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Owls Retreat &
Bryngwiddil Farm
Bancffosfelen,
Carmarthenshire

SA15 5DR

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Owls Retreat & Bryngwiddil Farm

Guide Price **£595,000**

A rare opportunity to purchase a two dwelling, 4.5 acre smallholding, enjoying far-reaching countryside views into Carmarthen Bay. Situated in an edge of hamlet location.

A 4.5 acre smallholding with two properties.

A well presented three bedroom detached barn conversion ready for occupancy

A detached traditional three bedroom house in need of renovation

Peaceful semi rural location

Views of the surrounding countryside and into Carmarthen Bay

Potential, subject to planning permission, of extending Barn into adjoining storerooms.

Landscaped gardens and paddock space

Vacant possession and no ongoing chain





Bryngwiddil Farm offers a rare opportunity to acquire a 4.5 acre smallholding with two residential dwellings, situated in a semi rural location enjoying outstanding southerly views. The property comprises: a three bedroom barn conversion, (presented in good decorative order and ready for occupancy), plus a traditional three bedroom house which is in need of refurbishment. The property is ideal for extended families coming together or person is looking to create an income by renting one of the two properties out. It is situated in a peaceful location on the periphery of the hamlet, surrounded by countryside and enjoying far-reaching views into Carmarthen Bay.

Owls Retreat

The Barn offers accommodation comprising: an entrance hall(7'3"×14'8"), Lounge (14'11"×21'3), Sitting/Dining room(11'3" widening to 20'9" max times 14'10) plus a conservatory extension (10' x 16'3"). A generous sized kitchen/breakfast room (13'6" widening to 22'11"×14'10") which offers a modern range of base, larder and wall mounted units. A rear hall/utility room (9'11"×7'), has a boiler/cloakroom off. Throughout the ground floor all rooms apart from the conservatory have ceramic tiled flooring.

To the first floor are three bedrooms. Bedrooms one (11'10" widening to 19'2"×15")and two (13'5"×15'4") are generous sized double bedrooms. All three bedrooms have Velux skylights enjoying far-reaching views with vaulted ceilings with visible roofing timbers and painted stonework to walls. Bedroom one benefits from an en-suite shower room.

The family bathroom (9'5"×8'4") offers a white four piece suite which includes panel bath and separate shower. Attached to the barn are two large outbuildings. The kennel Room (27'2"×15'5") and Storeroom (16'1"×20'2") hold potential of conversion to create extra living/bedroom accommodation subject to relevant planning.

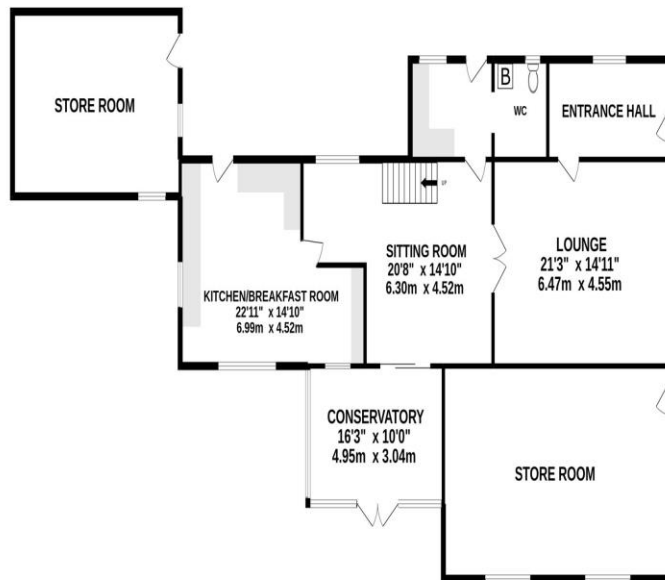
Bryngwiddil Farm House

The house which was rented for many years before falling into disrepair is in need of full refurbishment. It offers accommodation comprising: an entrance hall (5'10"×10'9") A dual aspect lounge with windows to front and rear (11'4" widening to 12'6"×21'10) A triple aspect kitchen/breakfast room with an extensive range of base units. (9'4" widening to 12'3"×21'9") A conservatory extension off the rear hallway (12'1"×10'10") The first floor landing (6'4"×17'3")with window to rear has three double bedrooms and a storeroom off. Bedroom one 12'4"×11'4" Bedroom two 12'3"×9'2" Bedroom three 11'3"×9'6" Storeroom 6'4"×4'3" The family bathroom (9'5"×7'11" to built-in storage.)offers a white three-piece suite with built-in storage space. The property boasts a large attic space with potential to convert subject to planning.

Outside:

The property is accessed via a gravelled driveway. The initial part of this driveway is shared with the neighbouring property and land owner. The grounds which total approximately 4.5 acres comprises: a paddock which lies adjacent to the entrance driveway, which is bordered by mature hedge row and stock proof fencing. The driveway leads to a large gravelled parking area with ample parking space for both properties. Adjacent to the driveway, a small quarry area no houses concrete hardstanding with dog kennel runs. The lawn and gardens lie in a southerly aspect, running away from the barn conversion bordered by hedgerow and stock proof fencing and enjoys outstanding far-reaching views.

GROUND FLOOR
1953 sq.ft. (181.5 sq.m.) approx.



1ST FLOOR
830 sq.ft. (77.1 sq.m.) approx.



TOTAL FLOOR AREA : 2783 sq.ft. (258.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Directions

Travel West along the M4 and onto the A48. At the Cross Hands Roundabout, take the 2nd exit & travel along the A476. At Upper Tumble, turn right onto the B4310. Proceed down the hill, take a left onto Derwen Road (B4317) & proceed into Pontyberem. Turn right onto (B4306) follow this Road up the hill into Bancffosdalen. After passing the Primary School, proceed down the Hill taking the first left , turning onto the Driveway and continue to the property.

Tenure

Freehold

Services

Water, Electric, Oil & Cesspit
Council Tax Band D
EPC Rating D

Viewing strictly by
appointment through
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Energy performance certificate (EPC)

Oriel Thomas Bancffosdalen L24 9LLE SA11 1EH	Energy rating D	Valid until: 12 May 2027 Certificate number: 8366-6862-6229-9107-8533
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Property type
Detached house

Total floor area
156 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the properties and exemptions](#) (www.gov.uk/government/uploads/system/uploads/attachment_data/file/447470/standard-letting-guidance).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)

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