

Coach House, Alltwalis, Carmarthen, SA32 7EA

**A truly exceptional 4 bedroom, (2 en suite), country house with a self-contained 2 bedroom annexe (ideal holiday let). Detached double garage, wooden loose boxes, all set in C. 7 acres of well fenced land, comprising level pasture paddocks in good heart, perfect for all manner of livestock and a measure of self-sufficiency.**

Llandysul 7 miles, Carmarthen 8 miles (A48/M4-link), Newcastle Emlyn 15 miles. Lampeter 15 miles, Llandeilo 20 miles.



If you are looking for a lifestyle change then this is the perfect property for you. Refurbished throughout and with a self-contained annexe that has previously been successfully run as a holiday let. A thoughtfully designed free-range safe chicken enclosure, two polytunnels and flat land divided into well fenced independently accessed enclosures. All ideal for those seeking a measure of self-sufficiency. Two loose boxes currently utilized as goat housing. Extensive far reaching countryside views.

**Main Residence –**

**Ground Floor:** Porch, Entrance Hall, Cloakroom, Office, Living Room, Conservatory, Kitchen/Dining Room.

**First Floor:** Principle Bedroom Suite, Guest Bedroom with en suite, 2 further Bedrooms and a family Bathroom. Energy Efficiency Rating : E.

**Self-Contained Annexe –**

**Ground Floor:** Open plan Kitchen / Living Room. **First Floor:** Two Bedrooms and a Shower Room.

**Outbuildings - Detached Double Garage –** A substantial building which is ideal for further accommodation (STPP), and **Two Loose Boxes.**

**Circa 7 Acres** (to be confirmed) – comprising established gardens and prolific level grazing land.

**Location -** The property enjoys a lovely semi-rural location and is very conveniently positioned to enjoy the countryside and also the local village amenities including a bus service and a petrol service station with shop 1 mile away. Carmarthen town is 7 miles away with general hospital, excellent shopping, multi-screen cinema, primary and secondary schools, main line railway station (Swansea-Cardiff-Bristol-London-Paddington) and a good road network including the A48/M4-link road.

**Price: £685,000**

## MAIN RESIDENCE

### Ground Floor –

<b>ENTRANCE PORCH:</b>	5'9" x 5'9". Windows on both sides, door to the entrance hall.
<b>ENTRANCE HALL:</b>	Double cloaks cupboard, large walk in store room, Karndean wood effect flooring and doors to:-
<b>CLOAKROOM:</b>	Low level W.C., wash hand basin. Karndean wood effect flooring and window to the front.
<b>STORE ROOM:</b>	7' x 6'. Window to the conservatory.
<b>OFFICE:</b>	15'4" x 12'. French doors to the front. Window to the side, Karndean wood effect flooring.
<b>LIVING ROOM:</b>	16'10" x 15'10". Feature fireplace with exposed stone chimney breast, wood burning stove on a slate hearth. Karndean wood effect flooring. French doors to the side, patio doors leading into the conservatory and window to the front aspect.
<b>CONSERVATORY:</b>	23' x 13'5". Windows on two sides, polycarbonate pitched roof with ceiling light and fan. Window facing into the living room. Karndean slate effect flooring. French doors leading to the rear patio and further external rear door.
<b>KITCHEN/ BREAKFAST ROOM:</b>	19'10" x 15'10". Well-equipped fitted kitchen comprising of a range of wall and base units with granite effect composite work surfaces. 'Grant' oil fired boiler that serves the central heating and hot water. Belfast sink. Plumbing and space for a dishwasher. Space for a washing machine and tumble dryer. Cooker control point, space for a range style cooker. Chimney style extractor hood. Ceiling downlights. Larder. Karndean wood effect flooring, windows to the side. Door to the conservatory. Connecting double doors to the annexe. Staircase to the first floor and under stairs storage cupboard.

### First Floor –

<b>LANDING:</b>	Spacious landing with built in linen cupboard and two storage cupboards, loft access, window to the side and doors to the bedrooms as follows:-
<b>PRINCIPLE BEDROOM 1:</b>	17'3" x 17'2" max. Dual aspect with windows to the rear and side and Velux roof window. Walk in wardrobe, and door to the en suite shower room.
<b>En Suite Shower Room:</b>	6'10" x 6'5". Shower enclosure, pedestal wash hand basin, low level W.C. Velux roof window. Karndean tile effect flooring. Heated towel rail.
<b>BEDROOM 2:</b>	16' x 10'5". Window to both sides, double built in wardrobes. Door to the en suite.
<b>En Suite:</b>	6' x 3'. Vanity unit with wash hand basin, shaver point, low level W.C. Heated towel rail. Karndean slate tile effect flooring. Window to the side.
<b>BEDROOM 3:</b>	13'2" x 7'8". Windows to the front and side aspects. Built in cupboard.
<b>BEDROOM 4:</b>	9'4" x 7'9". Window to the side.
<b>BATHROOM:</b>	11' x 7'. Bath with hand shower attachment, shower enclosure, pedestal wash hand basin and low level W.C. Window to the front. Velux roof window. Heated towel rail/radiator. Karndean slate tile effect flooring.

## ANNEXE

### Ground Floor –

#### OPEN PLAN KITCHEN LIVING ROOM:

17' x 15'10". French doors lead in to this open plan room. Window to the side. Range of wall and base units with granite effect work surfaces over. Built in oven and hob. Plumbing and space for a dishwasher and washing machine, space for a fridge/freezer. 'Grant' oil fired boiler which serves the central heating and hot water to the annexe. Window to the side. Double doors connecting to the main residence. Karndean wood effect flooring. Under stairs storage, staircase to the first floor.

### First Floor –

#### LANDING:

Window to the side, doors to:

#### BEDROOM 1:

11' x 7'. Window to the side.

#### BEDROOM 2:

8'8" x 8'8". Window to the side.

#### SHOWER ROOM:

7'2" x 5'8". Shower enclosure, pedestal wash hand basin, low level W.C. Window to the side. Shaver point. Heated towel rail.

#### EXTERNALLY:

#### THE APPROACH:

Conveniently located off a no through country lane through extra width double five bar timber gates which lead into a spacious graveled courtyard with ample parking and turning space. A spur leads on to the annexe where there is further parking, another spur from the entrance gates leads to the outbuildings and land.

#### DOUBLE GARAGE STORE ROOM & WORKSHOP:

22' x 20'4". Detached double garage. Twin vehicular doors to the front. Power lighting and water connected, concrete floor. Windows on both sides. Opening at the rear into:-

Workshop: 11'2" x 7'10" Window and pedestrian external door.

Store Room: 11'2 x 7'10".

Located at the rear of the garage is a lean-to wood store.

#### ANIMAL HOUSING:

Located within a secure concrete gated yard with power lighting and water, currently providing small livestock use but equally suitable for stabling. From here there is further gated access to the pasture paddocks:-

#### TIMBER

#### BARN/STABLING:

Two former stables each 12' x 7'7".

#### BARN:

15' x 8' and adjacent covered area. Partially stone built with a corrugated roof.

#### GARDENS:

Predominantly to the rear and side of the residences, a large patio and lawn which then leads away to a small wooded copse. The annexe has its own private patio garden area. There is an orchard, two polytunnels, (one in need of recovering), and a 60' x 40' chicken enclosure. In the grounds there is a brick built former pig sty.

**LAND:** The land is a particularly attractive feature of the property being predominantly level. It comprises of various well thought out fenced enclosures. Ideal for livestock and horses. We are informed that the property amounts to approximately 7 Acres (to be confirmed).

**HORSE RIDING:** Brechfa Forest is about 2½ miles from the property. Once in the forest there are a network of bridleways and tracks providing extensive off road horse riding.

**SERVICES:** We understand that the property is connected to mains electricity, mains water and mains drainage. Telephone with Broadband is understood to be connected and should be available to purchasers subject to the usual transfer arrangements.

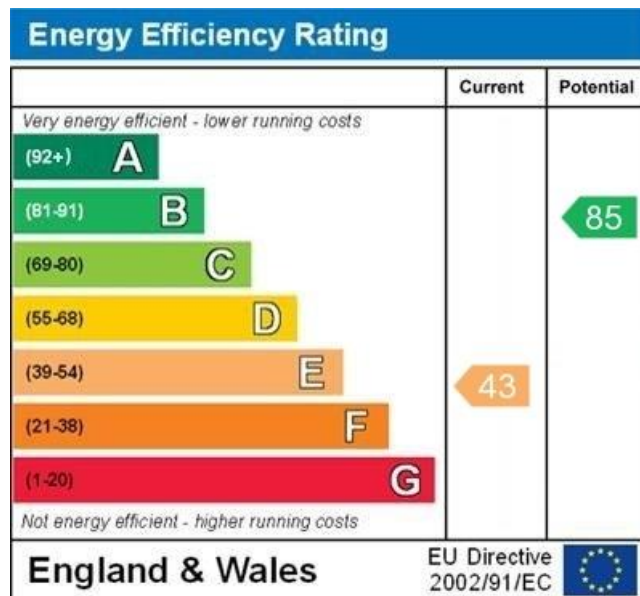
**COUNCIL TAX:** We are informed that the property is within Council Tax Band “F” (Carmarthenshire County Council)

**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.

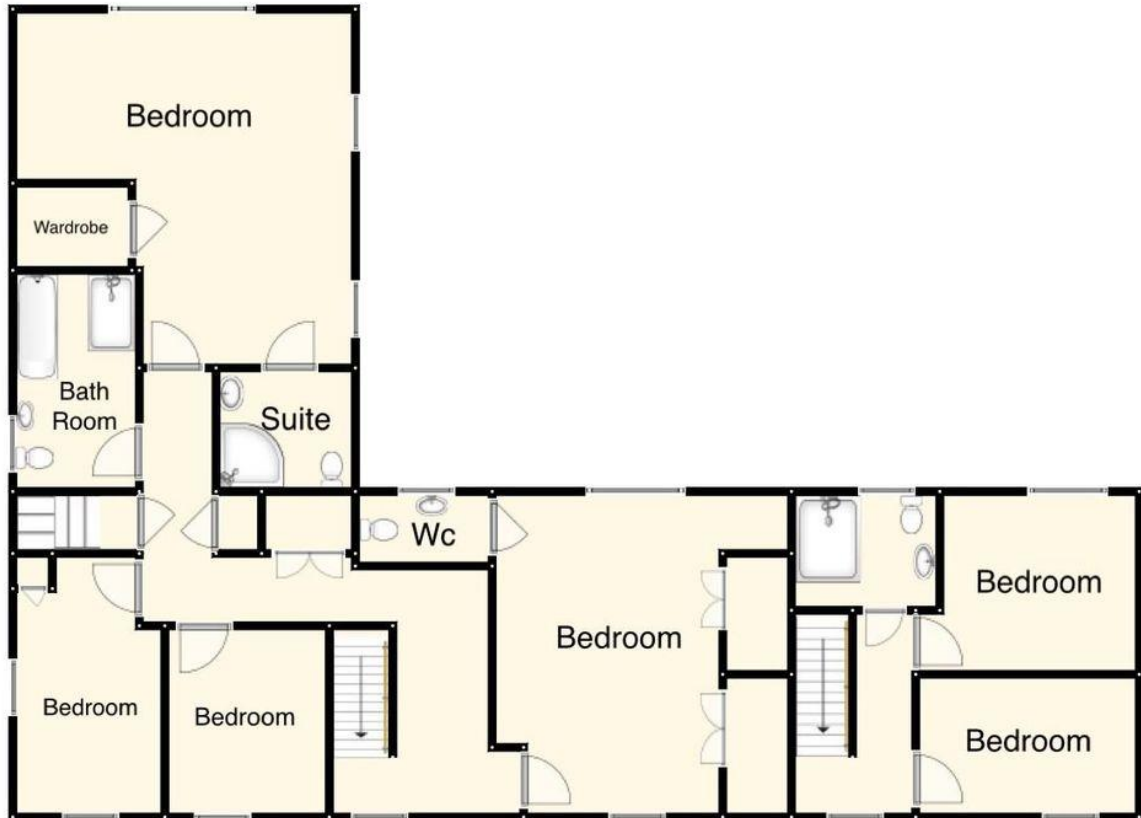
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COACH HOUSE AND ANNEXE GROUND FLOOR



## COACH HOUSE AND ANNEXE FIRST FLOOR



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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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