

Banc Y Berllan, Rhosmaen, Llandeilo, Carmarthenshire, SA19 6NP.

**A substantial 4 Bed Farmhouse in need of internal refurbishment, spacious 2 Bed Cottage, very attractive and extensive adjoining stone range and further stone barn with a former orchard and paddock extending overall to some 3 acres or thereabouts.**

Llandeilo Town Centre ¾ of a mile, Llandovery 11 miles, Carmarthen 16 miles, M4 Junction 49 12 miles.



An attractive 2 bedroom cottage, former 4 bedroom farmhouse, (in need of refurbishment), and a superb range of modern and traditional agricultural buildings, grass paddock, all set in in approximately 3 acres.

**Cottage** – Ground Floor: Boot Room, Cloakroom, Lounge, Kitchen/Dining Room. First Floor: Exceptionally large Bedroom, further double Bedroom and Bathroom.

**Former Farmhouse** - In need of refurbishment. Ground Floor: Entrance Porch, Lounge, Study, Living Room, Kitchen, Utility Room and Wet Room. First Floor: Principle Bedroom with En Suite bathroom and west facing Balcony. 3 further Double Bedrooms and Bathroom. (EER: tba)

**Externally** – Former Stone Built Coach House and Stables and further Stone Barn with lean to.

**Land** – Former orchard, and adjoining paddock, approximately 3 acres overall (to be confirmed).

**Location** – Set in a very convenient and accessible location off the A40, only ¾ of a mile from Llandeilo town centre. Llandeilo is a pretty ancient market town at the fringe of the Brecon Beacons National Park, with distinctive shops, galleries, pubs, hotels, restaurants, main post office, health centre, dentists, schools, churches, and Heart of Wales railway station. The A483 road runs through the town leading southwards to Swansea. Llandeilo dates back to the 13<sup>th</sup> Century and stands in an elevated position on the banks of the Towy, having an old world charm with narrow streets and historic buildings. The area is rich in history and has many visitor attractions, Dinefwr Estate with National Nature Reserve, historic house, 18th-century landscape park, medieval deer park and Castle, is a short drive away. Aberglasney Gardens are only 4 miles away, and The National Botanic Garden of Wales, 11 miles. Access to the M4 is 12 miles and Carmarthen is 16 miles distant with excellent shopping, multi-screen cinema, general hospital and main line railway station.

**Guide Price: £550,000**

## THE COTTAGE:

We are informed that the stone built cottage was formerly part of the original coach house and stables which we understand originally dates back some 200 years. It offers a light and airy comfortable home with potential, (subject to obtaining the necessary planning permission), to extend into the adjoining former coach house and stables.

### GROUND FLOOR

- ENTRANCE/BOOT ROOM:** 9'10" x 7'2". Stable door, leads into the boot room. Slate tiled floor. Window to the front. Worcester oil fired boiler. Door to the lounge and door to the cloakroom.
- CLOAKROOM:** 8'8" x 4'10". Wash hand basin, low level W.C. Slate tiled floor.
- LOUNGE:** 13'5" x 12'2". Fireplace housing a wood burning stove with Bressumer beam over, slate hearth. Slate tiled floor. Two windows to the front aspect, staircase to the first floor. Door to the kitchen.
- KITCHEN/DINING ROOM:** 16'10" x 8'6". Range of base units with granite worksurfaces over, ceramic Belfast sink. Concealed dishwasher. Integral electric oven, electric hob and stainless steel extractor hood. Space for an American style fridge/freezer. Recess suitable for a dresser unit. Slate tiled floor. Vaulted ceiling with exposed A frames and two Velux roof windows to the front. Connecting door to an inner lobby accessing the farm house. Double French doors to the front.

### FIRST FLOOR

- LANDING:** Wood effect flooring, ceiling downlights. Doors to:-
- BEDROOM 1:** 19'3" x 14'3". Vaulted ceiling with partially exposed A Frames. Ceiling downlights and feature floor level lighting. Wood effect flooring. Two dormer windows to the front which enjoy fabulous views across the Towy Valley.
- BEDROOM 2:** 14'6" x 9'6". Window to the front. Vaulted ceiling with exposed A Frame and purlins. Two Velux roof windows to the front. Wood effect flooring.
- BATHROOM:** 7' x 6'. Suite comprising of a bath with shower over and fixed shower drencher head. Pedestal wash hand basin, low level W.C., window to the front. Tiled floor. Extractor fan, ceiling downlights.

## THE FARMHOUSE:

We are informed the origins of the farmhouse date back some 200 years with later additions in the 1970's, and 1997. The roof we understand was replaced in 1985. The house has not been lived in for some considerable time and is in need of refurbishment works.

### GROUND FLOOR

- ENTRANCE PORCH:** 10'7" x 4'. Glazed front door with window panel to the side, tiled floor. Paneled glass door leading into the lounge.
- LOUNGE:** 27'2" x 12'1". Exposed wood flooring. Picture window to the front and patio doors to the side aspect. Further window to the side. Oak staircase. Door to the principle bedroom suite. Opening to study area and opening through to the living room.

<b>STUDY AREA:</b>	9' x 9'. Window to the side, exposed floorboards. Door to the living room.
<b>LIVING ROOM:</b>	25'1" x 15'. Exposed floorboards, multi-fuel stove on a slate hearth. Exposed central ceiling beam. Two windows to the side aspect. Second open tread staircase to the first floor. Door to the kitchen.
<b>KITCHEN:</b>	19'8" x 9'6". Range of kitchen units incorporating a breakfast bar, sink with mixer tap and work surfaces. Cooker control point. Window facing into the utility room and further window to the rear. Tiled floor. Door to the side entrance.
<b>SIDE ENTRANCE:</b>	10'2" x 3'6". Door to the front, further connecting door to the cottage and door to the utility room.
<b>UTILITY ROOM:</b>	15'1" x 9'9". Range of units, stainless steel sink with work surfaces over. Tiled floor. Velux roof window. Door to a wet room and further door to the former W.C.
<b>WET ROOM:</b>	11' x 8'10". L Shaped room. Tiled walls, and tiled floor. Shower area, W.C., pedestal wash hand basin. Wall and base units. Velux roof window.
<b>WC:</b>	Plumbing in situ no W.C.
<b>FIRST FLOOR</b>	Accessed from the lounge via a bespoke oak staircase.
<b>PRINCIPLE BEDROOM:</b>	24'2" x 12'. French doors leading out to the private balcony. Window to the side. Wood effect flooring.
<b>EN SUITE SHOWER ROOM:</b>	10'8" x 4'7". Large shower enclosure, pedestal wash hand basin and W.C. Window to the front. Wood effect flooring.
<b>MAIN LANDING</b>	Accessed from the living room via the open tread staircase. Window to the rear. Access to :-
<b>BEDROOM 2:</b>	17'2" x 9'1". Window to the side.
<b>BEDROOM 3:</b>	15' x 10'. Window to the side.
<b>BEDROOM 4:</b>	13'3" x 8'. Window to the side enjoying beautiful views.
<b>BATHROOM:</b>	9'2" x 9'. Coloured suite comprising, bath with shower attachment, pedestal wash hand basin, W.C. Shower enclosure. Opaque window to the side, loft access.
<b>EXTERNALLY:</b>	
<b>STONE RANGE/FORMER COACH HOUSE AND STABLES:</b>	138' x 16'. Adjoining the cottage, a superb stone range, formerly a coach house and stables. Currently providing 8 stables and storage.
<b>STONE BARN &amp; REAR LEAN-TO:</b>	59' x 19'6" & rear lean-to 59' x 23'10".
<b>LAND:</b>	The property overall including the concrete yard area extends to circa 3 acres and is offered with no associated agricultural entitlements.  Adjoining the farmstead there is a small orchard and beyond a circa 2.30 acre paddock.

**IMPORTANT NOTE:** We cannot guarantee the accuracy of the acreage. The owner and/or their selling agent, are not responsible for defining the exact boundaries. The purchaser/s, having inspected the property and land will need to rely upon their own and their solicitors confirmation from their enquiries of the selling solicitor and Land Registry of the titles and boundaries.

**APPROACH:** Accessed off the A40 into a large concrete yard.

**SERVICES:** Cottage - We understand that the property has mains electricity, a private water supply and a private drainage system.

Former Farmhouse – Services will need to be re-connected/re-installed.

**COUNCIL TAX:** We are informed that the property is within Council Tax Band - “to be advised” (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.

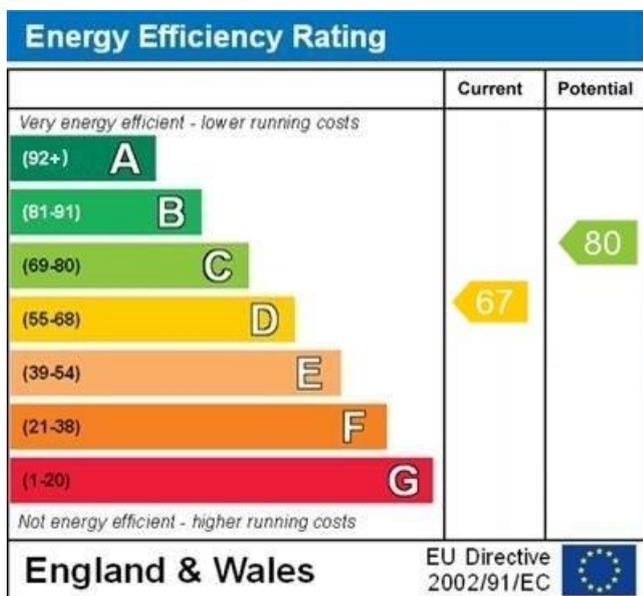
**TENURE & POSSESSION:** We are informed that the property is freehold with vacant possession on completion, by arrangement.

**VIEWING:** By prior appointment only with the Sole Agents **PROFILE HOMES**



Tel: 01550 777790, Email: [contact@profilehomes.com](mailto:contact@profilehomes.com)  
 Website: [www.profilehomes.com](http://www.profilehomes.com)

**ENERGY PERFORMANCE FIGURES:**



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**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**

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