



- Spacious Family Home with Five Bedrooms, Three Bathrooms and Four Reception Rooms
- Separate Two Bedroom Barn Conversion • Traditional Stone Barn with Scope for Conversion (STPC)
  - Stable Yard with Fourteen Loose Boxes, Tack Room and Store
- Floodlit Manège c. 40m x 20m with Sand & Fibre Surface • Good Quality Pasture Paddocks
  - Mature Deciduous Woodland • Approx. 39 Acres In All
  - Secluded Location Surrounded by its Own Land



## GENERAL AND SITUATION

Approximate Distances:  
Pembrey/Coast 2 miles • Burry Port 3.5 miles • Kidwelly 4 miles  
Llanelli 6 miles • Carmarthen 12 miles

A substantial five bedroom family home set in approx. 39 acres of pasture paddocks and woodland with a separate two bedroom barn conversion and excellent equestrian facilities, in a highly desirable secluded location, surrounded by its own land.

The former traditional farmhouse was comprehensively refurbished and extended about twenty-five years ago and it has provided an ideal family home for the current owners. It is attractively nestled within its own private, secluded valley and from the back of the house there are some wonderful far-reaching views over the surrounding countryside, towards Carmarthen Bay and the Towy Estuary. The present owners have previously run the separate barn conversion as a successful holiday let, advertising through Sykes Cottages, and we understand that it proved very popular, being virtually fully booked from April through to October. There is access to good hacking in the local area on Pembrey Mountain, Ffos Las and the nearby beaches.

The property is very conveniently situated close to the popular sandy beaches at Pembrey Country Park and there are ranges of local shops and amenities in Burry Port and Kidwelly. More comprehensive shopping facilities can be found in Carmarthen and Trostre Retail Park in Llanelli, and the M4 motorway at junction 48 is easily accessible.



## THE RESIDENCE

A detached house providing particularly spacious semi-open plan living space on the ground floor with plenty of natural light and good ceiling heights throughout. There is LPG gas central-heating and the windows are double-glazed. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes

The **Main Entrance** is through glazed double doors that open into the impressive open-plan **Kitchen/Dining Room** which is fitted with a range of fitted hardwood fronted units with granite worksurfaces, four ring hob with extractor hood, electric oven, sink, integral dishwasher, brick pillar and island, logburner and a walk-in larder.

There is a separate **Utility Room** which also has built-in cupboards, a stainless-steel sink, plumbing for washing machine, external door to the garden, LPG gas boiler and a floor hatch leading down to a **Cellar**.

The **Ground Floor Bathroom** is fitted with a panelled bath with shower over, WC, wash hand basin and built-in storage, and there is a separate boiler cupboard housing the hot water tank.

Leading on from the **Dining Area** is an open **Hall/Study** area with stairs rising to the **First Floor** and doors leading through to a large **Living Room** which has glazed external double doors to the garden, a Victorian style fireplace, laminate flooring and a door at the top end opening to a **Garden Room** which has glazed doors opening out to the garden.

Completing the **Ground Floor** is a **Study/Potential Sixth Bedroom**.





The **First Floor Galleried Landing** has two Velux windows and gives access to **Four Good-sized Bedrooms** and a **Family Bathroom** fitted with a panelled bath, WC and wash hand basin.

There is a **Large Fifth Bedroom** on the **Second Floor** with two wardrobes and an **Ensuite Bathroom** fitted with a roll top bath, WC and wash hand basin.

### BRYNDIAS COTTAGE

Set adjacent to the main house and converted from a former traditional barn, the cottage provides the following additional accommodation, please refer to the floorplan for approximate room sizes.

**Open-Plan Living Room/Kitchen** with a high vaulted ceiling, painted stone walls, laminate flooring, logburner, built-in kitchen units with electric cooker, stainless steel sink, plumbing for washing machine and stairs rising to a **Mezzanine Bedroom**.

Beneath the mezzanine there is a **Second Bedroom** and a **Shower Room** fitted with a cubicle with electric shower, WC and wash hand basin.

### OUTSIDE, OUTBUILDINGS & LAND

The property is set down a long track which is also a Public Byway, that leads down through wooded grounds to an arrival yard with plenty of parking space beside the house and cottage.

There is a large lawned garden to the rear and side of the house with wonderful views.

Adjoining the cottage is a **Traditional Style Barn** with scope for conversion to additional living space, holiday cottage etc subject to the necessary permissions. It provides a **Wood Shed** 19' x 13'4 (5.8m x 4m) and a **Store** 24'6 x 15'4 (7.5m x 4.7m) Adjoining at one end is a **Hay Store** 21' x 16' (6.4m x 4.9m)

The **Stable Yard** is purpose built of timber under onduline and box profile roof, set on a concrete base with light, power and water supplies, in two blocks providing a total of **Fourteen Loose Boxes** each c. 12' x 12' (3.6m x 3.6m) a **Pony Box/Store** c. 11'2 x 8'5 (3.4m x 2.6m) and a **Tack Room** 12' x 12' (3.6m x 3.6m)

**Manège** c. 40m x 20m floodlit, with sand and fibre surface.

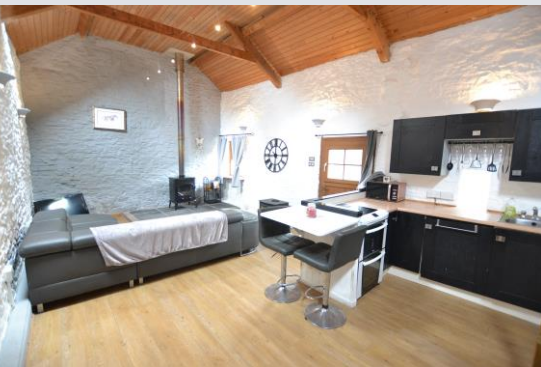
Behind the cottage there is a further garden with timber decking and an old static caravan.

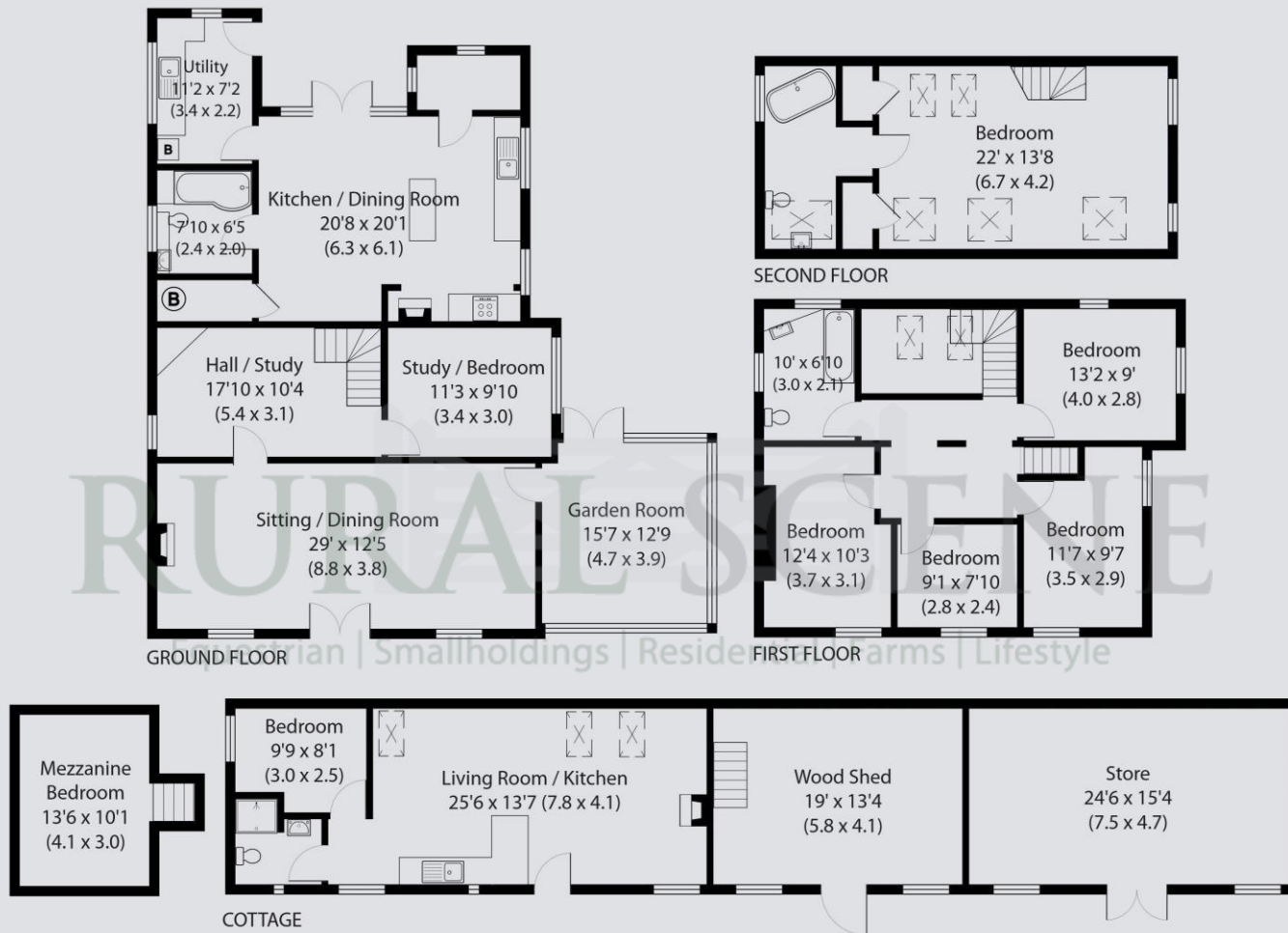
**The Land** completely surrounds the property in mainly good quality undulating pasture paddocks, with numerous pockets of deciduous woodland and a large wooded bank leading up to the lane.

There is a **Field Shelter** in one of the paddocks and a Public Footpath runs through the lower paddocks and woodland.

**IN ALL APPROX. 39 ACRES**  
(About 15.8 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, LPG GAS-FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING tbc COUNCIL TAX F

### DIRECTIONS

From the B4308 between Trimsaran and Pen y Mynydd, head west on Mountain Road / Heol y Mynydd for ¾ mile, pass the right hand turning for Heol Waun y Clun and take the next fork right into a small lane signposted 'Unsuitable for Heavy Goods Vehicles'. Follow this lane for ¾ mile and the entrance to Bryndias will be seen on the right-hand side.

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# RURAL SCENE

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Rural Scene have visited BRYNDIAS 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.

