



- Two Bedroom Single Storey Traditional Cottage
 - Adjoining One Bedroom Annexe
- Range of Outbuildings and Stables
 - Pasture Paddocks
 - Approx. 9 Acres In All
- Secluded Location ● Currently Run as a Dog Sanctuary

GENERAL AND SITUATION

Approximate Distances:
Kidwelly 1.5 miles • Pembrey/Coast 4 miles • Llanelli 6.5 miles
Carmarthen 11 miles • M4 J48 11.5 miles

A traditional style two bedroom cottage with an integral one bedroom annexe, set in approx. 9 acres with a good range of outbuildings, stables and paddocks, in a secluded rural location.

The main part of the house is of a traditional style constructed with stone and local Trimsaran bricks. At one end of the property there is an old cow shed and an attic store, which, with the appropriate permissions, could be incorporated into the main residence. At the other end, there is a one-bedroom annexe. The present owners, who have lived at the property for approximately 25 years, currently run a dog sanctuary. In the agents' opinion the property is ideally suited for use as a smallholding or for private equestrian purposes.

It should be noted that in particularly wet winters the country lane to the front of the property and some of the surrounding paddocks are prone to flooding, although the house is on a raised level and we are informed that it does not flood.

The nearby village of Trimsaran offers a good range of local amenities including a village shop, primary school, takeaway, doctors' surgery and chemist. There is a wider range of amenities in Kidwelly and the popular coastal resorts of Pembrey and Burry Port are close by.

THE RESIDENCE

A traditional style single storey cottage with oil-fired central heating and mainly single glazed windows. 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 into a Hallway with a tiled floor giving access to the right into a **Hallway, Two Bedrooms** and a **Shower Room** equipped with a cubicle with electric shower, wash hand basin, WC and tiled walls.

To the left the large **Sitting Room** features a high beamed ceiling, partially exposed stone walls and steps leading up to the **Cowshed Attic** that offers scope to be converted into additional living space.

The **Kitchen** has a range of built-in units with a 1½ bowl stainless steel sink, with drainer and mixer tap, electric oven and a stable style external door.

THE ANNEXE

The annexe adjoins the main residence to the right hand side and provides a **Kitchen/Living Room** with built in storage cupboards, worksurfaces and plumbing for a washing machine and dishwasher. There is a separate **Shower Room** with a cubicle with electric shower, wash hand basin and WC.





OUTSIDE, OUTBUILDINGS & LAND

The property is set adjacent to a minor country lane and has an enclosed, raised front garden. There is also a separate private fenced garden and driveway for the Annexe.

There is a large concrete hardstanding to the rear, from which there is access to an **Old Cow Shed** on the left-hand side of the residence, which consists of a lower level and an attic (which is accessed from the Lounge).

There is an older style **Mobile Home** which is fully tiled, with two bedrooms, woodburner, services connected and an attractive deck outside.

The **Outbuildings** are as follows:

Dutch Barn c. 50' x 17' (15.2m x 5.2m) with oval GI roof, concrete base and **Adjoining Lean-to** providing a number of **Storage Rooms**.

Barn Complex fully insulated and tiled throughout, with several insulated lean-to rooms, a large main room with a woodburner, a dog kitchen, shower room, laundry room, a room with an enclosed and covered patio, and four old stables converted into rooms.

Stable Yard built of block and timber under a box profile roof with **Two Loose Boxes**, **Two Pony Boxes** and an open-fronted **Haybarn/Implement Store**.

There are various additional **Storage Buildings**, **Sheds** and a **40' Polytunnel**.

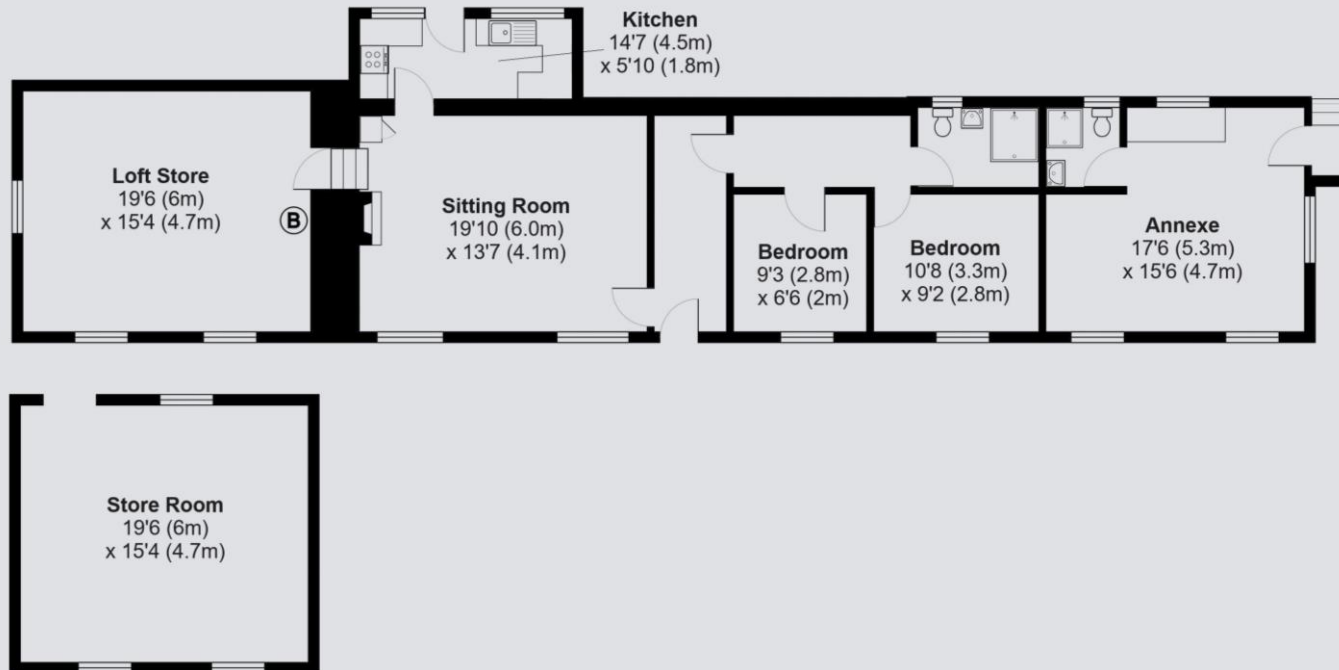
The Land adjoins in **Three Paddocks** of fairly level pasture, enclosed with mature hedges, with some stock fencing along the main borders and a gateway giving separate access from the lane.

IN ALL APPROX. 9 ACRES
(About 3.6 Hectares)



RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle

01264 850700 | postbox@ruralscene.co.uk | www.ruralscene.co.uk



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 D

MISCELLANEOUS

We understand that the Mining Rights for this property are owned by the Coal Board.

DIRECTIONS

From Kidwelly head east on the B4308 towards Trimsaran and after just over 1 mile turn left into Capel Teilo Road, where Glanrhyd Farm will be found after a short distance on the right-hand side.

what3words /// exporters.easy.between

01264 850700 | postbox@ruralscene.co.uk | www.ruralscene.co.uk

RURAL SCENE

Equestrian | Smallholdings | Residential | Farms | Lifestyle

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 **GLANRHYD FARM** 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.