



- Comfortable Three Bedroom Family Home
  - Excellent Equestrian Facilities
- Stabling, Barns, Manège and Paddock Grazing ● Generous Parking Area
  - Popular and Accessible Location
  - Approx. 4.8 Acres In All

## GENERAL AND SITUATION

Approximate Distances:

Ammanford 4.5 miles • Cross Hands (A48 / access to M4) 2 miles

Carmarthen 12.3 miles

A comfortable three bedroom family home, set in approx. 4.8 acres, with extensive equestrian facilities including eight stables, barns, manège and paddock grazing, in a very popular and accessible location.

The agricultural barn has scope for a variety of uses making the property suitable for the keeping of livestock, or as a general smallholding. The manège has planning permission to extend in size, should this be required.

The property has lots of potential with space to extend to provide further family living space subject to gaining the necessary planning permissions. It is now offered for sale, due to the vendor wanting to move closer to family.

The property is situated in the popular village of Penygroes which benefits from a range of local amenities including a primary school and has easy access at Cross Hands to the A48 and the M4 motorway beyond. Cross Hands also provides a retail park with a good range of shopping facilities. The county town of Carmarthen is easily accessible, as is the city of Swansea. The nearby Llyn Llech Owain Country Park offers a range of outdoor activities, and the National Botanic Gardens of Wales is very close by.

The vendor informs us that there is good out-riding with a range of bridlepaths in the area, as well as the local Amman Valley Pony Club and Beacons Equestrian Centre.

## THE RESIDENCE

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

The **Main Entrance** to the side of the house leads through double doors into a **Central Hallway**. To the left is a large, modern **Kitchen** with fitted units and rolled edge worktops and tiled splashbacks, with integrated electric oven and electric hob, stainless steel sink with drainer and mixer tap, plumbing for a washing machine, space for an American style free-standing fridge freezer, double doors to outside and laminate flooring. There is ample space to include a dining table, if desired.

Also off the **Hallway**, the **Bathroom** has a bath with shower over, WC, hand wash basin, extractor fan, tiled flooring, part tiled walls and fitted storage.

To the other side of the **Hallway** the cosy **Main Reception Room** offers a fireplace with woodburner, laminate flooring, open stairs rising to the **First Floor** with understairs storage and a door to the front of the property. A doorway leads through to a **Dining Room** which also has laminate flooring.

To the **First Floor**, the **Landing** gives access to the **Three Bedrooms**, all of which have fitted cupboards. **Bedroom Two** has a cupboard housing the central heating boiler.



## OUTSIDE

The property is approached off the road through a gated access into a generous arrival yard with ample parking for multiple vehicles. There is a **Detached Garage** with up and over door and a timber **Storage Shed**.

There are lovely private gardens to the side and rear of the residence which are divided by a bridge over the stream, with various spaces to sit and to entertain.

Directly to the rear of the house, a gravelled **Seating Area** with raised sleeper beds is perfect for alfresco dining.



## EQUESTRIAN FACILITIES, OUTBUILDINGS & LAND

From the **Arrival Yard** a gated access leads into the **Equestrian Facilities** which comprise the following, please refer to the floorplan for approximate sizes:

**Outbuilding One - Large Steel Portal Barn with Four Internal Loose Boxes** (removable)

**Outbuilding Two - L-Shaped Stable Block with overhang**, set on a concrete base comprising **Five Stables**, adjoining this is:

**Outbuilding Three - Hay/Storage Barn with full height doors and Tack Room** to the rear

**Outbuilding Four - Timber Block of Three Stables** with overhang, with automatic drinkers

Water and power is connected to the **Stable Yard**, along with solar cameras, floodlights and horse shower (available by separate negotiation) There are **Three ICBS** rainwater collectors.

The **Manège** c. 30m x 10m has a post and rail surround with a rubber and fibre surface.

There are **Two Grazing Paddocks**, currently divided with electric tape fencing, and with stock fencing/established hedging to the boundaries.



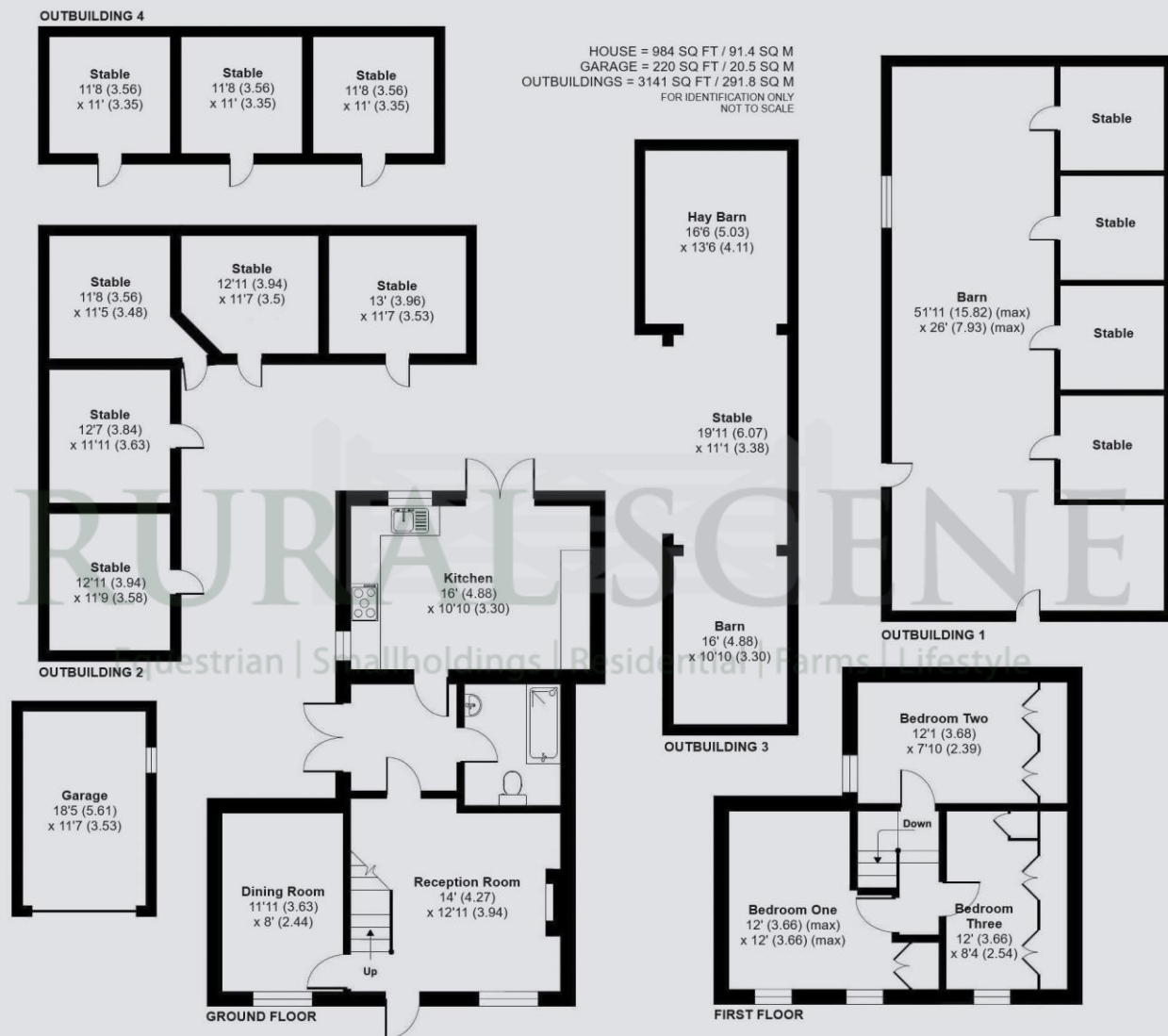
IN ALL APPROX. 4.8 ACRES  
(About 1.9 Hectares)

# RURAL SCENE

Equestrian | Smallholdings | Residential | Farms | Lifestyle

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**VIEWING**

Strictly by appointment only with the Agents

**LOCAL AUTHORITY**

CARMARTHENSHERE COUNTY COUNCIL  
 Tel: 01267 234567

**SERVICES**

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

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

**DIRECTIONS**

From the A48 roundabout at Cross Hands head north east on the A476, for approx. 1.5 miles, passing through Gorslas. Turn left, remaining on the A476 (Llandeilo Road), then take the next right-hand turn onto Gate Road. The property will then be found on the right-hand side, after approx. 0.4 mile.

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Rural Scene have visited MULBERRY HOUSE 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.

