

Ref: 0sar12

Sarn Fach, Llansadwrn, Llanwrda, Carmarthenshire, SA19 8NS

Smallholding in a private rural location set in circa 7 acres to include a lake, 1 acre woodland, raised beds, poly tunnel, grazing land and an orchard – ideal for a degree of self-sufficiency. A period farmhouse with a substantial newly built 6 double bedroom extension, (principle bedroom with dressing room and en-suite). Various outbuildings and far reaching views.

Llansadwrn 3.4 miles, Talley 3.6 miles, Llangadog 6.4 miles, Llandeilo 9 miles, Llandovery 9 miles, Carmarthen 24 miles, Cross Hands A48/M4 Link 18 miles.



Superb opportunity to purchase this smallholding and complete the renovation of this period farmhouse.

The accommodation, consists of :-

Original Farmhouse: Ground Floor: Conservatory, Kitchen, Dining Room, outside W.C. First Floor: Open plan Living Room, Study and Bathroom.

Extension: Ground Floor: Entrance Hall, 5 Bedrooms and Family Bathroom. First Floor: Galleried Landing, Principle Bedroom with Juliet Balcony, Dressing Room and En Suite Shower room. Further Family Shower Room.

Externally: Barn with internal stables and pens, workshop and store. Further barn with potential for development. Large pond with central island, paddock and area of woodland, in all Circa 7 acres (to be confirmed).

Location: In a peaceful private location in the beautiful Carmarthenshire countryside with far reaching views though only a short drive to the nearby villages of Llansadwrn and Talley. There are excellent local walks and cycling opportunities. The nearby villages have primary schools and places of worship. We understand that Talley also has a pop up shop on a Sunday morning in front of the former village pub in the village centre. This we are informed usually sells good quality meat, fruit and vegetables and pastries. Secondary schools and town amenities are provided by Llandeilo, 9 miles, Llandovery 9 miles, (also with private education). Carmarthen is 24 miles away with good shopping facilities a main line railway station and general hospital. Access to the M4 is 18 miles distant. There are numerous places to visit including Roman gold mines, historic castles, Talley and Brechfa Forests, the rugged Black Mountain, the Towy Valley, and the coast (about an hour's drive).

Offers in excess of : £600,000

THE RESIDENCE

With a welcoming characterful ambiance the original farmhouse currently has a Rayburn solid fuel range which provides hot water and central heating and Anderson double glazed wooden windows with a uPVC exterior. The new extension has uPVC double glazed windows by Centaframe. There is provision for an air source heat pump, for underfloor heating to the ground floor and radiators and heated towels rails to the first floor (supplied not fitted). The new owners will need to finish the works required, many of the materials to do this are we are informed, on site. More information with the selling agent.

Ground Floor –

- ENTRANCE HALL:** 12'4" increasing to 21' x 9'6" Front door leading into the spacious entrance hall with vaulted ceiling. Terracotta tiled floor. Turning bespoke staircase to the first floor. Exposed stone wall. Feature window to the front and stable door to the rear. Opening to the inner hall and door to the living room.
- DINING ROOM:** 21'2" x 15'4". Exposed ceiling beams and timbers. Former stone fireplace recess housing a solid fuel Stanley Range which serves the central heating and the hot water. Windows to the front and rear. Double doors into the conservatory. French doors to the rear garden area. Door to the kitchen. Terracotta tiles to match the hall supplied but not laid.
- CONSERVATORY:** 22'x 10'8". Accessed externally and from the living room. Terracotta tiles to match the hall supplied but not laid.
- KITCHEN:** 10'9" x 7'. Solid wood work surfaces. Cooker control point with space for an electric cooker. Plumbing and space for a washing machine, tumble dryer and dishwasher. Double bowl farmhouse style ceramic sink with mixer tap. Tiled floor, window to the side. Space for an under counter and upright fridge/freezer.
- INNER HALL:** Leading off the main entrance hall. Terracotta tiled floor. Feature ceiling height sensor lighting, doors to:-
- BEDROOM 1:** 12'3" x 9'8". Window to the front.
- BEDROOM 2:** 10' x 8'10". Window to the front.
- BEDROOM 3:** 13'2" x 8'4". Window to the rear.
- BEDROOM 4:** 10'10" x 8'4". Window to the rear.
- BEDROOM 5:** 10'10" x 8'4". Window to the rear.
- FAMILY BATHROOM:** 10'2" x 8'10" White suite comprising paneled bath with shower attachment and tiled surround. Vanity unit with inset wash hand basin, low level W.C., Terracotta tiled floor. Opaque glass window to the front. Corner cupboard housing the plumbing for the air source heat pump.

First Floor –

- GALLERIED LANDING:** 15'5" x 6'. The bespoke staircase from the first floor leads to a spacious galleried landing. Ceiling downlights. Velux roof windows to the front and rear. Feature exposed stone wall.

LIVING ROOM:	21' x 15'4". Two windows to the front and one window to the rear, enjoying far reaching views.
STUDY:	13' x 7'6". Window to the front aspect.
BATHROOM:	11' x 10'3" max. Panelled bath, wash hand basin and W.C. Window to the rear.
PRINCIPLE BEDROOM SUITE:	24'10" x 15'10". French doors with Juliet balcony to the end elevation enjoying lovely views across the properties land and pond. Two Velux roof windows to the rear and one to the front. Opening to the dressing room and shower room.
Dressing Room:	10'7" x 10'6". Connecting to the Shower Room.
Shower Room:	7'2" x 5'9" max. Velux roof window to the front. Suite supplied but not fitted.
FAMILY SHOWER ROOM:	5'10" x 5'9" max. Shower enclosure with electric shower unit. Wash hand basin and low level W.C.

N.B. Floorplans page 4

EXTERNALLY

THE APPROACH:	The property is approached off a quiet country lane via a recessed gated entrance and hard standing driveway leading to the house and barns.
DETACHED BARN & GARDEN ROOM:	16' x 14' Barn and adjoining Garden Room 16'6 x 9'6". Power connected. Ideal for conversion to an annexe for family members or perhaps a holiday let – subject to obtaining the necessary planning permissions.
DUTCH BARN & LEAN-TO:	Barn: 40' x 13' Concrete floor. Currently used as a workshop and store. Lean-to: 40' x 25' Concrete floor. Internal pony stables and animal pens. Stairs to a mezzanine storage space. Adjoining log store to the rear 14' x 13'. Power and water supply to the building.
GROUNDS & LAND:	The grounds are a haven for wildlife and provide all year round interest. An area suitable for vegetable beds and a polytunnel. There is a large pond and central island, a Willow dome, woodland area and two paddocks, one being circa 2.7 acres and the other circa 1.5 acres, both level to gently sloping and suitable for horses/livestock. Circa 7 acres in all.
SERVICES:	We understand that the property has mains electricity. The original farmhouse has solid fuel central heating via the Rayburn Range which serves the central heating and hot water. The extension has provision for underfloor heating to the ground floor with plumbing and electrics installed ready for an air or ground source heat pump, (not supplied or fitted). Radiators and heated towel rails for the first floor are supplied but not fitted. The water supply is from a private well. There is a private drainage system. Telephone with broadband is understood to be connected and should be available to purchasers subject to the usual transfer and contractual arrangements.
COUNCIL TAX:	We understand that the property is within council tax band D. (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:**

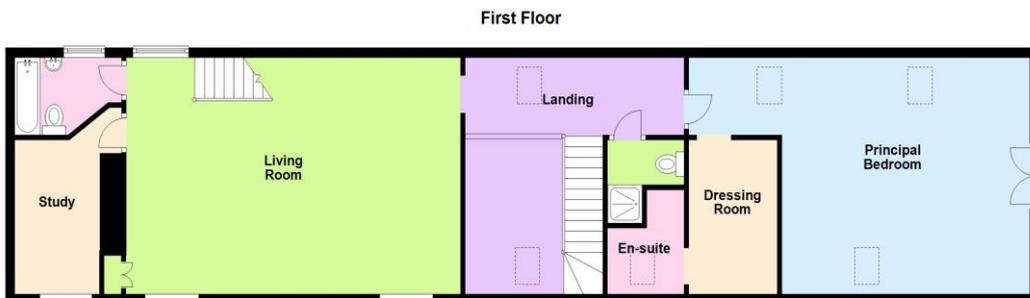
The property is sold subject to and with the benefit of all wayleaves, easements and rights of way declared and undeclared.

**TENURE &
POSSESSION:**

We are informed that the property is freehold with vacant possession on completion, by arrangement.

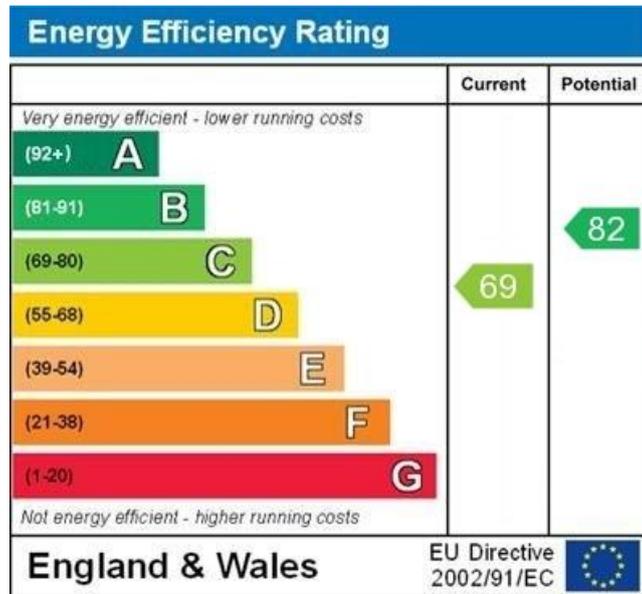
VIEWING:

**Only by prior appointment with the Sole Selling Agents –
PROFILE HOMES
Tel: 01550 777790
Email: contact@profilehomes.com
Website: www.profilehomes.com**



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

ENERGY PERFORMANCE GRAPH: -



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

Tel: 01550 777790, Email: contact@profilehomes.com, Web: www.profilehomes.com
 Penybank Farm Office, Llangadog, Carmarthenshire, SA19 9DU

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