

Terry Thomas & Co

ESTATE AGENTS



Malthouse Farm

Laugharne, Carmarthen, SA33 4RS

Malthouse Farm, standing within approximately 8.5 acres or thereabouts of Farmland, Outbuildings, Yard area and Gardens/Grounds. Situated adjoining the coast at the periphery of Laugharne, having excellent walking and riding facilities, and numerous outbuildings including a former dairy, garage/workshop and a games/garden room.

The property boasts extensive coastal outlook over Carmarthen Bay. The Pembrokeshire coastline is at the property's disposal, with Pendine under 5 miles away, then shortly leading on to Amroth, Saundersfoot and Tenby, all affording picturesque seascape views.

Offers in the region of £995,000

Malthouse Farm

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Entrance

Approached over a double pillared, consolidated and large courtyard with traditionally and masonry built outbuildings.

Cubicle Shed

70'10" x 37'5" (21.6 x 11.43)

Rear courtyard. Steel framed and in part clad externally. Box proof sheeting.

Garage/Workshop

56'2" x 18'8" (17.12 x 5.71)

Large masonry built garage/workshop. Pitched box profile sheeted roof. Power and lighting.

Outbuilding

Part masonry, part stone built, general purpose outbuilding. Separated into two units. First unit measuring 5.99m x 6.15m. Ideal stable block. Second unit measuring 7.2m x 5.79m.

Lean to

32'8" x 14'4" (9.96 x 4.38)

Adjoining the main dwelling of the bar/games room.

Former Dairy

12'5" x 11'5" (3.81 x 3.48)

Further Lean to (to fore)

12'4" x 9'4" (3.77 x 2.87)

Separated by a partition wall. Ledge and brace door to side.

Second Lean to

10'9" x 11'2" (3.28 x 3.41)

Power and lighting. Two loft rooms. Loft Room 1 measuring 6.35 x 5.28, accessed externally. Loft Room 2 measuring 5.49 x 5.06.

Rear Lean to

22'2" x 11'1" (6.78 x 3.40)

Water storage facility. External WC.

House Entrance

Open storm porch leading to hallway. Stripped oak flooring. Door to lounge, Archway opening to rear hallway.

Utility Room

16'5" x 13'7" (5.02 x 4.15)

Range of fitted base and eye level units with oak finished door and drawer fronts, and marbleized work effect surface. Single stainless steel sink. LP gas cooker with chimney style extractor over. Plumbing for washing machine. Space for tumble dryer. Oak finished flooring. uPVC double glazed door leading out to rear.

Pantry

3'7" x 5'5" (1.10 x 1.67)

Quarry tiled floor.

Shower Room

Comprising a closed coupled economy flush WC, a corner shower enclosure with chrome tap mixer shower fitment, and a pedisole wash hand basin. Part tiled walls. Door through to the kitchen and to boot room.

Boot Room

10'0" x 20'5" (3.06 x 6.24)

Kitchen

14'4" extending to 16'8" x 16'6" (4.37 extending to 5.1 x 5.05)

Range of fitted base and eye level units with oak finished door and drawer fronts, and a matt finished marbleized work effect surface incorporating a stainless steel sink with a mixer tap fitment. Plumbing for dishwasher. Quarry tiled floor. Breakfast bar area. Window seat. Extensive rural outlook. Built in eye level cupboards.

Further walk-in pantry

Fitted shelves.

Sitting Room

17'8" x 11'11" (5.40 x 3.64)

Feature fireplace with LPG gas living flame effect fire. Marble hearth and surround. Extensive coastal outlook over Carmarthen bay.

Lounge

14'0" x 17'8" (4.28 x 5.40)

Double aspect room. Feature tiled fireplace with LPG gas fire. Stripped oak flooring.

Rear Hallway

Under stairs store cupboard. Door to bedroom 1.

Bedroom 1 (En-Suite)

17'8" x 11'6" (5.40 x 3.52)

En-suite comprising a corner shower enclosure with a chrome mixer shower fitment, WC and a wall mounted wash hand basin. Extractor.

First Floor

Bedroom 2 (En-Suite)

17'3" x 11'9" (5.28 x 3.59)

En-suite comprising a corner shower enclosure with a chrome mixer shower fitment, WC and a wall mounted wash hand basin. Extractor.

Bedroom 3

14'0" x 5'10" extending to 9'7" (4.29 x 1.80 extending to 2.94)

Bedroom 4

17'7" x 14'0" (5.37 x 4.29)

Double aspect room.

Bedroom 5

14'1" x 9'3" (4.30 x 2.83)

Bedroom 6

9'10" x 11'1" (3.02 x 3.40)

Family Bathroom

14'1" x 7'2" (4.30 x 2.19)

Three piece suite in white comprising a pedisole wash hand basin, low level WC and a panel bath with a chrome mixer shower fitment over. Two built in cupboards. One housing the LP gas fired combination boiler, and the other a linen cupboard.

Externally

To the rear is a large paved patio area with an electric coupling point for a hot tub. Open countryside with extensive views over Carmarthen Bay coastline. Level lawned garden area.

Games Room

28'10" x 18'0" (8.81 x 5.50)

Adjoining the main farm house. Feature vaulted ceiling with exposed beams. Power and lighting. Open way through to garden room.

Garden Room

9'2" x 18'9" (2.8 x 5.72)

Double doors leading out to rear garden. Separate WC.





Land Plan



Promap
LANDMARK INFORMATION

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Plotted Scale - 1:2500. Paper Size - A4

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This plan is provided for identification purposes ONLY and is NOT to scale

Floor Plan



Type: House - Detached
Tenure: Freehold

Services: Mains water and electricity. Private drainage. LPG Gas.

Appliances: Any appliances/boilers mentioned in these details have not been tested by ourselves.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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