

NEW  
INSTRUCTION



## Croes Evan, Trelech SA33 6RX

**Offers in the region of £650,000**

Period Character Farmhouse With Stone Outbuildings  
Character 5 Bedroom House & Converted 1 Bedroom Annex  
Various Outbuildings Suitable For Conversion Or Studios Or  
Similar

No Near Neighbours, Peaceful Position, Viewing Recommended

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NWT/WJ/82599/210621

## DESCRIPTION

A peaceful location is enjoyed by this character 5 bedroom property with 1 bedroom annex and 2 stone ranges which would be ideal for conversion to residential use or studios or similar subject to the necessary planning consent. All in a quiet peaceful position being a haven for wildlife and having been lovingly looked after by its present owner and retaining much of its character and charm. The property can be found down a long track in a peaceful position enjoying some views of the countryside and offers potential for a retreat, family wishing to live off grid and being set in just over an acre with some superb stone outbuildings which could be converted subject to the necessary planning consent. The house, some of which dates back to the 1800s retains much of its character and charm including original fireplaces, quarry tiled floors, 2 stone outbuilding ranges which are suitable for conversion and over an acre of grounds and gardens (further land and outbuilding are available under separate negotiation).

## SITUATION

Situated on the outskirts of the rural village of Trelech, approximately 5 miles from Meidrim and 8 miles from St Clears with dual carriageway connection to the (further 25 miles), Pembrokeshire coastline with the popular destinations of Tenby and Saundersfoot 27 miles. The county and market town of Carmarthen is 11 miles approximately. Its location also gives it easy access to the Cardiganshire coastline and to the north is the market town of Newcastle Emlyn which is 10 miles approximately.

## CONSERVATORY/BOOT ROOM

14'2 x 8'2 (4.32m x 2.49m)  
Belfast sink unit, side door to reception hallway and to;

## SEPARATE WC

## RECEPTION HALLWAY

Radiator, coat hanging area, tiled floor, door to;

## SITTING ROOM

15'6 x 12'7/14'6 (4.72m x 3.84m)  
Oil Aga cooking range, recess to side, double aspect to side and rear.

## KITCHEN/DINING ROOM

16' x 11'10/15' (4.88m x 3.61m)

Double aspect to side and rear, stainless steel sink unit with single drainer, hand made Italian splashback tiles and storage cupboard, range of base units with worktop over and matching wall units with bun handles, radiator, 4 ring hob with extractor fan over, oven and grill, secondary staircase, fitted dishwasher.

## FRONT HALLWAY

Quarry tiled floor, staircase, door to;

## LIVING ROOM

15' x 13'7 (4.57m x 4.14m)  
Original fireplace with open fireplace and tiled hearth and surround, 2 radiators, 2 double glazed windows to side, half glazed side recess cupboards and book shelves with drawer and storage cupboard below, quarry tiled floor.

## DINING ROOM

14'10 x 10'10 (4.52m x 3.30m)  
Original fireplace, tiled surround, hearth and mantle, wooden floor, double glazed window to front, radiator.

## FIRST FLOOR LANDING

Part tongue and groove ceiling, radiator, storage cupboard, loft access, doors to;

## BEDROOM 2

14' x 12'6 (4.27m x 3.81m)  
Double aspect to side and rear, storage cupboard, radiator.

## FAMILY BATHROOM

7'4 x 6'3 (2.24m x 1.91m)  
Panelled bath, WC, pedestal wash hand basin, shower cubicle.

## BEDROOM 4

12' x 12'15'2 (3.66m x 3.66m)  
Double aspect to side and rear, radiator.

## BEDROOM 3

14'10 x 11' (4.52m x 3.35m)  
Double aspect to front and side, original feature fireplace with tiled surround, radiator.

## BEDROOM 5

8'2 x 7' (2.49m x 2.13m)  
Window, radiator.

## BEDROOM 1

14'9 x 13'10 (4.50m x 4.22m)  
Double aspect to front and side, radiator, wooden flooring, storage, part white washed stone wall.

## ANNEX

## SITTING/KITCHEN AREA

20' x 10'4 (6.10m x 3.15m)  
Stainless steel sink unit, double glazed window to side, staircase to

bedroom., tiled floor, partly white washed stone wall, wood beams,

## BEDROOM

18'10 x 11'7 (5.74m x 3.53m)  
Radiator, Velux window to front, wooden floor.

## EN-SUITE SHOWER ROOM

11'7 x 4'11 (3.53m x 1.50m)  
Radiator, shower cubicle, wash hand basin, WC, Velux window.

## EXTERNALLY

To the rear of the property is an annexe. A long drive leads down to the tarmac parking and turning area. **STUDIO/CHALET - 15'8 x 9'2** with double door entrance and windows to front. **DOUBLE GARAGE - 16'9 x 8'6 + 16'9 x 9'6** both with up and over doors with red brick and box profile roof. **2 FORMER PIGSTIES** and of stone corrugated iron and asbestos roof. **GARAGE and WORKSHOP - 36'10 x 17'** of stone construction with loft over - 36'10 x 17', being the former cow shed and **LEAN-TO WORKSHOP - 24' x 11'4** to front. A **STONE RANGE - 24' 16'3, 29'7 x 16'2** being the former cow shed with loft over and **49' x 17'6** again formerly a cow shed. The stone ranges are ideally suited to be converted to cottages or similar subject to the necessary planning consents. An acre of grounds and gardens are within an abundance of wild flowers which include fox gloves and campion. Further **FORMER HAY BARN** and 4 acres can be purchased under separate negotiation from the owner.

## SERVICES

We are advised that mains electricity is connected to the property. Private drainage. Private water supply

## VIEWING

By appointment with the selling Agents on 01267 233 111 or e-mail carmarthen@johnfrancis.co.uk

## OUR OFFICE HOURS

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 4:00pm

## FACEBOOK & TWITTER

Follow us on twitter @JohnFrancisCarm or on facebook www.facebook.com/JohnFrancisEstateAgents

## TENURE

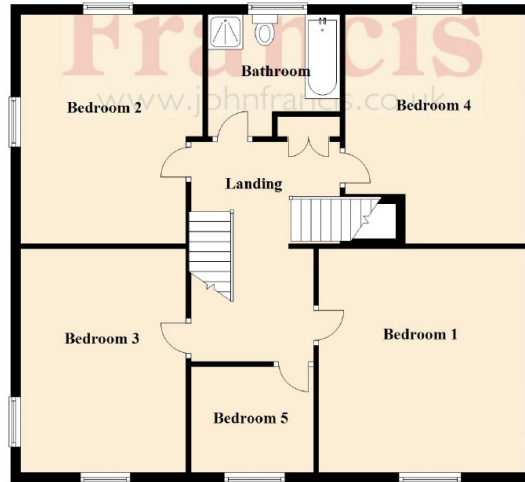
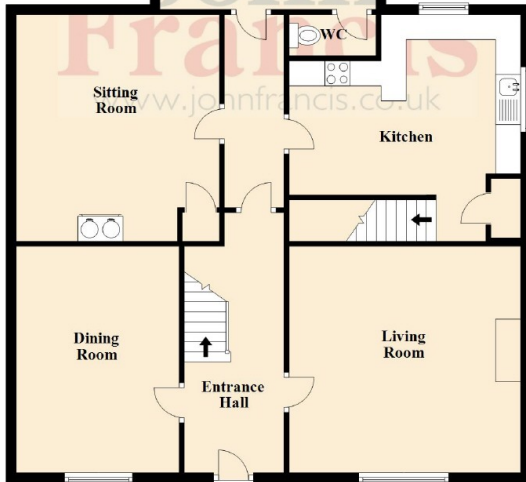
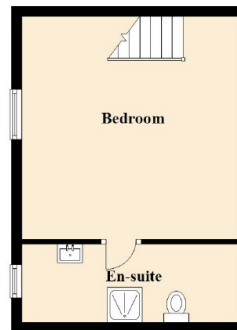
We are advised that the property is Freehold

## GENERAL NOTE

Ground Floor



First Floor



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		65
(39-54) <b>E</b>	33	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**John.  
Francis**