

Holters

Local Agent, National Exposure

Cwmcerrig, Whitemill, Carmarthen, SA32 7HA

Offers in the region of £625,000



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STOP WHAT YOU ARE DOING AND TAKE A LOOK AT THIS! Absolutely breathe-taking! This wonderful barn conversion is stunning throughout, with large gardens, superb outbuildings and an additional detached barn with full planning permission for conversion it has it all. Introducing Cwmcerrig.

Key Features

- A Truly Wonderful Barn Conversion
- Stunning Character Features
- Extensive Gardens
- Impressive Outbuildings
- Separate Barn with PP for Conversion
- Three Bedrooms
- Two Reception Rooms
- Finished to a High Specification
- Rural Setting with Views
- EPC D

The Property

The sale of Cwmcerrig provides a wonderful opportunity to acquire a fabulous barn conversion nestled in the picturesque Twyi Valley. The barn was converted by the current owners over a period of 3 years and now offers highly impressive character accommodation.

The access to the barn flanks around to the left via a private driveway which climbs gently to the large parking and turning area which proceeds the garaging and outbuildings, with a paved pathway leading to the property. As you step inside you initially enter the kitchen, with a tiled floor, exposed timbers and hand made unites with stone worktops the character is on show immediately. There is a walk-in pantry and a large walk-in storage cupboard. There fixtures and fittings throughout the property are of a high spec with hand made oak doors with iron fittings it is lovely to see. To the side of the kitchen there is a ground floor shower room, fitted with a white suite it is well presented for sale. Accessed via stair and overlooking the kitchen is a galleried area which has been used as a sleeping

area for children.

From the kitchen you step into the main reception room, this wonderful space is the heart of the property, we are sure you will be impressed! With a tiled floor, extensive exposed timbers it oozes character and a quality finish. There are large, glazed elevations to either side which flood light through and to the front there are bi-folding doors which open onto the large, paved seating area. The room offers a dining area, a sitting room and a large central island for food preparation with a fabulous Aga behind. The sitting area has the benefit of a wood burning stove to cosy round in the winter months.

The remaining room on the ground floor is the second bedroom, a pleasant double with a fitted wardrobe and an en-suite shower room, which is fitted with a white suite and a large walk-in shower. From the sitting area a spiral stair climbs to the first floor, which boasts a galleried landing giving a light aspect and with the vaulted ceilings a lovely sense of space. There is a lounge area with stunning exposed A-frame ceiling timbers, with a window to the rear and French doors with a Juliet balcony to the side. The current owners mainly use the ground floor as their place to sit and relax and have considered making the first-floor lounge into a bedroom. This would make a superb double bedroom is required (subject to gaining any necessary permissions). The galleried landing overlooks the sitting/dining room and is a lovely feature.

The master bedroom is a great double bedroom, again with extensive timbers on show. With panelled walling and cast-iron radiators, the finish is to a great standard. From bedroom an external door leads to a raised decked seating area to the side. This is a real sun trap and a great place to enjoy a peaceful cuppa in the morning! To the side of master bedroom is a large open en-suite, with a roll top bath and large walk-in shower it is very impressive.

The Unconverted Barn

Cwmcerrig originally formed part of a horseshoe of 3 barns which the previous owner gained planning permission on. The sellers of Cwmcerrig have since acquired one of the barns to add to the grounds and therefore included in the sale in an unconverted barn with full planning permission for conversion into a 3-bedroom residence. Details of which are on the Carmarthenshire County Council website (Ref:).

Outside

What I would do for outbuilding like this! If you are looking for large garaging and a workshop, then look no further! Again, built by the sellers this substantial building is highly impressive, L-shaped and measuring 75 x 45 ft along the longest sides the building offers two lock-up workshops, with concrete floors and extensive shelving. The open fronted garaging provides ample space for several vehicles and trailers. Perfect for the current owner to keep his building equipment. The large, private gardens are mainly to the front of the property, with lawns and fantastic paved seating



area accessed via the bi-folding doors in the sitting room. From here you can sit and overlook the gardens in complete privacy, with the countryside all around.

The Location

The property enjoys an idyllic location with far reaching views over the surrounding North Carmarthenshire hillside. It lies within 8 miles from the County and University Town of Carmarthen which provides Glangwili General Hospital, National Retailers, Multi Screen Cinema, Restaurants, Leisure Centre, Bus and Railway Stations and has easy access to the M4 Motorway Network.

The handsome market town of Llandeilo is 12 miles away, overlooking the River Tywi, its narrow streets and pastel-painted Georgian houses sweep down to the impressive single-arch stone bridge below. It is little wonder Llandeilo was nominated by The Sunday Times as one of the best places to live in Wales.

Nearest Towns

- Carmarthen - 8 miles
- Llandeilo - 12 miles
- St Clears - 17 miles
- Swansea - 27 miles
- Tenby - 35 miles

Services

We are informed the property is connected to mains electricity. Private water and drainage.

Heating

The property has the benefit of oil fired central heating.

what3words

///pushy.grounding.cuts

Tenure

We are informed the property is of freehold tenure.

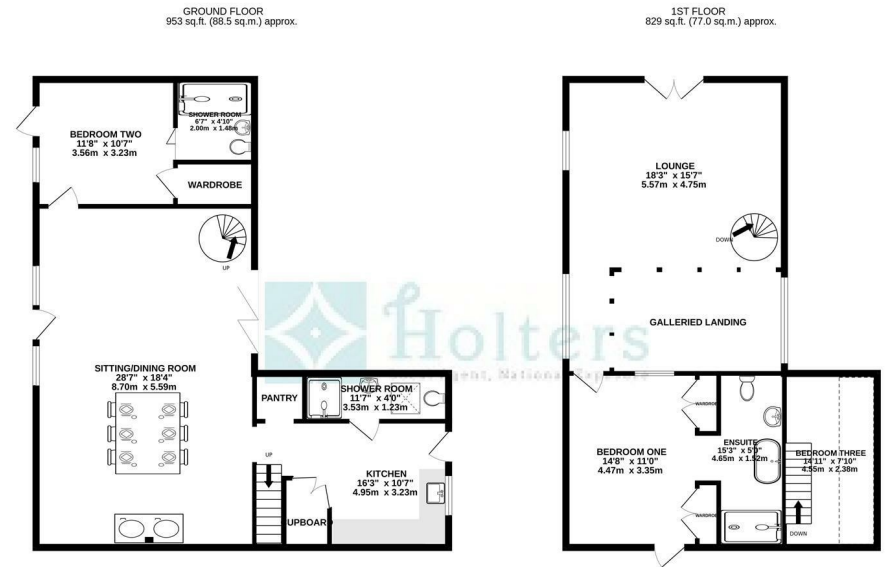
Money Laundering Regulations

We will require prospective purchasers to

produce two original ID documents prior to any offer being accepted by the owners.

Consumer Protection

Consumer protection from unfair trading regulations 2008 -Holders for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holders for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



TOTAL FLOOR AREA: 1782 sq.ft. (165.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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