

Llwynffymon Llanybydder

Guide Price £795,000

- Beautifully situated 28 acre Country Residence
- Stone & Slate 4 Bedroomed Farmhouse
- Wealth Of Character - Dating back to the early 1800's
- Peaceful and totally private yet not remote
- A property of diverse appeal e.g. equestrian, B & B etc.
- Useful Sheep/ Cattle/ Store sheds and Stabling
- Private Access Drive
- Tastefully Renovated to a Very High Standard
- Lovely Landscaped Grounds
- 30 Mins from the renowned West Wales Coastline



A rare opportunity to purchase a truly outstanding, enviously located 28 acre country residence comprising a character stone and slate farmhouse dating back to the early 1800's and attached converted cowshed, all tastefully renovated to a very high standard to provide 4 bedroom accommodation with a wealth of features. Beautiful landscaped grounds with well maintained lawned gardens, shrubs, flower garden etc. Land suitable for mowing/grazing with sloping grazing land to rear. Useful sheep/ cattle/ store sheds and stabling. A property of diverse appeal e.g. equestrian, B&B etc. Peaceful and totally private yet not remote. Being 1/2 hour from the Carmarthen dual carriageway & the renowned West Wales Coastline with its secluded coves & sandy beaches.

LOCATION

Beautifully situated down a private track, being totally private yet not remote. The property is approximately 3 miles from the Teifi valley and market town of Llanybydder, renowned for its popular livestock market with a good range of everyday facilities including shops, public houses, doctor's surgery, chemist etc. The property is also convenient to the larger town of Lampeter and within easy travelling distance of the larger administrative town of Carmarthen to the south whilst being 30 mins inland from the renowned West Wales Coastline with its many sandy beaches & secluded coves.

FRONT ENTRANCE DOOR TO -

RECEPTION LOBBY

with fossil sandstone flooring, spot lighting, staircase to first floor, pocket door to -

STUDY/ OLD WELSH PARLOUR

12'7" x 6'9" (3.84 x 2.06)

Beamed ceiling, feature fitted cupboard and shelving, feature original fireplace, antique 1/2 wall panelling, antique pitch pine panel door and south facing window.

KITCHEN/ DINER

19'4" x 15'3" (5.89m x 4.65m)

Attractive "mint" colour base & wall units with quartz worktops, 'Neff' "Bakeoff oven" with 4 induction hobs, built in dish washer & fridge, sink unit h/c, 'Klover' biomass wood pellet boiler for central heating & oven / hot plates, feature original wall bread oven, Fossil stone slab flooring, feature exposed stone walls, double aspect south facing windows, which gives the room a light airy feeling. Door to -

WALK-IN PANTRY

10' x 5' (3.05m x 1.52m)

REAR ENTRANCE LOBBY

limestone flooring, pocket door to -

UTILITY ROOM

12'3" x 9'2" (3.73m x 2.79m)

A light and airy room with limestone flooring, sink h/c, plumbing for automatic washing machine, 'Velux' triple glazed windows, down lights, door to -

RED CEDARWOOD PORCH

with limestone flooring

LIVING ROOM

21'1" x 14'4" (6.43m x 4.37m)

(Renovated from the old cow shed).

Exposed roof timbers, Inglenook chimney with built in storage cupboard, multi fuel stove, north facing window with views over the tranquil Einon Valley, double south facing doors to -

SUN LOUNGE

12'6" x 8'4" (3.81m x 2.54m)

A lovely room perfectly placed to catch the sun with insulated and with under floor heating, door to the grounds at front.

PASSAGEWAY

Downlights, terracotta floor tiles, access to door to property front and flower garden. Original character features (candle station).

Door to -

BEDROOM 1

12'3" x 10'0" (3.73 x 3.05)

North facing window.

DOWNSTAIRS BATHROOM

10' x 6'8" (3.05m x 2.03m)

With marble flooring, bath, pedestal wash hand basin, WC & shower.

BEDROOM 2

13'3" x 12'6" (4.04m x 3.81m)

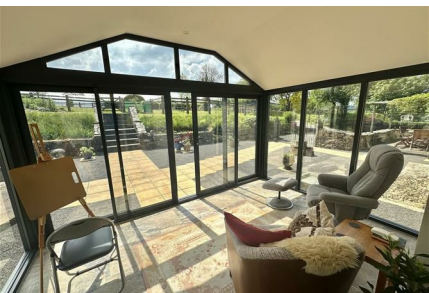
Exposed roof timbers, 'Velux' roof window, arched end window with views over the Einon Valley

FIRST FLOOR

With cast bannisters and oak rail.

LANDING

Access to insulated loft space



BEDROOM 3

13'1" x 12'3" (3.99m x 3.73m)

South facing windows overlooking the lawn, flower garden and some of the property's 28 acres. With -

EN-SUITE

6'7" x 6'7" (2.01m x 2.01m)

with WC, pedestal wash hand basin, corner "Mira" electric shower, tiled. flooring

BEDROOM 4

12'2" x 12'1" (3.71m x 3.68m)

Currently utilised as Master Bedroom, again with south facing window over-looking the lawn, flower garden and some of the property's 28 acres. Also with -

EN-SUITE

12'3" x 6'9" (3.73 x 2.06)

Traditional high level WC, slate tile floor, roll top bath on lion legs, double basin with mirrors, immersion heater with central heating controls

EXTERNALLY

The property enjoys spacious and well maintained grounds with lawned gardens, gravelled areas, fruit trees, polytunnel, greenhouse & a number of useful general purpose outbuildings suiting sheep & other livestock along with implement storage just a short distance from the house, up the private lane.

ORCHARD

With apple and plum trees.

GREENHOUSE

PERGOLA

FRUIT CAGE

WOODEN STABLING

2 x 12' loose boxes plus 15' x 12' tack room/ further loose box on concrete base with veranda and access to small pony paddock.

DUTCH BARN

25' x 16' (7.62m x 4.88m)

Having parking space for 2 cars with first floor workshop above with electricity connected

HOLDINGS DUCK POND

DUTCH BARN WITH LEAN TO'S

Being useful general purpose outhouses for sheep, other livestock and as implement storage with lean-to's either side and to the rear.

THE LAND

Extends to include grounds, to approx 28 acres of clean pastureland in compact enclosures and well fenced with the River Einon bordering the lower fields. All paddocks have water troughs or natural water supply. The upper fields are suitable for either cropping or grazing with the lower enclosures, sloping down to the the valley, suitable for grazing.

COUNCIL TAX BAND 'D'

We understand the property is in council tax band 'D' with the amount payable per annum being £2104.

SERVICES

We are informed by the vendors that the property benefits from mains electricity & water (spring water to outbuildings), septic tank drainage.

DIRECTIONS

What3Words: widest.stiffly.settle

Proceeding West along the A475 Lampeter- Newcastle Emlyn road. After approximately 6 miles from Lampeter, turn left in the village of Cwmsychpant. Proceed for approximately 1 mile, straight on at the crossroads and take the first council road right thereafter. Carry on for about 1 mile, the entrance drive for "Llwynffynnon" is on your right with an Evans Bros For Sale board thereon.

BPS ENTITLEMENTS

Single farm payment entitlements may be available at valuation.

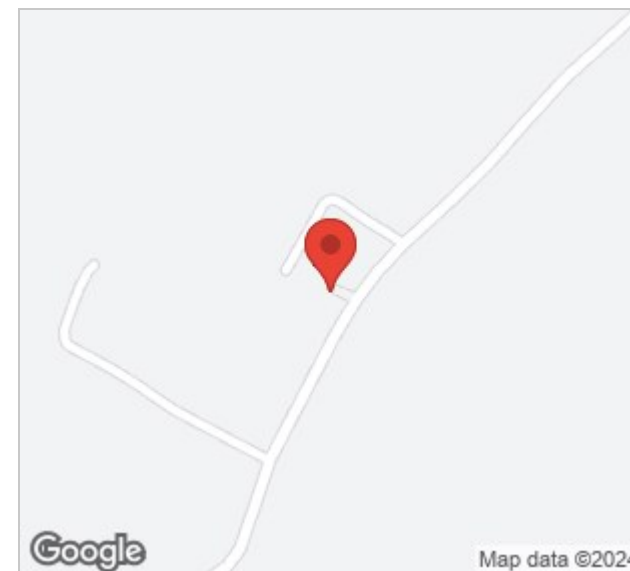



EVANS BROS.


QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS Established in 1895

www.evansbros.co.uk 

MART OFFICE, LLANYBYDDER, CARMARTHENSHIRE, SA40 9UE
Tel: (01570) 480444 Fax: (01570) 480988 E-mail: llanybydder@evansbros.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		86
		57
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	EU Directive 2002/91/EC	



5 NOTT SQUARE, **CARMARTHEN**,
CARMARTHENSHIRE, SA31 1PG
Tel: (01267) 236611



39 HIGH STREET, **LAMPETER**,
CEREDIGION, SA48 7BB
Tel: (01570) 422395



1 MARKET STREET, **ABERAERON**,
CEREDIGION, SA46 0AS
Tel: (01545) 570462

Evans Bros (Llanybydder) Limited, Registered in Cardiff No. 09298474, Directors Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R.Evans M.R.I.C.S.,
Introductions only to Zurich Advance Network Ltd., which is regulated by the Financial Services Authority.