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Bwlchbychan Llanpumsaint, Llanpumsaint, Carmarthen, SA33 6LT

Guide Price £549,500

Ideal approx 5 acre rural smallholding with high residential appeal & the benefit of no immediate neighbours, far reaching views, a good range of buildings including stabling & tucked away character 4 bedroomed cottage. This property has considerable equine appeal but would suit a range of purchasers due to its idyllic location & potential for conversion of the stone barn to holiday lets / home office (stc). Available chain free & with the option of a further approx 6 acres by separate negotiation. An opportunity not to be missed!

Location



The property is idyllically in a no immediate neighbour position & situated at the culmination of a 140 yard track leading down to the homestead with far reaching countryside views. The administrative centre of Carmarthen is approximately 7 miles away, being the county town, Carmarthen offers a good range of amenities, including a mainline train station, regional hospital, 2 secondary schools, leisure centre, multi-screen cinema and more.

Description



An opportunity for prospective for prospective purchasers to acquire a well equipped & charming smallholding of high residential & equine appeal having numerous outbuildings including stabling, good healthy pasture/cropping land & a 3/4 bedroomed Welsh renovated cottage of significant charm & desirability. The property benefits from oil central heating via the Rayburn stove, uPVC double glazing & enjoys incredible far reaching views in the Welsh countryside in a tucked away spot which onlookers will envy. The property affords more particularly the following -

Front Entrance Door

Stable door leading to -

Open Plan Living / Dining Room

26'8" x 14'7" (8.13m x 4.45m)



Attractive feature stone fireplace with wood burning stove, timer stairwell to first floor, two windows to the front, step leading down to dining area with large inglenook style fireplace with beam over housing a Rayburn stove which runs the central heating system, domestic hot water & cooking, attractive exposed stone, walling, quarry tiled flooring & access to:



Kitchen / Breakfast Room

18'1" x 6'5" (5.51m x 1.96m)



Attractive cream galley style fitted kitchen with a good range of base cupboards, built in electric oven with ceramic electric hob and extractor hood over, single drainer sink with mixer tap, plumbing for automatic washing machine, radiator, double glazed rear windows, door to grounds as side/rear & door to:

Pantry

8'7" x 6'2" (2.62m x 1.88m)



Original slate slab shelving, tiled flooring, beamed ceiling, window to side

Utility Room

7'11" x 7'3" (2.41m x 2.21m)



Fitted base cupboards, sink unit with mixer tap, front entrance door, tiled flooring, plumbing for automatic washing machine, radiator, door to:

Shower Room

7'10" x 7'3" (2.41m x 2.21m)



A modern suite with shower cubicle, WC, wash hand basin, radiator, rear window & built in store cupboard.

FIRST FLOOR

Landing

approached via timber stairwell, tongue and groove ceiling, timber flooring, doors to -

Bedroom 1

14'7" x 13'4" (4.45m x 4.06m)



Attractive stone feature chimney breast, timber flooring, radiator, front window

Bedroom 3 / Study

8'6" x 5' (2.59m x 1.52m)



Ideal study/office with timber flooring, front window & radiator.

Bedroom 2

14'4" x 6'7" (4.37m x 2.01m)



with timber flooring, part exposed stone walling, front window & radiator.

Bedroom 4

13'5" x 7'4" (max) (4.09m x 2.24m (max))



Pleasant countryside views to the rear, timber flooring & radiator

Bathroom

11' x 7'2" (max) (3.35m x 2.18m (max))



A modern suite with bath, wash hand basin with vanity unit, WC, radiator & rear window with lovely views countryside views.

Externally



The property is approached via a 140 yard track with land to the side, leading to the outbuildings & homestead, culminating at the Welsh cottage with a stunning backdrop of far reaching views. The property benefits from a traditional yard area with plenty of parking & turning space along with a private rear garden with mature lawn and hedging, shrubs, patio areas with decorative stone which makes this an ideal space for family entertainment on those alfresco summer evenings, all with the benefit of far reaching views over the beautiful surrounding Welsh countryside.

Barn

30'9" x 15'2" (9.37m x 4.62m)



Of stone and slate construction with three stable type entrance doors, concrete floor, in our opinion with considerable appeal for conversion to a holiday let or home office (STC) Adjoining former Cart House 16'1 x 9'11 ideal for further storage.

Stables



Purpose built stable block of timber construction - divided into three boxes of 12' x 10' with two adjoining tack/feed rooms of 12' x 8' with external concrete apron.

Open Front Implement Shed

48' x 18' (14.63m x 5.49m)



Block and corrugated iron construction, ideal tractor shed, storage or further stabling.

Garage

16'3" x 12'9" (4.95m x 3.89m)



being open fronted, adjoining the main dwelling.

The Land



Extending to approximately 5 acres of good clean pasture land in 3 enclosures, suitable for grazing or cropping, being well fenced & surrounding the homestead. There is the option of purchasing a further approx 6 acres by separate negotiation if required.

Services

We are informed that the property is connected to mains electricity, private water & private drainage.

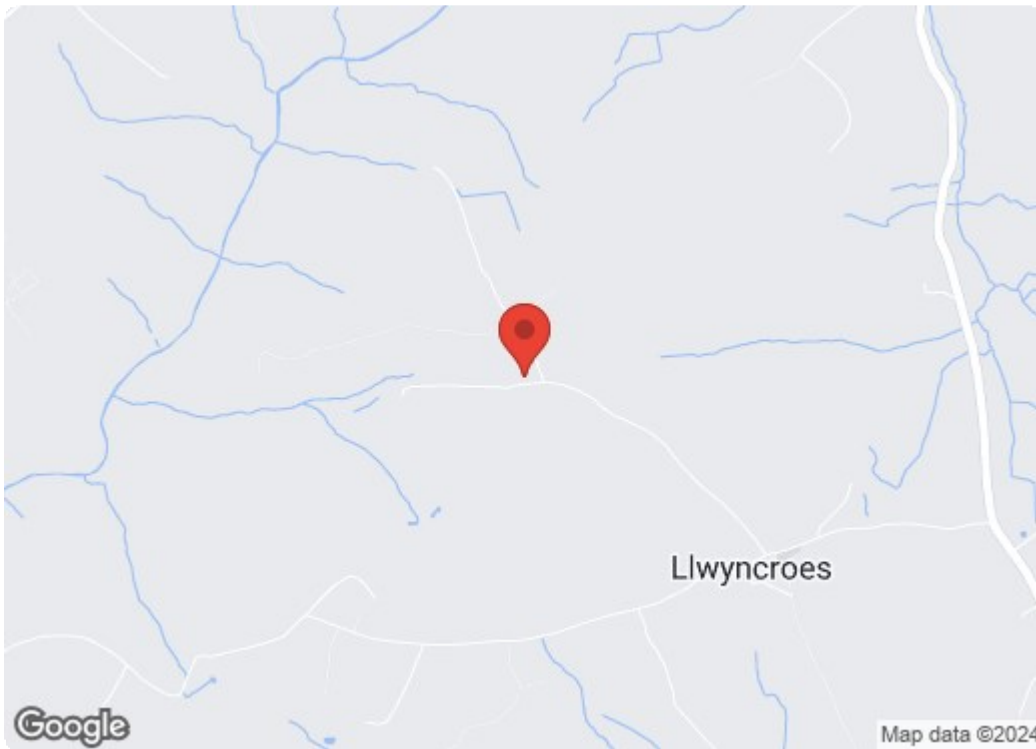
Council Tax

We understand that the property is in council tax band 'C' with the amount payable being £1820.

Directions

What3Words: negotiators.clap.dwarf

From Carmarthen take the A484 towards Bronwydd, proceed on this road taking a right hand turn at 'Gwili Railway'. Continue on this road, over the small bridge and proceed out of the village passing the Hollybrook public house on your right, carry on for another 1/4 mile passing through a wooded area and take the next left signposted Llanpumpsaint. Continue on this road for approx 1 mile until arriving at a small junction signposted Nebo. From here take a left turning at the junction and carry on for 0.4 mile until arriving at the small hamlet of Nebo. Take a right turning opposite the chapel and carry on this lane for approx 0.4 mile bearing right at a bend labelled Penllwyn Uchaf Farm and continue along another 0.3 mile, the lane leading down to the property can then be seen on the right, identified by the 'Evans Bros For Sale' board.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		99
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	36	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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		
England & Wales		EU Directive 2002/91/EC



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