



hrt

herbert r thomas

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Dolcoed

Carmarthen Road
Newcastle Emlyn
Carmarthenshire
SA38 9DA

Dolcoed

Offers in excess of
£850,000

Substantial, detached, late Victorian house with attached stone barns and adjacent ground extending to approximately 3.69 acres, lying within the local development plan and offering considerable potential to builders/ developers.

Considerable development potential for local developers and builders.

Substantial five bedroom, late Victorian period house with attached stone barns.

Entrance hall, four reception rooms, farmhouse style kitchen dining room, store room and two ground floor cloakrooms.

Five first floor double bedrooms, family bathroom, box room and separate cloakroom.

Staircase to two additional attic bedrooms.

Gardens to front and side.

Driveway to substantial parking area.

Double height and single storey attached stone barns.

Rear kitchen garden and adjacent land extending in total to acres lying within the local development plan boundaries.





Substantial, detached, late Victorian house with attached stone barns and adjacent ground extending to approximately acres, lying within the local development plan and offering considerable potential to builders/ developers.

Timber panelled entrance door to OUTER HALLWAY, terrazzo flooring, magnificent stained glass door with surrounding matching panels to central HALLWAY, terrazzo flooring, traditional spindled half turn staircase to first floor. Front LIVING ROOM, wood burning fire with decorative surround and mantle, deep Upvc double glazed bay window to front garden. SITTING ROOM, terrazzo flooring, double glazed windows to side and rear, recessed wood burning fire on a slate hearth. DINING ROOM, open fireplace with tiled surround and hearth, large free standing dresser to remain, Upvc double glazed bay window to front garden. L shaped STUDY, open fireplace with cast iron inset and carved timber surround and mantle, free standing linen press to remain, double glazed window to rear elevation, fitted desk and cabinets. Ground floor SHOWER ROOM, white low level WC and pedestal wash hand basin, glazed shower cubicle with mains shower attachment, frosted double glazed window.

Central hallway with quarry tiled floor, connecting doors to main entrance hallway, sitting room, rear entrance porchway and farmhouse style KITCHEN/ DINING ROOM, timber effect Shaker style base and wall cupboards with roll-top work surface and inset one a half bowl porcelain sink, matching island unit. Cooking range and extractor to remain, space for fridge freezer and washing machine, double glazed windows to side elevation. Doors to walk-in, shelved pantry. Back stairs and door to rear entrance with STORE ROOM and CLOAKROOM (currently used as a wood store).

Staircase rises to a split first floor LANDING. BEDROOM ONE, a large double room with original bedroom fireplace and double glazed bay window to front elevation. BEDROOM TWO, extensive built-in wardrobes and dressing table, double glazed bay window to front garden. Double BEDROOM THREE, windows to side and rear elevations. BEDROOM FOUR, a double room with bedroom fireplace and double glazed

window to rear. SINGLE BEDROOM with aspect to front garden. CLOAKROOM containing white low level WC and corner wash hand basin. Rear landing with access to back staircase. BEDROOM FIVE with double glazed window to side garden, bedroom fireplace and cupboard. Large FAMILY BATHROOM, panelled bath with spa jets, electric shower and glazed screens and pedestal basin, frosted double glazed windows, built-in linen cupboards with lagged cylinder tank. Staircase rises from first floor to a second floor LANDING area with panelled walls and ceiling, access to eaves cupboards and ATTIC BEDROOM ONE and TWO, both with Upvc window double glazed windows to pine ends, part-pitched and panelled ceilings. Currently used as storage but potentially bedroom six and seven. Lawned front garden with central path to front door, mixed shrubbery and flowering cherry trees. Pillared entrance gates to wide driveway extends past the side of

the property to a rear parking area and set of ATTACHED STONE BARNs which include a single storey section combining garage area, off which is a large commercial fridge and a substantial two storey barn with doors and window to front and rear, in two sections plus a second built-in commercially fridge (the property was once used commercially for the manufacture of ice cream). External stone staircase to first floor accommodation above.

Large side lawn area screened from the road by mature laurel hedging and mature trees with well-stocked rose beds and a rose arch. Beyond the barns is a substantial kitchen garden with netted fruit cages, strawberry beds, raspberry canes, rhubarb and apple orchard, beyond which there is access into a substantial U shaped field.



Land Description

The site comprises green field land extending to approximately 3.69 acres (1.49 hectares)

The site is currently allocated under Policy H1 / AH1. Presently, the land is allocated for 34 residential units.

Planning

The site is allocated for residential development in the adopted Carmarthenshire Local Development Plan (2006-2021), site reference T2/4/h4 for 34 dwellings. This Plan is due to be replaced by the Revised Carmarthenshire Local Development Plan (2018-2033), where the site continues to be allocated for residential use for 20 dwellings. The Revised LDP is in the later stages of preparation and is currently going through public examination. The phasing for the site is expected to be delivered over five years starting in 2027 and the site being completed by 2032. This is an estimate and there is no specific requirement for the phasing of the site.

Method of Sale

The property is for sale as a whole by Informal Tender unless sold prior by Private Treaty.

Tenders are to close: **Friday 8th August 2025 at 12 Noon.**

Please contact Philip Thomas for more information.

01446 776370 / Philipthomas@hrt.uk.com





Directions

What3words: jousting.picked.monks

Tenure

Freehold

Services

Mains water, drainage and electricity. Pellet heating system.
Council Tax Band G
EPC Rating F

Viewing Dates

Tuesday 8th July 10:30am - 12:00 noon

Thursday 17th July 2:00pm - 3:30pm

Tuesday 29th July 10:30am - 12:00 noon

Viewing strictly by appointment through
Herbert R Thomas

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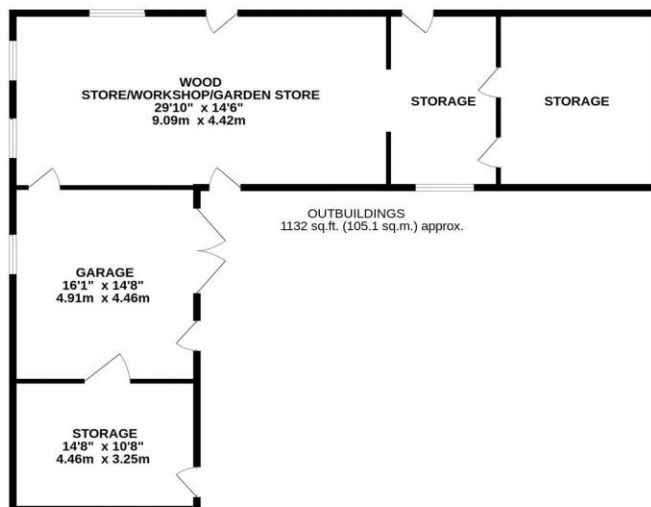
hrt Est. 1926



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E		
21-38	F	28 F	
1-20	G		

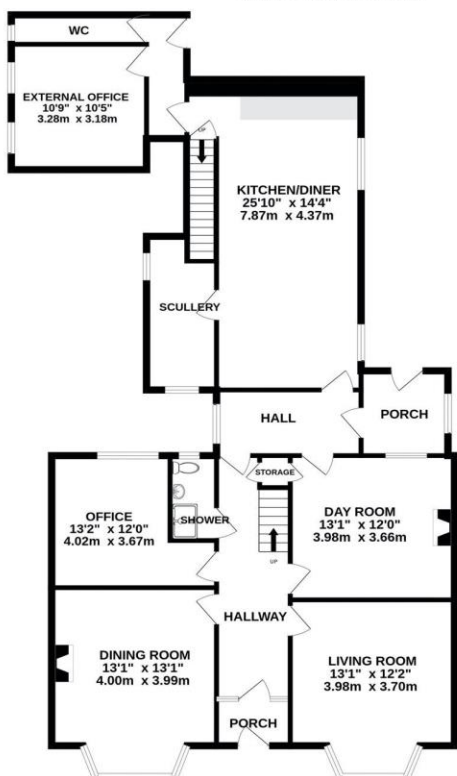
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



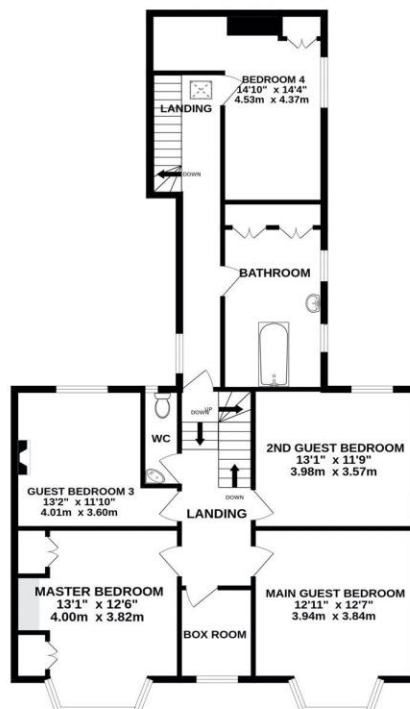


OUTBUILDINGS
1132 sq.ft. (105.1 sq.m.) approx.

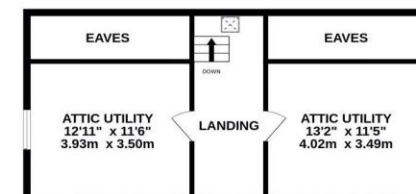
GROUND FLOOR
1464 sq.ft. (136.0 sq.m.) approx.



1ST FLOOR
1193 sq.ft. (110.8 sq.m.) approx.



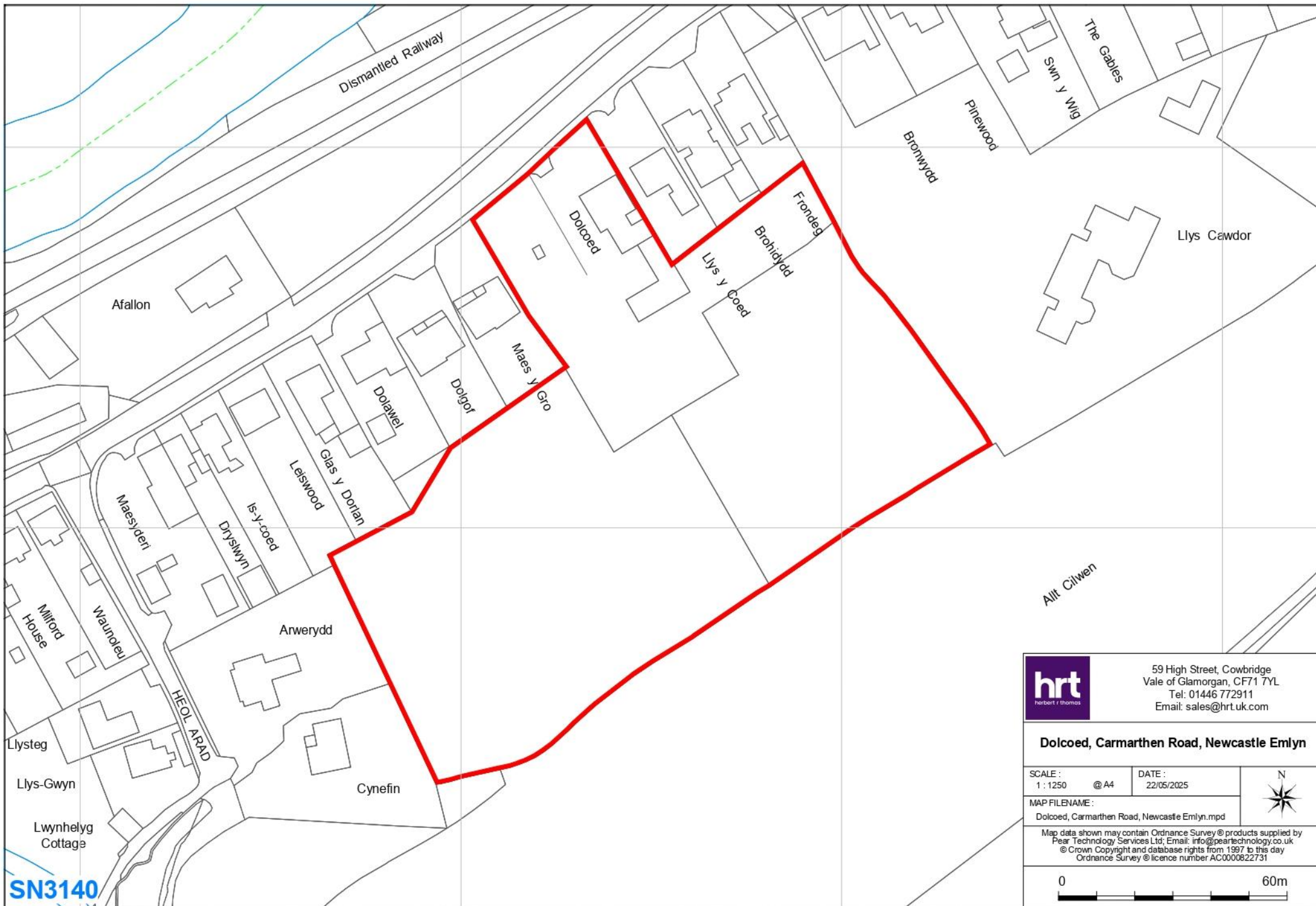
2ND FLOOR
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA : 4285 sq.ft. (398.1 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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