



Golden Grove, Carmarthen, SA32

Offers In Region Of £1,300,000



Calow Evans  
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## Golden Grove, Carmarthen, SA32

An opportunity has arisen to purchase a Victorian residence in a sought after location in Golden Grove. The property stands in approximately 1.5 acres of grounds and the land amounts to approximately 36 acres (tbc) with agricultural buildings and woodlands located on the opposite side of the quiet country lane with an option to purchase a further 10 acres (by separate negotiations). This charming residence offers five bedroom accommodation and would lend itself to an extended family or an Airbnb and enjoys approximately 7 acres with stables also a barn suitable for conversion ideal for holiday lets (stpp) . The quirky accommodation boasts a Tower room, a great den for young children or for those that love to watch wildlife also with lovely views over the grounds and surrounding countryside. On the opposite side of the lane are workshops and storage with a further 28.85 acres (tbc) of woodlands.







## Entrance Vestibule:

Feature stained glass window, door to hallway.

## Entrance Hallway:

Double glazed glass panel door to rear elevation, stairs to first floor.

## Cloakroom:

Double glazed window with wooden sill, WC and wash hand basin.









## Kitchen:

4.55m x 4.11m (14'11" x 13'6")

Double glazed window with window seat, fitted with a range of wall and base units, plumbing for dishwasher, electric hob, Stanley oil fired range cooker, single bowl sink unit, kitchen island, open plan to family room.

## Family Room:

6.53m x 3.96m (21'5" x 13'0")

Double glazed French doors to courtyard, three double glazed windows, two single panel radiators, cupboard housing the oil boiler providing domestic hot water and central heating, cupboard housing cylinder tank, underfloor heating to most ground floor rooms with the exception of the utility and family room.

## Utility Room:

3.78m x 3m (12'5" x 16'2"/9'10")

Dual double glazed glass panel doors, tiled floor, fitted with wall and base units, single bowl sink unit, main entrance door, stairs with



## Cloakroom:

WC and wash hand basin.

## Lounge:

5.56m x 5.46m (18'3" x 17'11" angled)

Four double glazed windows, feature stone inglenook fireplace with multi fuel fire and oak beam, large fitted bookshelf, built in storage cupboards.

## Study:

3.58m x 3.51m (11'9" x 11'6")

Double glazed windows to both elevations.



## Conservatory:

4.85m x 3.96m (15'11" x 13'0" angled)

Double glazed glass panel door and double glazed patio doors to courtyard.

## First Floor Landing:

Double glazed window to 1/2 landing, stairs to first floor with two double glazed windows, door leading to staircase to tower room, double panel radiator.

## Master Bedroom:

7.14m x 6.88m (23'5"/12'8" x 22'7" angled)

Three double glazed windows, double glazed door to balcony, wooden beams to ceiling, radiator.





### **En-Suite Bathroom:**

2.67m x 2.08m (8'9" x 6'10")

Dual aspect double glazed windows, suite comprises tiled panelled bath, counter top wash hand basin, WC, part tiled walls, wooden beam to ceiling.

### **Walk-Through Wardrobe:**

Fitted with hanging rails and shelving providing ample wardrobe space.

### **Bedroom Two:**

3.71m x 3.43m (12'2" x 11'3")

Double glazed window, beams to ceiling, radiator.



### **Annexe Accommodation/Flat:**

This area of accommodation is connected to the main property and also self contained with it's own entrance door therefore would lend itself to an extended family.

### **Rear Hall:**

Double glazed door to rear .

### **Kitchen:**

2.54m x 2.06m (8'4"/6'2" x 6'9")

Double glazed window, fitted with wall and base units, 1½ bowl sink unit and draining board, plumbing for washing machine, radiator.



### **Bedroom Three:**

7.7m x 3.84m (25'3"/16'10" x 12'7")

Two double glazed windows, beams to ceiling, fitted wardrobes, single and double panel radiators.

### **En-Suite:**

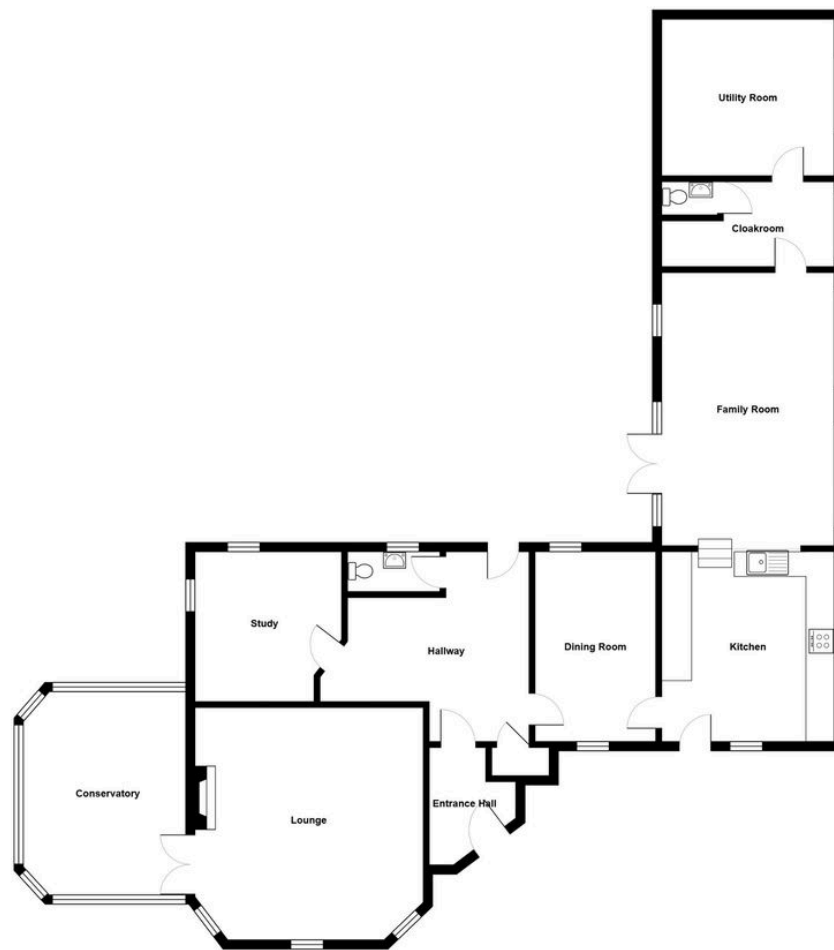
2.51m x 1.96m (8'3" x 4'11"/6'5")

Double glazed window, suite comprises tiled panelled bath with shower over, WC, wash hand basin in vanity unit, part tiled walls, single panel radiator.

### **Bedroom Four:**

4.17m x 2.72m (13'8" x 8'11")

Double glazed window, double panel radiator.



All measurements are approximate and for display purposes only



### Address

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### Office Contact

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