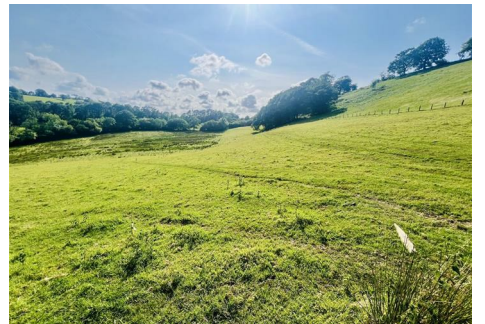




The Coach House New Inn, Llandeilo, Carmarthenshire, SA19 7LL

Offers In The Region Of £695,000

The Coach House New Inn, Llandeilo SA19 7LL

A Magnificent Residential Smallholding of 14 acres or thereabouts set in fabulous south facing location within 2 miles of the popular Country Market town of Llandeilo. The property stands in beautiful landscaped grounds approached over its own entrance drive and comprises a superb Period Barn conversion together with pretty detached cottage. The spacious accommodation has a wealth of original features and provides the following accommodation: Reception Hall; Cloakroom; Study; Vaulted ceiling Lounge with superb fireplace and much exposed timber work; open plan hand crafted Kitchen/Living Room with French doors to patio; Ground floor double Bedroom with door to front patio; Galleried landing; Vaulted ceiling Main Bedroom with en suite bathroom. Access to attic room with potential for further bedroom. The cottage provides Kitchen; Lounge/Dining Room; Vaulted Bedroom and Bathroom. Oil fired central heating. Sweeping driveway leading to spacious parking area beyond which is a garden store shed. The grounds have been the pride and joy of the owners who used the natural surroundings to create a wonderful outside living area with extensive patio and well stocked herbaceous borders. Wetland area with impressive Tree ferns and Gunnera. Well fenced pasture and amenity land together with mature oak wood.

A superb property worthy of immediate consideration - book an appointment today



Council Tax Band: F



THE COACH HOUSE

RECEPTION HALL

6'6" x 4'3"

Terracotta tiled floor. Radiator

CLOAKROOM



6'5" x 3'3"

Low level WC. Hand basin. Terracotta tiled floor. Radiator.

STUDY



10'5" x 9'5"

Open plan to lounge. Exposed beams. Radiator.

LOUNGE



17'5" x 15'1"

A magnificent room with impressive stone surround fireplace which incorporates a wood burning stove on stone hearth with huge stone bressumer beam above. Wonderful vaulted ceiling with much exposed beam work and pointed stone walls. Attractive panelled wall with oak balustrade. 2 Radiators.

KITCHEN/LIVING ROOM



THE KITCHEN AREA



17'6" x 7'6"

Single drainer stainless steel sink unit with mixer tap. Handcrafted range of base, wall and larder cupboards. Ample granite work surface. Rangemaster electric cooker with extractor hood above and tiled surround. Much exposed timber work. Terracotta tiled floor. 2 Radiators.

LIVING AREA



17'4" x 13'8"

French doors to front patio. Oak panelled floor. Much exposed ceiling beam work. Pointed stone walls. 2 Radiators.

GROUND FLOOR BEDROOM



17'7" x 9'7"

French door to front balcony. Exposed ceiling beams. Attractive pointed stone walls. Radiator

FIRST FLOOR

GALLERIED LANDING



17'6" x 3'3"

Access to built in Airing Cupboard. Attractive balustrade.

MAIN BEDROOM



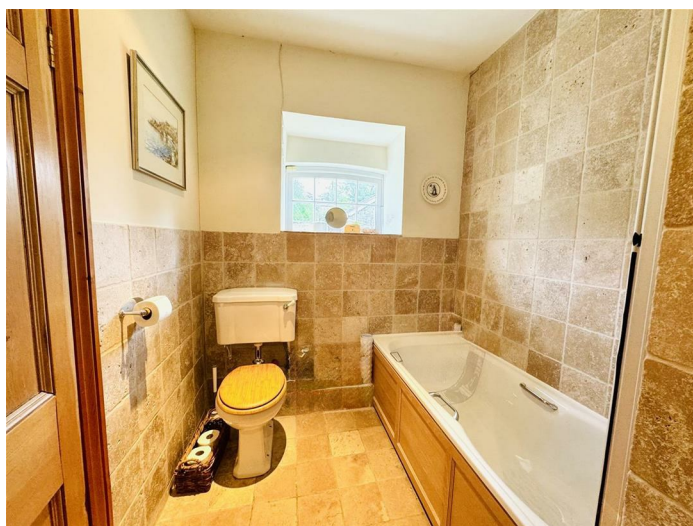
17'5" x 12'1"

Attractive areas of pointed stone wall. Fitted wardrobe. Access to attic area with pull down ladder. 2 column radiators.

RECESS AREA

6'6" x 5'10"

BATHROOM



11'1" x 6'2"

Panelled bath with shower mixer tap and folding glazed screen. Travertine limestone tiled walls. Pedestal hand basin and low level WC. Vanity socket. Tiled floor. Chrome towel heater.

ATTIC ROOM

12'5" x 12'4" max

Vaulted beam ceiling with skylight.

ROOM 2

12'3" x 5'8"

THE COTTAGE



KITCHEN



9'10" x 6'9"

Single drainer stainless steel sink unit with mixer tap set in granite effect work surface. Fitted pine base cupboards. Tiled surround. Plumbed for automatic washing machine. Staircase to first floor. Storage heater.

LOUNGE



16'9" x 9'8"

French doors to rear courtyard. 2 storage heaters.

FIRST FLOOR

Built in Airing Cupboard

BEDROOM



13'1" x 9'7"

Vaulted beam ceiling. Built in cupboard. Storage heater.

BATHROOM



9'0" x 6'0"

Panelled bath with shower mixer tap set in tiled surround. Vaulted beam ceiling. Pedestal hand basin. Low level WC. Storage heaters.

OUTSIDE

The property is approached over its own private lane from an adjoining private lane that lead to the main road. The drive leads into a spacious courtyard at the rear of the cottage that provides ample parking and storage.

GARDEN SHED

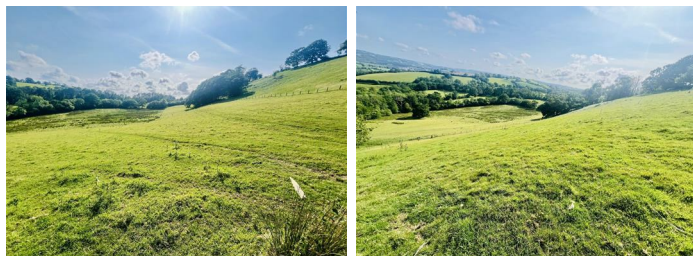
GROUNDS



The grounds have been the pride and joy of the sellers who have used the natural surroundings to provide a wonderful outside living space with well planned areas of patio to take in the superb surroundings. There are lovely areas of lawn bordered by well established

herbaceous beds that provide a riot of colour throughout the season. At the edge of the front garden is a superb wet garden with a fine array of Tree ferns, Gunnera and Candelabra Primula.

LAND



The land adjoins the homestead and has a gated access from the lane. It extends to some 14 acres or thereabouts of pasture and amenity land which is well fenced. At the western end is a beautiful area of mature oak woodland, the whole creating a wonderful habitat for a superb array of flora and fauna.

SERVICES

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

TENURE AND POSSESSION

We are advised that the property is freehold and that vacant possession will be given on completion

NB

These details are a general guideline for intending purchasers and do not constitute an offer of contract. Morgan Carpenters have visited the property, but not surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage etc. The Sellers have checked and approved the details, however purchasers must rely on their own and/or their Surveyor's inspections and the Solicitors enquiries to determine the overall condition, size and acreage of the property, and also any Planning, Rights of Way, Easements, or other matters relating to it.

PROOF OF ID

In order to comply with anti-money laundering regulations, Morgan Carpenter Ltd require all buyers to provide us with: (i) proof of identity (ii) proof of current residential address The following documents must be presented in all cases: IDENTITY DOCUMENTS: A photographic ID, such as current passport or UK driving licence EVIDENCE OF ADDRESS: A bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

VIEWING

By appointment with Morgan Carpenter 01558 821269

OUT OF OFFICE CONTACT

Jonathan Morgan 07989 296883

WEBSITE

View all our properties on:

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Directions

Viewings

Viewings by arrangement only. Call 01558821269 to make an appointment.

EPC Rating:

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E		
(21-38) F	36	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC