



- Spacious and Well Presented Detached Five Bedroom House
  - Separate One Bedroom Annexe
- American Style Barn with Six Internal Loose Boxes ● Pasture Paddocks
  - Lovely Gardens and Grounds with Far-Reaching Views
  - Approx. 4.5 Acres In All

## GENERAL AND SITUATION

Approximate Distances:

Cynwyl Elfed 3 miles • Newcastle Emlyn 6 miles • Carmarthen 11 miles • Aberporth/Coast 15 miles

A spacious and well-presented detached five bedroom house set in approx. 4.5 acres with a separate one bedroom annexe, American barn stabling, excellent outbuildings, lovely gardens and a rural outlook with far-reaching views

The house is believed to date from the early 20<sup>th</sup> century, perhaps with older origins, and is reputed to have been an old ale house at one time. It has been refurbished by the present owners in recent years and it provides a comfortable, well-presented family home.

There are lovely landscaped gardens and grounds, and the property is ideal for smallholding or private equestrian use. We understand that within a short hacking distance along a road, there is access into country lanes which in turn lead to forestry riding and a horse-riding trail.

The property fronts onto a main road, however the house is set well back with a large parking and turning area to the front, and the main living and working areas to the rear, enjoying a high level of seclusion.

The property is situated within the small hamlet of Hermon which has a popular fish and chip shop (Chipiteria). Cynwyl Elfed has a village shop/Post Office, Chinese takeaway, community hall and primary school. A wider range of amenities are offered by the popular town of Newcastle Emlyn to the north with a range of independent shops and stores, pubs, restaurants etc. Further north the beautiful Cardigan coast is readily accessible.

## THE RESIDENCE

A large and comfortable family home with LPG gas central heating and double glazing. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes

The **Main Entrance** through the front door opens into a large **Sitting/Dining Room** which has stairs leading to the **First Floor** and double doors opening through to the **Living Room** with windows to the rear overlooking the garden, and a free-standing logburner. There is a ground floor **Shower Room** with a cubicle with mains shower, WC, wash hand basin and fully tiled walls and floor.

The **Kitchen** is fitted with a range of built-in base and eye level units with worksurfaces, incorporating an electric oven, Rangemaster cooker, large **Walk-in Pantry** and an arch leading through into an area with further built-in base and eye level units, Belfast sink and plumbing for dishwasher.

There is an additional **Utility Room** with a breakfast bar, stainless steel sink and plumbing for washing machine.

On the **First Floor** there are **Five Good-Sized Bedrooms** and a **Family Bathroom** with a corner bath, WC, wash hand basin, bidet and a cubicle with electric shower.





## ANNEXE BARN CONVERSION

Set adjacent to the house is a stone barn conversion providing the following additional annexe accommodation.

**Sitting Room** 14'5 x 13'9 (4.4m x 4.2m) with a front window and glazed external double doors

**Kitchen** 13'4 x 5'2 (4.1m x 1.6m) fitted with a range of built-in base and eye level units with surfaces incorporating a stainless steel sink, electric oven and four ring hob.

**Bedroom** 14'2 x 10'9 (4.4m x 3.3m) rear window and glazed external door, built-in wardrobe

**Ensuite Shower Room** cubicle with electric shower, WC and wash hand basin

NB. We understand this building has no formal planning permission, although it has been partly converted for more than 20 years and the vendors will provide an indemnity insurance.



## OUTSIDE, OUTBUILDINGS & LAND

The property is approached off the road with two entrances and a good-sized parking and turning area. Double gates and a covered archway lead through to the rear where the gardens and grounds are a particularly nice feature of the property, with lawns, a paved seating/BBQ area and further landscaped areas. Attached to the house and archway is a **Garage** 16'5 x 12'9 max (5m x 3.9m) with an up and over door.

The outbuildings are as follows with approximate sizes:

**Workshop** 37'5 x 16'6 (11.5m x 5m)

**Second Workshop** 35'6 x 18' (10.8m x 5.5m) with an oval GI roof, concrete base, light and power supplies, electric roller shutter door

**American Style Barn** 42' x 41' (12.8m x 12.5m) block walls with box profile cladding, concrete base, light, power and water supplies, with **Five Internal Loose Boxes**, four at 15' x 15' (4.6m x 4.6m) and one at 12'4 x 7'8 (3.7m x 2.4m)

**Adjoining Lean-to/Covered Area**

There is a levelled area approx. 30m x 30m with drainage and hardcore surface that has previously provided a **Riding Arena**

There is a **Vegetable Garden** with **Three Raised Beds**

**The Land** adjoins to the rear in one main block of fairly level and very gently sloping, productive pasture that has recently been re-fenced into paddocks with stock fencing and new hedging. One of the paddocks has a number of young trees including six fruit trees and there is a hard-surfaced track running through the centre of the land.

There are some beautiful far-reaching views from the paddocks over the surrounding countryside.

**IN ALL APPROX. 4.5 ACRES  
(About 1.8 Hectares)**





### VIEWING

Strictly by appointment only with the Agents

### LOCAL AUTHORITY

CARMARTHENSHERE COUNTY COUNCIL  
Tel: 01267 234567

### SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, LPG GAS- FIRED CENTRAL HEATING, DOUBLE GLAZING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING F COUNCIL TAX E

### DIRECTIONS

From Cynwyl Elfed travel north, through the hamlet of Hermon and continue for about 1½ miles going round a sharp right-hand bend and onto a straight. Pass a bungalow on the left, and the property will be found shortly afterwards on the right-hand side.

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N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes.

Rural Scene have visited BLACK LION but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.