

Ref: 0hol76

Holcwm West, Ferryside, Carmarthenshire, SA17 5TY.

The major portion of a beautifully presented, early 19th Century, former Gentleman's Residence, offering 5 bedroomed accommodation with far reaching views across the Towy Estuary to the medieval Castle at Llansteffan and beyond. Situated In a sought after location on the perimeter of the coastal village of Ferryside which has a good selection of amenities and has convenient commuter services both by road and rail.

Carmarthen 9 miles with A48/M4-link, Llanelli 12 miles, Swansea 24 miles.



This handsome residence, believed to have been built in 1810 and divided in 1966, has a plethora of character, and has been owned by the current occupants for 30 years or so, during which time the house has undergone major improvements and additions to now provide a spacious, welcoming, immaculately presented family home.

Ground Floor: - Entrance Porch, Reception Hall, Sitting Room, Lounge, Conservatory, Kitchen, Breakfast Room, Utility Room, Cloakroom and Wine Cellar/Workshop.

First Floor: - Principle Bedroom Suite comprising of a Double Bedroom, Dressing Room, Walk in Wardrobe and En Suite Bathroom, further Double Bedroom, Office, (former bedroom), Cloakroom and Family Bathroom.

Second Floor: Library and Double Bedroom. **Third Floor:** Two Double Bedrooms with adjacent fully fitted Shower Room.

Gardens and Grounds: Well established gardens comprising a shrubbery, level lawned areas and two extensive patios and a summerhouse, from where splendid views across the Towy Estuary can be enjoyed. Within the grounds there is a stone faced tool shed with power and lighting.

A very desirable location within walking distance of Ferryside's amenities. This vibrant coastal village adjacent to the mouth of the river Towy in southern Carmarthenshire offers good local facilities with a primary school, general store, post office, village hall for functions, community centre, hotel with heated indoor swimming pool, (open to the public on a membership basis), public house, yacht club, railway station linking Ferryside by Intercity to Llanelli, Swansea, Cardiff and London. Sandy beaches, coastal walks and picturesque far reaching views toward rural landscapes. Home to a lifeboat station and a ferry service to Llansteffan which has recently been reinstated. There are numerous places of interest to visit within easy reach, including Kidwelly, Pembrey, Llansteffan and Laugharne, Ffos Las Racecourse, and the National Botanic Garden of Wales.

Price Guide: £550,000

THE RESIDENCE:

Ground Floor

GEORGIAN STYLE ENTRANCE PORCH:	Half glazed front door, windows on three sides and door into the reception hall.
RECEPTION HALL:	16'6" x 6'6". Oak wood flooring. Staircase to the first floor. Doors to:-
SITTING ROOM:	14'3" x 11'3". Victorian style fireplace with a coal effect LPG gas fire on a slate hearth and mahogany mantle and surround, recess to one side with shelving and cupboard below. Deep bay window to the front aspect. Oak wood flooring.
LOUNGE:	21'7" x 16' maximum. Reproduction cast iron fireplace housing an open fire with a marble hearth. Oak wood flooring. Sash window to the front aspect and further window looking into the conservatory. Double French doors to the conservatory.
CONSERVATORY:	24' x 16' max. L Shaped room with a pitched polycarbonate roof with ceiling lights and fans. Tiled floor. Superb views of the Towy Estuary and Llansteffan Castle across Carmarthen Bay. Double doors to an extensive patio, further upper patio and gardens.
KITCHEN:	13'5" x 10'. Bespoke wooden wall and base units with granite work surfaces over. 1½ bowl sink with mixer tap, integral dishwasher. Built in eye level oven, tiled splashbacks. Quarry tiled floor. Wide arched opening and step up into the breakfast room.
BREAKFAST ROOM:	11'2" x 8'. Pitched polycarbonate roof. Window to the rear. Quarry tiled floor. Passageway to the utility room and cloakroom.
UTILITY ROOM:	9'2" x 8'4". Plumbing and space for a washing machine and tumble dryer. Belfast sink. Quarry tiled floor. Cupboard housing the LPG gas boiler. Fully glazed external door leading to the patios and gardens. Door to a cloakroom.
CLOAKROOM:	W.C. Quarry tiled floor.
CELLAR:	13'10" x 12'. Accessed from the reception hall. Stone steps lead down to the tanked cellar which is kept at a constant temperature and currently provides space for a workshop, wine storage and storage for household supplies. The built in household vacuum cleaning system is installed here.

First Floor

HALF LANDING:	Large window to the rear and door to the cloakroom.
CLOAKROOM:	5' x 4'. Wash hand basin and W.C. Window to the rear. Tiled floor.
MAIN LANDING:	A staircase continues to the second floor. Doors to:-
PRINCIPLE BEDROOM SUITE:-	
Double Bedroom:	14'2" x 10'2. Window to the front.
Dressing Room:	11'8" x 8'. Oak wood flooring. Picture window with delightful views across the gardens and the Towy Estuary which flows into Carmarthen Bay. Door to a walk-in wardrobe.
En Suite Bathroom:	9'4" x 8'4". Cast iron roll top bath on claw feet with a hand shower attachment, fully tiled shower enclosure, pedestal wash hand basin, Bidet, W.C., towel rails, half tiled walls and tiled floor. 'Tilt and turn' fully glazed door which accesses the upper terrace.

- BEDROOM 2:** 11'8" x 11'2". Sash window to the front aspect, oak wood flooring.
- OFFICE:** 8' x 7'1". Oak wood flooring, sash window to the front aspect.
- FAMILY BATHROOM:** 12' x 10'. Roll top bath on claw feet with hand shower attachment. Wash hand basin, W.C., Heated towel rail. Large fully tiled walk-in shower with fixed drencher head and hand shower attachment. Heated towel rail. Oak wood flooring, two windows to the rear. Wall to wall built in cupboards housing the hot water cylinder and fitted out with a range of shelving with store cupboards over.

Second Floor

- LIBRARY:** Large window to the rear, range of fitted bookshelves. Door to:-
- BEDROOM 3:** 13'7" x 12'2". Window to the side, overlooking the gardens and providing far reaching estuary/sea views. Further side window.

Third Floor Landing

- BEDROOM 4:** 13'10" x 12'. Large dormer window to the front with views to the estuary/sea. Built in wardrobes and eaves storage cupboards. Oak wood flooring.
- BEDROOM 5:** 14' x 12'. Large dormer window to the front with views to the estuary/sea. Further side window with views of the castle at Llansteffan across the estuary. Built in wardrobes, shelving and eaves storage cupboards. Oak wood flooring.
- SHOWER ROOM:** 7' x 6'1". Shower enclosure, wash hand basin, W.C., fully tiled walls and tiled floor. Fitted mirror and shaver point.

FLOORPLANS PAGE 4



For illustration purposes only, floor-plan not to scale and measurements are approximate
Plan produced using PartUp.

EXTERNALLY:

THE APPROACH:

The residence is accessed off a council maintained road with a gated entrance on to a block paved courtyard with ample parking. This parking area is shared with the neighbour's property.

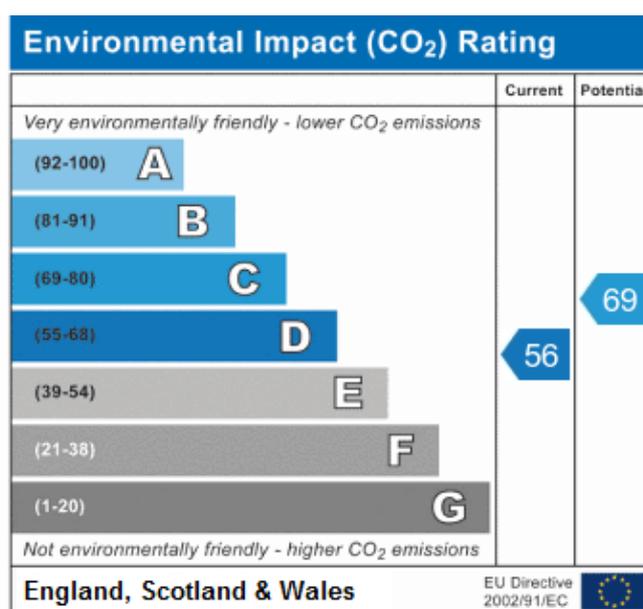
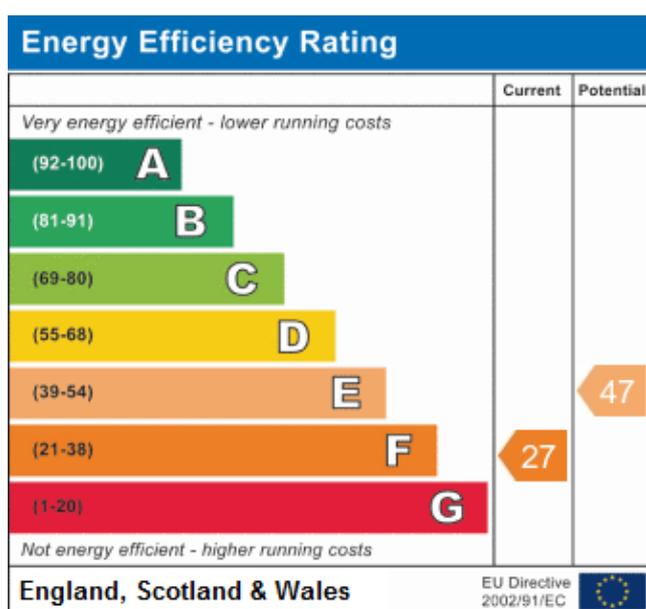
THE GARDENS:

From the parking area, there is an attractive stone wall which forms a large proportion of the garden boundary. A pathway leads to the front door flanked by specimen shrubs and a lawned area. There is a pedestrian access from the council maintained road via a gate and stone steps, which lead up to the front of the residence.

Beyond the house, there is a long pathway to the side of the garden, leading to a seating area which is a wonderful vantage point from where you can enjoy estuary and sea views. To the left of this path is an extensive boundary stocked with many specimen shrubs. To the right of the path there is a lawned area and large patio which can also be accessed from the conservatory. From this lawn there is access to a further raised paved patio servicing the summerhouse which again enjoys superb views.

Within the grounds there is a stone faced and slate roofed tool shed with power and lighting.

ENERGY PERFORMANCE FIGURES:



SERVICES:

We understand that the property is connected to mains electricity, mains water and mains drainage. There is LPG Gas central heating and a central vacuum 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 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:



Viewings by prior appointment only with **PROFILE HOMES**
Tel: 01550 777790
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THE LOCATION:

Ferryside is a small seaside village situated near the mouth of the River Towy. This area is known as the Three Rivers Estuary of Carmarthen Bay as the rivers Taf, Towy, and Gwendraeth meet and enter the sea here. The village provides a primary school, general store, post office, newsagent, village hall for events and functions, church, pub, restaurant and cafe, bus services, and railway station linking Ferryside by Intercity to Llanelli, Swansea, Cardiff and London. New community centre. The Three Rivers Hotel offers a restaurant and bar and incorporates a gym/fitness centre, spa facilities, and a heated indoor swimming pool (open to the public on a membership basis), as well as a business conference room. There is a sailing club, delightful sandy beaches, and coastal walks with wonderful views, including Llansteffan castle across the bay. Ferryside was named after an ancient ferry route that once crossed the estuary from here to Llansteffan. It grew up as a fishing village, but really developed after the arrival of the railway in the mid-19th Century. This estuary area has always been well known for its cockle beds and Ferryside was at the centre of the cockling industry in past times. Nowadays commercial cockling is strictly governed. It is a lovely area for bird-watching both in the countryside and along the coast, especially in the winter months when numbers are boosted by arrivals from colder climates to feed in the rich mudflats and salt marshes. The village is connected to the National Cycle Network.

This is a region rich in history and wildlife, with gently rolling countryside, golden beaches, romantic medieval castles, and opportunities for walking, riding, fishing, bird-watching, sailing, and golf, and there are numerous places of interest to visit. The ferry, (amphibious boat), has very recently been re-instated to take people across to Llansteffan. More information can be found on www.carmarthenbayferries.com.

Llansteffan is directly across the Towy estuary from Ferryside, but is 16 miles away by car, with two pubs, a boat club, a beautiful sandy beach, and the impressive remains of a 12th Century Norman castle on the headland overlooking the water and enjoying stunning views as far as the Gower Peninsula. This is also an ideal place to enjoy walking, bird-watching, fishing, and sailing. The lovely Scott's Bay is just around the headland and can be reached along a scenic cliff footpath. St. Anthony's well, which was said to have healing waters, is on the hilltop above the beach. **Laugharne** is also across the water westerly, situated on the Taf estuary, but 20½ miles distant by car. This distinctive town has its own beach and Norman castle ruins. Laugharne became renowned for being home to the poet Dylan Thomas, who penned "Under Milk Wood" at the Boat House. He is buried in the local churchyard with his wife Caitlin. The town offers a variety of good restaurants and hostels – including Brown's Hotel where Dylan Thomas held court.

Kidwelly is 3 miles from the property south-easterly, with a primary school, doctor's surgery, post office, library, small supermarket, newsagent, cafes, pubs, and a railway halt on the West Wales line. This is a small, historic town, believed to date back to c.1115, and dominated by an imposing, well preserved early 12th Century Norman castle, built in the reign of King Henry I, and overlooks the tidal lower reaches of the Gwendraeth Fach river. (The castle was notably depicted in a watercolour painting by the great artist J.M.W. Turner.) The town also has a fine Norman church. On the northern outskirts of the town is Kidwelly Museum, displaying machinery and tools used in the former tinsplate works (1737 to 1941) and former coal mining and brick manufacturing industries important to the region in bygone times.

Carmarthen is 9 miles north of the property, the ancient county town and administrative 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 Debenhams, Next, Marks & Spencer, Monsoon, Curry's, Tesco, Argos, etc., and there is a Multi-screen Cinema, along with pubs, clubs, hotels, restaurants, theatre, art galleries, leisure centre, swimming pool, schools, University college, West Wales General Hospital, heritage centre, and county museum. The railway station is on the West Wales line (for Pembrokeshire and to Swansea-Cardiff-Bristol-London), and main roads radiate out to all regions, including the A40, A48/M4-link road, A484 and A485. Carmarthen stands on the meandering Towy river just before it begins its 12 mile estuary down to the bay – recognised as a fine strategic site by the Romans, who built a fort here around AD77 and founded the town of Moridunum (situated in the eastern part of Carmarthen).

The National Botanic Garden of Wales is near Carmarthen, and is set in the former 18th Century park of Middleton Hall, boasting the renowned Great Glass House designed by Norman Foster, boasting its own Mediterranean climate. This is a famous centre for botanic science, helping to conserve some of the world's rare plants, with a variety of gardens, nature attractions, and superb country views to enjoy.

Burry Port is 9 miles south-easterly, situated along the estuary of the river Loughor, (the Burry Inlet), on the sweeping coastline of Carmarthen Bay, with Pembrey Mountain gently rising behind the town. Burry Port boasts an attractive harbour and picturesque lighthouse, together with good local amenities including a selection of individual shops and businesses, banks, post office, convenience stores, schools, library, sports centre, police station, doctor's and dentist's practices, optician, chemist, pubs, restaurants and eateries, and a railway station. The large harbour was originally built to replace the old Pembrey harbor, (a short way down the coast), in times when coal from the Gwendraeth Valley was exported here. Nowadays the harbour offers an attractive leisure marina, ideal for sailing and fishing, and a lovely place to take the sea air.

Llanelli is 12 miles or so south-east of the property, an attractive town on the Burry Inlet, and well known for its proud rugby tradition. This is the largest town in Carmarthenshire, and has a number of satellite villages collectively known as "Llanelli Rural". The town provides good shopping amenities with various supermarkets including Iceland, Asda, and Tesco, and a large covered market, (the origins of the marketplace date back to the 13th Century), schools, F.E. college, theatre/cinema, pubs and restaurants, railway station, medical and dental services, and general hospital. There is a leisure centre with swimming pool, spa and sauna facilities, sports hall, squash courts, gymnasium, etc., and also an indoor bowls centre. The town has a railway station on the West Wales line, and is linked to the M4 via the A4138 road.

The Millennium Coastal Park opened in 2002 is on Llanelli's shoreline, and offers extensive beaches, dunes, salt marshes, a water sports centre, fishing lakes, woodlands, public arts and visitor centre, superb views, and a long connecting footpath and cycle track, (the Millennium Coastal Path and Cycle Route). Some 2,000 acres of neglected wasteland was reclaimed along with about 13 miles of coastline to bring back the natural seashore environment for people to enjoy and is now a wildlife nature conservation reserve at the edge of the Loughor Estuary (Burry Inlet), with marshes, lakes, and reed beds alive with wildlife.

Swansea, the second largest city in Wales, is 24 miles south-east, with The Wales National Swimming Pool, (Olympic-size), theatres, concert halls and museums, bus and railway stations, and a vibrant night life serviced by numerous clubs, bars, cafes and restaurants. Beautifully situated on the sweeping Swansea Bay shoreline, the city has sandy beaches with safe bathing, an excellent Yachting Marina and Maritime Quarter, numerous waterfront bars and eateries, museums, art galleries, the National Literature Centre, (dedicated to Dylan Thomas, who was born in Swansea), and an observatory. Swansea has a number of fine public parks, including the extensive Clyne Gardens & Country Park with follies, streams, bridges, and a castle, as well as superb views across the bay, and Singleton Park which has a Swiss Cottage, Boating Lake, and Botanical and Herb gardens.

The Gower Peninsula juts out to sea between Llanelli and Swansea, the first designated "Area of Outstanding Natural Beauty" in Britain, (in 1956), a region rich in history, nature reserves, glorious landscapes and vistas, with a magnificent coastline that includes wildlife estuary seashores, sweeping sandy bays, secluded coves, and dramatic limestone cliffs. The popular Gower resort of **The Mumbles** is about 26 miles distant and **Worms Head** is 35 miles away near the ever popular and famous **Rhossili Beach**.

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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