



- Spacious House with Four Bedrooms and Three Bath / Shower Rooms
 - Self Contained Two Bedroom Annexe

- Stable Yard with Seven Loose Boxes ● Workshop and Dutch Barn ● Three Further Loose Boxes
 - Manège c. 40m x 20m ● High Quality Pasture Paddocks
- Approx. 24 Acres In All ● Accessible Location with Glorious Views

GENERAL AND SITUATION

Approximate Distances:

Carmarthen 4 miles • Kidwelly 6 miles • Pembrey / Coast 9 miles
Cross Hands / A48 Dual Carriageway 12 miles

A substantial four bedroom house with a self contained two bedroom annexe, set in approx. 24 acres with a superb range of outbuildings and equestrian facilities with high quality pasture paddocks in an accessible location with glorious views.

Pantgwyn is understood to have originally been a typical traditional farmstead that has been extended and altered over the years and the current owners, who have been there since 2006, have used it for their extended family and for private equestrian purposes.

The property is surrounded by beautiful rolling Carmarthenshire countryside and there are some wonderful far-reaching views over the Towy Estuary. Whilst pleasantly secluded, it is only four miles south of Carmarthen which has a comprehensive range of shops, amenities and access onto the A48 dual carriageway which provides a fast link to Swansea and the M4 motorway.

THE RESIDENCE

A substantial former farmhouse that has been modernised and refurbished by the present owners in recent years. There is oil fired central heating and the accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Main Entrance** is through a front door leading to a **Reception Hall** with a parquet floor and stairs to the first floor. A door to the right opens into the large **Kitchen / Diner** which is fitted with a bespoke range of fitted base units with worksurfaces incorporating a sink, integral dishwasher, fridge, electric oven and microwave, five ring hob, stone tiled floor and glazed patio doors opening out to the rear garden with wonderful views over the lawns to the valley beyond.

A door from the kitchen leads through to the **Dining Room** which has a parquet floor and glazed sliding doors to the garden.

Completing the ground floor accommodation is a **Sitting Room** with a fireplace with electric fire.

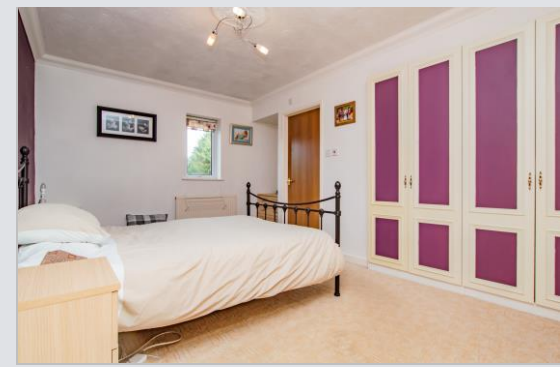
On the **First Floor** there are **Four Good Sized Bedrooms**, one of which has a separate **Dressing Area** with fitted wardrobes and dressing table and two have **En Suite Shower Rooms**.

There is also a **Family Bathroom** with a panelled bath, WC and wash hand basin.

SELF CONTAINED ANNEXE

A communicating door from the kitchen in the main house, leads through to the self contained annexe which has a large **Sitting / Dining Room** with double glazed sliding doors opening onto a balcony with wonderful views over the garden to the valley beyond.

There is a **Kitchen** fitted with a range of built-in base and eye level units with tiled worksurfaces incorporating a stainless steel sink, four ring hob with extractor hood, electric oven and plumbing for dishwasher.





There are **Two Bedrooms**, each with **En Suite Bath / Shower Rooms**.

On the **Lower Ground Floor** there is a fantastic **Games Room** with bi-folding doors and sliding doors to the front, wooden floor and a built-in bar. It also gives access through to a **Utility Room** which is fitted with a range of built-in base and eye-level units, oil fired boiler, plumbing for two washing machines, sink and a glazed external rear door to the garden.

OUTSIDE, OUTBUILDINGS & LAND

The property is approached off a country road down a private drive which leads down a gentle hill to a concrete arrival yard with plenty of parking and turning space to the front of the house.



Off the arrival yard there is a **Stable Yard** built with rendered block walls under a box profile roof, set on a concrete base with a brick paved yard to the front, light and power supplies, incorporating **Two Loose Boxes** each c. 12' x 12' (about 3.6m x 3.6m) **Foaling Box** c. 18'7 x 12' (about 5.7m x 3.6m) and **Tack Room** c. 12' x 8' (about 3.6m x 2.4m).

There is a lovely large lawned rear garden with a water feature, stream border and a brick paved patio.

The main block of **Outbuildings** are as follows with approximate sizes:

Stable Yard built of timber under an onduline roof set on a concrete base with light and power supplies, incorporating **Seven Loose Boxes** each 11'9 x 11'6 (about 3.6m x 3.5m) and **Tack Room** 16' x 7' (about 4.9m x 2.1m).

Dutch Barn 28'8 x 19'5 (about 8.7m x 5.9m) timber framed with GI cladding and concrete base.

Workshop 29'8 x 23' (about 8.9m x 7m) block walls set on a concrete base.

Manège c. 40m x 20m with sand and rubber surface.

The Land adjoins in excellent quality pasture paddocks enclosed with stock fencing and some post and rail. There are well maintained mature hedges and a separate gated access onto the road.

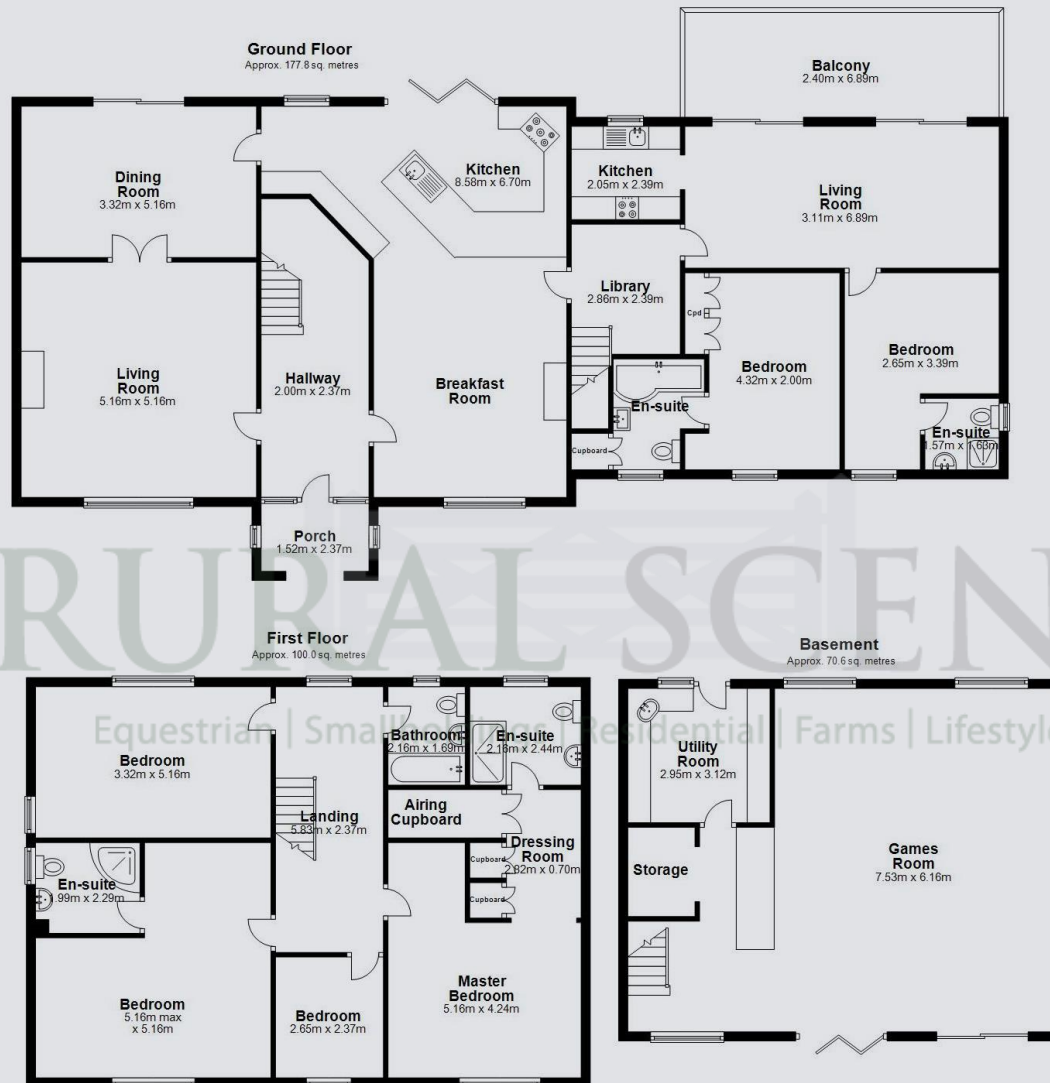


IN ALL APPROX. 24 ACRES
(About 9.7 Hectares)

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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

CARMARTHENSHIRE COUNTY COUNCIL
Tel: 01267 234567

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, OIL FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold **ENERGY RATING** D **COUNCIL TAX** G

DIRECTIONS

From Carmarthen take the A484 south and proceed through Cwmffrwd to Idole. Pass through the village, continue for a further half a mile passing a layby on the right hand side and the entrance to Pantgwyn is the next drive on the right.

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