



- Three Bedroom Detached Character Cottage
 - Superb c.80' x 30' Steel Frame Barn
- Timber Stable Block with Two Loose Boxes and Stores ● Manège c.40m x 20m
 - South-Facing Pasture Paddocks ● Approx. 24 Acres In All
 - Easy Access to the Coast at Pendine

GENERAL AND SITUATION

Approximate Distances:

A477 1.5 miles • St Clears 5 miles • Pendine 5 miles • Narberth 8 miles
Tenby 13 miles • Carmarthen 13 miles

A characterful, detached three bedroom cottage, set in approx. 24 acres with a superb modern barn, stables, manège and south facing paddocks, in a popular location with easy access to the coast at Pendine.

The cottage has been recently refurbished and it retains much of its original character.

The excellent range of outbuildings and paddocks that go with the property are ideal for smallholding or private equestrian use and for those with equestrian interests there is access within a short boxing distance to Pendine Sands and Canaston Woods.

There is a range of local shops and amenities available close by in St Clears from where there is access onto the A40 which provides a fast link to Carmarthen and Swansea. The very popular and picturesque market town of Narberth, famed for its multi-coloured Edwardian and Georgian buildings, has a wide variety of shops, eateries and galleries, and the seven-mile sandy beach at Pendine, renowned as a venue for many land speed records, is just five miles to the south.

THE RESIDENCE

An attractive detached cottage, believed to date from the late 18th/ early 19th century, with double glazed windows and a solid fuel Rayburn providing the central heating. 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 an **Entrance Hall** with a ceramic tiled floor and stairs rising to the **First Floor**.

A door to the right opens into the **Sitting Room** which has an open fireplace with a slate hearth and logburner.

A door to the left opens into a **Dining Room**, which has a fireplace that is currently boarded over and opens through to the **Kitchen**, which is fitted with a range of wall and base units with worksurfaces incorporating 1½ bowl sink, integrated electric oven, four ring hob, plumbing for dishwasher, built-in fridge and freezer and a solid fuel Rayburn.

There is a **Rear Hall** with external door, built-in cupboard and access into a **Utility Room** with built-in storage, plumbing for washing machine, WC, wash hand basin and tiled floor.

There are **Three Bedrooms** on the **First Floor** and a **Bathroom** fitted with a bath with central mixer tap, walk-in double shower, wash hand basin, WC and ceramic floor with underfloor heating.





OUTSIDE, OUTBUILDINGS & LAND

The property is set adjacent to the road and has a private gated entrance to the side of the cottage, which leads up to a **Detached Garage** and a **Parking Area** with space for several vehicles and an **Electric Car Charging Point**.

There is an additional **Parking Area** on the opposite side of the road and approx. one acre of mainly **Wooded Grounds**.

The private access track leads on up past the garage through a wooded area, to the stables, barn and fields beyond. A **Public Footpath** runs up the side of the house past the stables and to the top gate, although we are informed by the vendor that it is very rarely, if ever, used.

There are **Gardens** to the side and rear of the cottage, mainly laid to lawn with flower and shrub borders.

The **Outbuildings** are as follows with approximate sizes:

Garage 16'3 x 9'3 (4.9m x 2.8m)

Timber Stable Block with a GI roof and concrete base, light and power supplies, providing **Two Loose Boxes** each 11'7 x 11'2 (3.6m x 3.4m) and a **Store Room** 11'1 x 9'2 (3.4m x 2.8m)

Multi-Purpose Barn 80' x 30' (24.4m x 9.2m) with steel portal frame, box profile cladding and corrugated roof.

Manège 40m x 20m with carpet fibre surface. We understand that no planning permission was obtained for the installation of the manège.

The Land adjoins in partly level and gently sloping pasture, divided into a number of paddocks with stock fencing and mature hedges.



IN ALL APPROX. 24 ACRES
(About 9.7 Hectares)

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VIEWING

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LOCAL AUTHORITY

CARMARTHENSHERE COUNTY COUNCIL
Tel: 01267 234567

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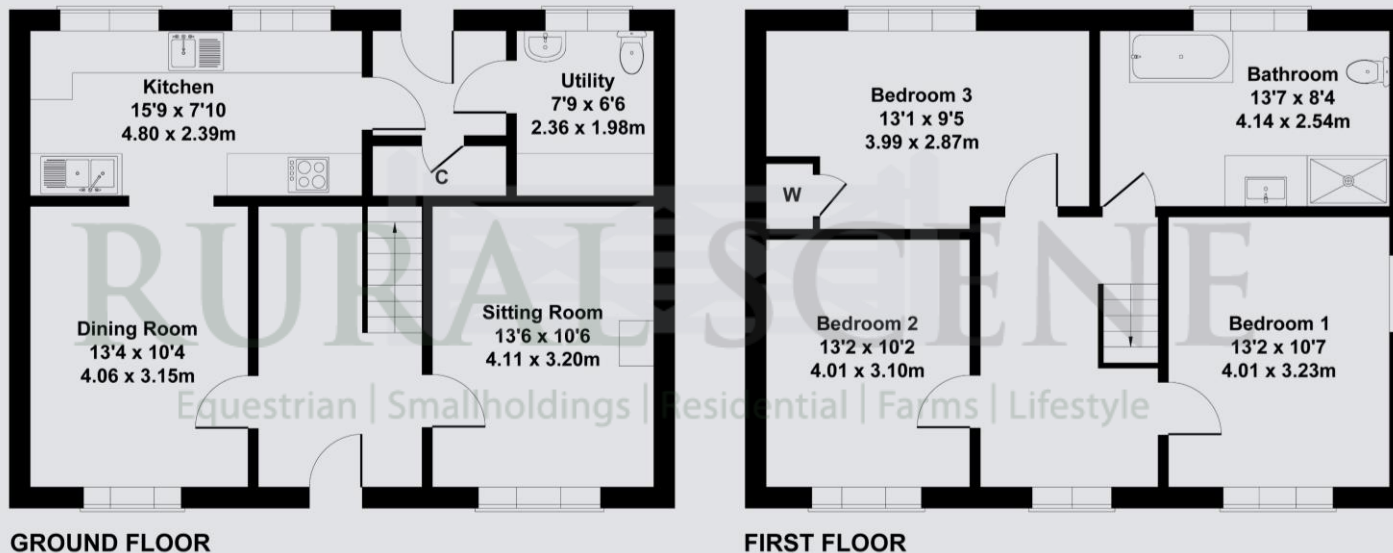
TENURE Freehold ENERGY RATING F
COUNCIL TAX D

DIRECTIONS

From St Clears take the A477 west bound for 1.5 miles and turn left to Llandowror. Follow the road through Llandowror for about 3 miles and Rhyd Y Wrach will be found on the right-hand side.

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Approximate Gross Internal Area
1282 sq ft - 119 sq m



Not to Scale. Produced by The Plan Portal 2024
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Rural Scene have visited RHYD Y WRACH 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.