



- Unique 'One of a Kind' Property Comprising Two Separate Two Bedroom Houses
 - Enchanting Setting in the Heart of Brechfa Forest
 - Complete Seclusion and Privacy with No Near Neighbours
- Renovated Using True Craftsmanship and Wood from the Surrounding Forest
 - Just Over 1 Acre In All

GENERAL AND SITUATION

Approximate Distances:

A485 2 miles • Carmarthen 8 miles • Llandysul 11 miles

An enchanting property comprising two separate houses, set in just over one acre of grounds in the heart of the Brechfa Forest, with no near neighbours, offering complete privacy and seclusion.

Originally a farmstead, Cwmere comprises an original cottage and separate barn conversion, which the current owners have meticulously renovated. The stunning interiors have many unique features created from wood gathered from the immediate surroundings, including staircases, window-sills, countertops and even toilet roll holders. The current owners live in one and use the second for guests. They have a number of dogs who very much enjoy the many miles of walks in the surrounding area. It is an incredibly reluctant sale, but due to relocation they must let go of this wonderful property.

For quick supplies there is a local garage within a few miles, whilst nearby Carmarthen provides a full range of supermarkets, shops, doctors, dentists and access onto the A48 dual carriageway.

THE BARN

A two bedroom barn conversion with oil-fired central heating system. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

On entering through the front door, to the left-hand side is what's currently utilised as the **Dog Grooming Room** set up with two large dog kennels and a grooming bath, this could easily be made into a **Ground Floor Bedroom**. There is a downstairs **Cloakroom**, which has a WC and a beautiful sink handmade from a copper jam pan.

In the stunning **Kitchen** the surfaces are beautifully carved oak with a good range of fitted cupboards, a Belfast sink, plumbing for a washing machine, space for a dryer, a freestanding oven with an extractor fan over and a breakfast bar made from local forest oak, which sits on an old cartwheel.

The large **Sitting Room** has a vaulted ceiling, French windows, and underfloor heating. There is a log burner which fills the home with heat and access through to the **Attached Workshop and Garage**.

Moving upstairs, the hand carved staircase is made from the trees of the surrounding forest and leads up to a **Mezzanine Floor** which has **Two Double Bedrooms** and a **Bathroom**.

The **Bathroom** has a shower, WC, storage cupboard and a beautiful carved stone sink, set on tiles. The furthest **Bedroom** has oak beams and carved lights in the wall, with a large window overlooking the forest. The second **Bedroom**, the grandchildren's favourite, has a circular window which overlooks the **Sitting Room**.

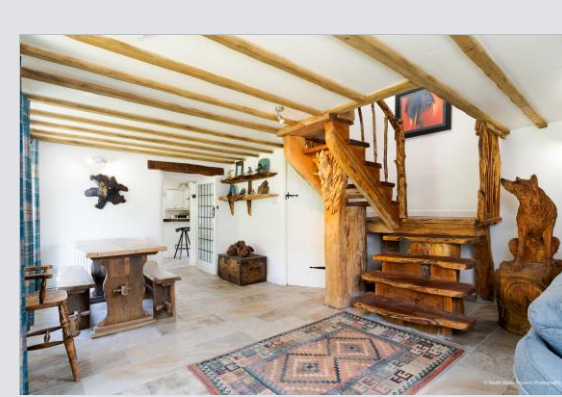




THE COTTAGE

A two bedroom beautifully refurbished cottage with oil-fired central heating system, tiled flooring throughout the downstairs and wooden floors upstairs. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Main Entrance** opens into a **Sitting Room** which has a cosy log burner and large exposed beams throughout. The **Kitchen** has high ceilings, copper worktops and an oak breakfast bar, as well as a good range of built-in cupboards, a Belfast sink unit, Rangemaster Classic 110 cooking range with a double oven, 5 ring hob and matching extractor fan, plumbing for a washing machine, water treatment cupboard and a larder.



Another wonderful handcrafted wooden staircase, made from the forest with a beautiful hand-carved pixie, leads upstairs where there are **Two Double Bedrooms**. **Bedroom One** has exposed oak beams and fitted storage, whilst **Bedroom Two** has doors that open onto external stairs, again made from organically carved wood, leading down the side of the property to the **Garden**. There is an **Upstairs Cloakroom** which has a WC, and a basin with a copper mixer tap and copper wash basin.

OUTSIDE, OUTBUILDINGS & LAND

The property is approached on loggers' roads, though the forest which cross over a small ford. This leads onto the property's own driveway, with a double entrance with two gateways. There is ample parking for numerous vehicles.



The grounds include areas of woodland and extensive lawns. There is a large insulated **Summerhouse** which is of timber construction with power and lighting, that would make a fantastic **Home Office** or **Studio**. The gardens are well tended and full of beautiful flowers and shrubs. It is fenced for dogs.

Attached to **The Barn** there is a large **Garage** which can be accessed from the main **Reception Room**. It has large double doors, a personnel door and a door through to a **Workshop**. Both areas are insulated with power and light supplies.

There are six gates from the property all with direct access out to the forest and many miles of dog-walking, mountain biking or horse riding. An attractive **Stream** runs through one part of the land at the bottom of a steep bank.



**IN ALL JUST OVER 1 ACRE
(About 0.5 Hectare)**

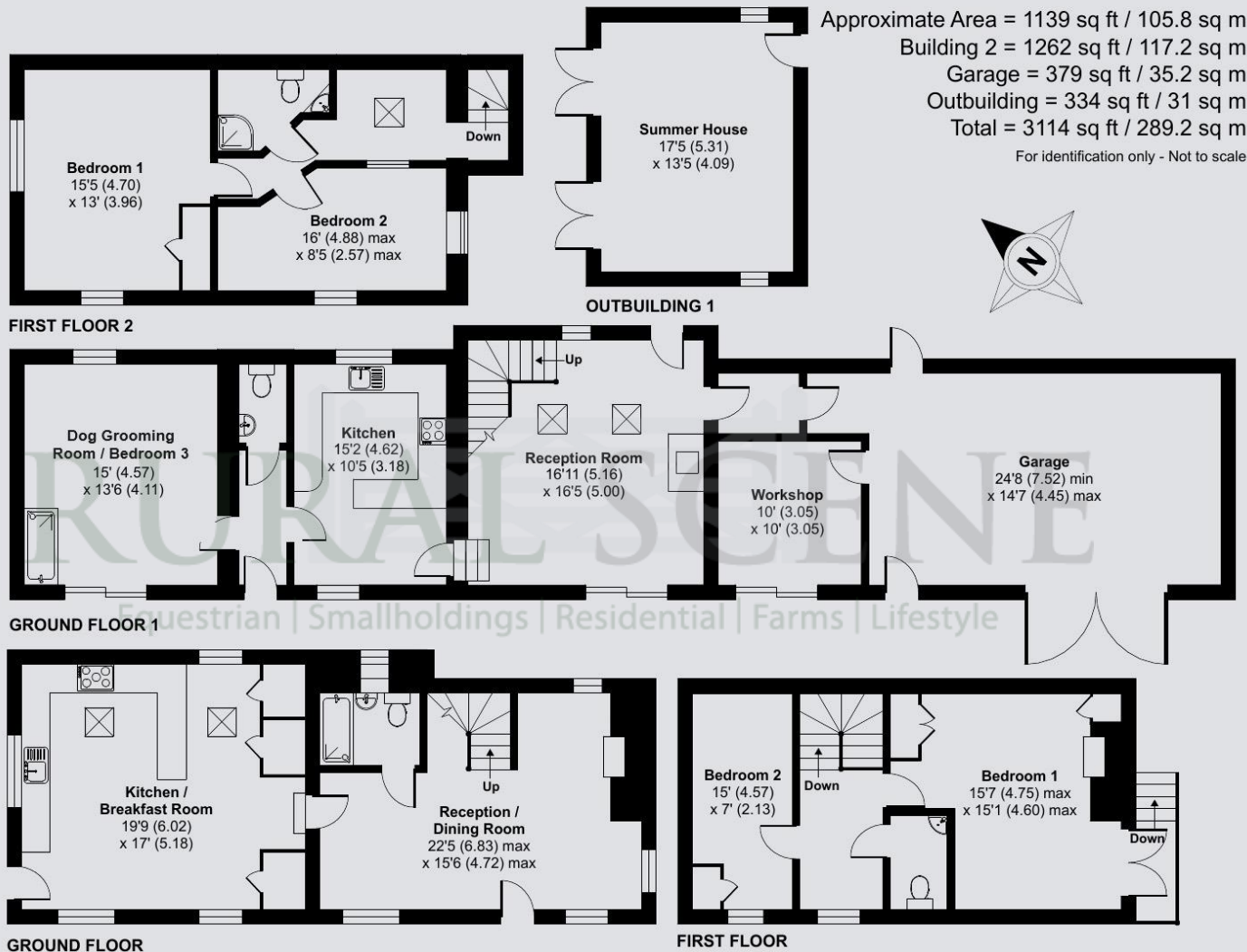
Agent's Note: Due to its location, access to this property may prove challenging in some smaller cars. The vendors are very happy to assist with transport for the final section of the journey.

RURAL SCENE

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





VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

CARMARTHENSHERE COUNTY COUNCIL
 Tel: 01267 234567

SERVICES

MAINS ELECTRICITY, PRIVATE WATER, PRIVATE DRAINAGE,
 OIL-FIRED CENTRAL HEATING (to both properties),
 TELEPHONE and BROADBAND (connected and available
 subject to normal transfer regulations)

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

DIRECTIONS

From the A485 at Pontarsais turn eastbound signposted to Llanllawddog and Brechfa. Proceed for 0.8 of a mile and take the small fork left into a no-through road. Bear left again at the next fork (after about 0.2 of a mile), follow the lane through the forest for just over half a mile and the entrance to Cwmere will be seen on the right-hand side.

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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 CWMERE 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.

