a small village shop. Further facilities can be found in the pretty town of Llandeilo just beyond Ffairfach.

Llandeilo is a small, historic town with distinctive shops, galleries, pubs, hotels, restaurants, banks, main post office, health centre, schools, churches, and railway station on the scenic Heart of Wales country line that runs over 121 miles from Swansea to Shrewsbury. Llandeilo dates back to the 13th Century and occupies an elevated position by the River Towy and the Black Mountain. The town was once the medieval capital of Carmarthenshire, but the development of Llandeilo really grew in the 18th Century as a market town and banking centre for cattle drovers. The town retains its old world charm, with narrow streets, Georgian buildings, and an old single-span, long stone bridge over the Towy, built in 1848.

The Brecon Beacons National Park extends from Llandeilo in the west to Hay-on-Wye in the east, covering some 520 square miles, and incorporating the Black Mountain massif to the west, the Fforest Fawr, the Central Brecon Beacons, and the Black Mountains Range to the east. The scenery is diverse and spectacular, with high mountain peaks, open moorland, lakes, rivers and waterfalls, and historic castles at strategic points on the boundaries.

Llandovery is 15 miles from the property 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, doctor's and dentist's surgeries, hotels, cafes, restaurants, pubs, swimming pool, small cottage hospital with an X Ray department, a primary school, bus service, and a Heart of Wales railway station. The High Street is part of the A40, and the A483 can be accessed here. The town has a mix of Georgian and Victorian architecture, Norman Castle remains, a Heritage Centre and a well-known public school (Llandovery College). The name Llandovery means "The Church Amidst The Waters" – since the river Towy is on one side of the valley, the river Bran is on the other, and the Y Bawddwr meanders through the town centre. The town was once a vital centre for cattle drovers en route to England, and the very first bank in Wales was established here ("The Bank of the Black Ox") to accommodate their money.

Carmarthen is 16 miles away, the busy county town and commercial centre on the meandering Towy river, 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, Debenhams, Curry's, Morrisons, Tesco, etc., as well as a multi-screen cinema, art galleries, theatre, leisure centre, swimming pool, university college, heritage centre, and a general hospital and county museum on the outskirts.

The town is served by good rail links through Swansea to Cardiff-Paddington, and main roads radiate out to all regions, including the A40, A48-M4 Link, A484 and A485. The ruins of a Roman Amphitheatre can still be seen, and the remains of a Norman castle built circa 1094 overlook the town and the river. The **National Botanic Garden of Wales** is east of Carmarthen featuring the Great Glass House designed by Norman Foster.

The Coast is less than an hour's drive. 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 Millennium Coastal Park offers beaches, dunes, salt marshes, fens, woodland and leisure facilities, and Cefn Sidan Beach provides a vast, 7 mile expanse of peaceful sands and dunes. The Gower Peninsula is a little further, with a stunning coastline and beautiful 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. 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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