



- A Substantial Period Farmhouse in a Lovely Secluded Location
  - Six Bedrooms and Three Bathrooms
- Fine Range of Modern and Traditional Barns ● High Quality Indoor Kennels Complex
  - Two Excellent Grassland Paddocks
  - Approx. 8 Acres In All





## GENERAL AND SITUATION

Approximate Distances:

St Clears / A40 2 miles • Laugharne/Coast 6 miles • Pendine Sands 8 miles • Carmarthen 10 miles

A substantial six bedroom family home set in approx. 8 acres with a superb range of modern and traditional barns, high quality indoor kennels complex and two excellent paddocks, with easy access into St Clears, the A40 dual carriageway and sandy beaches.

The farmhouse has been considerably upgraded in recent years to create a lovely family home with very good-sized rooms and high ceilings throughout. The current owner developed the superb indoor kennel complex in 2015 and successfully bred cocker spaniels, golden retrievers and standard poodles (the necessary planning permission and licence would be needed should the purchaser wish to use the kennels to breed dogs or operate a boarding kennels). There is scope to further develop the property if required by converting the traditional stone barns to additional accommodation, subject to gaining the necessary permissions.

The property is only two miles from the centre of St Clears, which offers a good range of local shops and amenities, as well as access onto the A40 dual carriageway which provides a fast link to Carmarthen and the M4 motorway. It is also close to beautiful sandy beaches along the Carmarthenshire coast at nearby Laugharne and Pendine Sands.

## THE RESIDENCE

Set in a lovely secluded and sheltered position, a substantial period farmhouse with double-glazed windows and oil-fired central heating. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Main Entrance** is through a rear door opening into a **Reception Hall** which has an attractive red and black tiled floor and an archway leading through to the **Central Hall**, from which stairs rise to the **First Floor**, and doors open to the **Living Room**, **Dining Room**, **Rear Hall** and **Office** which has a tiled floor and built-in shelving.

The spacious **Living Room** has windows to the front and rear, a feature stone fireplace with a bressummer beam, inset logburner set on a slate hearth, and a wood effect floor.

The **Dining Room** has a stone fireplace with a slate hearth and logburner, one timbered wall with exposed brickwork and a glazed door opening out to the **Garden**. It also leads through to the superb farmhouse style **Kitchen/Breakfast Room**, which has large windows and sliding patio doors opening out to the **Gardens**, a vaulted ceiling with open timbers, a range of bespoke base and island units, with slate and hardwood surfaces and slate sink unit (former salting tray), matching dresser and electric two oven Aga.

There is a **Rear Hall** with built-in storage cupboards and a **Downstairs Cloakroom** with a WC and wash hand basin. Completing the **Ground Floor** accommodation is a large **Utility Room** with plumbing for washing machine, built-in storage cupboards and sink.

From the **Central Hall** stairs lead down to the **Cellar** which houses the oil-fired boiler, and up to the **First Floor Main Landing**, from which matching timber panelled doors open to **Four Good-sized Bedrooms**, three of which have vanity units with wash hand basins, and the **Main Bedroom** has a built-in triple corner wardrobe and an **Ensuite Shower Room** fitted with a tiled shower cubicle, wash hand basin, WC and built-in storage cupboards.







The **Main Family Bathroom** has a modern suite comprising a panelled bath with shower over, wash hand basin, WC and airing cupboard.

From the **Landing**, stairs rise to the **Second Floor**, where there are a **Further Two Bedrooms** and a **Shower Room** fitted with a corner shower cubicle with electric shower, wash hand basin and WC.

### OUTSIDE, OUTBUILDINGS & LAND

The property is approached from a country lane through a recessed pillared entrance with double electric wrought-iron gates, leading onto a private tarmac drive which sweeps past the house to a **Large Courtyard** which provides extensive parking and turning space.

There are lovely large **Gardens** comprising lawns with a number of beautiful trees including sweet chestnut, copper beech, silver birch, specimen conifers and half a dozen apple trees. There is a large south facing paved **Sun Terrace** adjoining the house, and beyond the lawns is a **Vegetable Garden** with **Polytunnel** and several **Raised Beds**.

On two sides of the **Rear Courtyard** there is a fine range of traditional barns including:

**North Range - Section One** 35' x 15'6 (10.7m x 4.7m) **Section Two/Loose Box** 15'6 x 9'8 (4.7m x 3m) **Section Three** 14'6 x 9'6 (4.4m x 2.9m) **Section Four** 21' x 15' (6.4m x 4.6m) subdivided with a split-level floor.

**West Range** 80' x 15' (24.4m x 4.6m) overall with two sets of remote-controlled electric garage doors and divided internally to provide **Four Kennels/Pens** with galvanised mesh dividers and auto drinkers, a **Fifth Kennel** with auto drinker and external door to the garden and **Storage Areas**. This building has double-glazed windows and is insulated for sound and heat.

**West Storage Barn** 97' x 20' (30m x 6.1m) with block walls under a slate roof with skylight.

Beyond the north range there is an **Enclosed Yard** giving access to the:

**Modern Barn** 60' x 30' (18.4m x 9.2m) steel portal frame with rendered concrete walls and concrete base

**Main Kennel Complex** developed within a **Former Lean-to Barn** 60' x 42' (18.4m x 13m) overall providing **Four Whelping Pens**, **Nine Kennels** with **External Runs**, **Two Foyers**, **Storage Areas**, **WC** and **Kitchen** with fitted units, sink, dog bath and water boiler. The building has been insulated for sound and heat, plumbed for a power washer, with a rainwater harvesting system and further plumbing to a sewage treatment plant. All kennels have automatic drinkers, heaters and there are CCTV cameras throughout the building.

Behind the **Kennel Building** there are **Two Fenced Outdoor Exercise Enclosures**, and the remainder of **The Land** adjoins in **Two Excellent Grassland Paddocks**, enclosed by mature hedging, with lovely mature trees and perimeter stock fencing.

**IN ALL APPROX. 8 ACRES**  
**(About 3.2 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

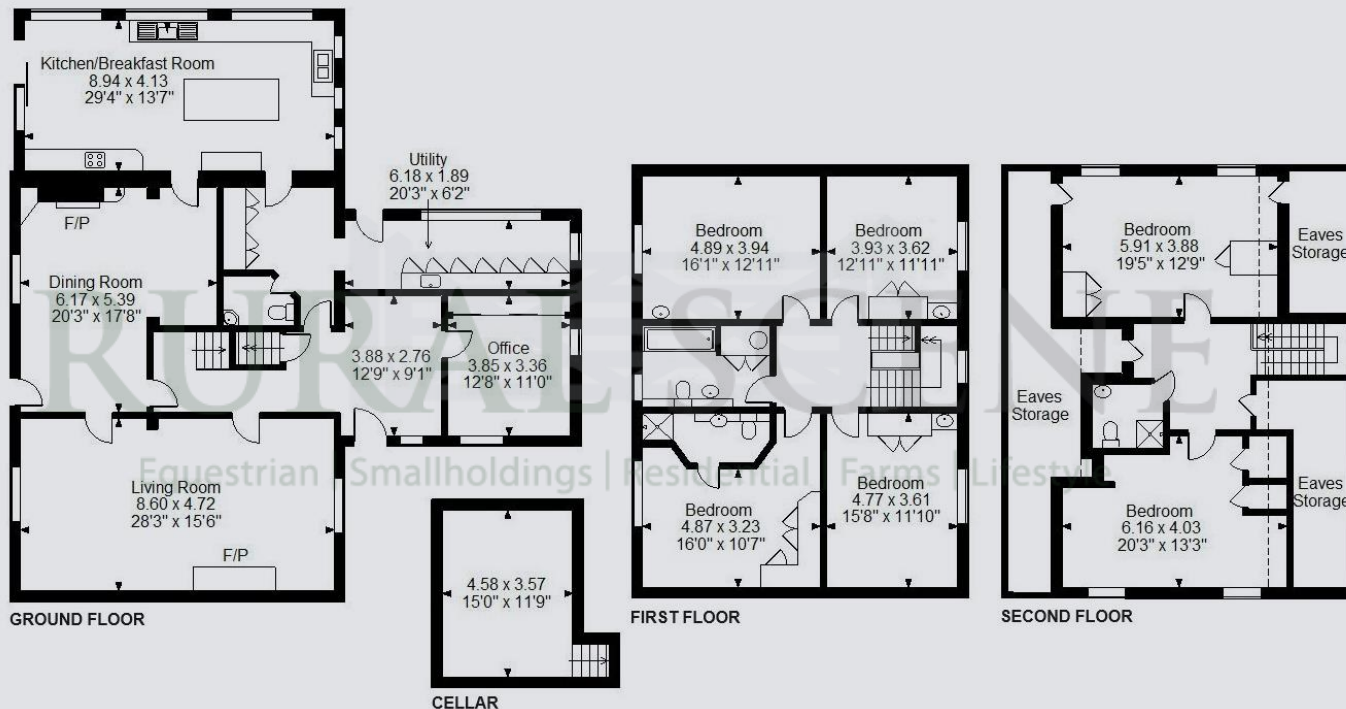
**ENERGY RATING E**

**COUNCIL TAX G**

**DIRECTIONS**

From the A40 dual carriageway follow signs to the centre of St Clears and at the traffic lights turn right. Proceed up the High Street and turn left into Station Road, towards Meidrim. The entrance to the property will then be found after 2 miles, on the left-hand side.

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Rural Scene have visited PLASPARCIAU 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.