

LLETY'R ADERYN Brechfa, Carmarthenshire SA32 7RH

Price Guide £450,000



- Fabulous Refurbished Stone Cottage in Glorious Setting
- Two Bedrooms, Two Reception Rooms and Two Bathrooms
- Traditional Stone Barn with Scope for Conversion (STPC)
- Other Outbuildings and Polytunnel
- Lovely Large Gardens and Wooded Grounds
- Enchanting Secluded Location with Views over Brechfa Forest

REF: EO8320


RURAL SCENE
Village & Country Homes

GENERAL AND SITUATION

Approximate Distances:

Llandeilo 13 miles • Lampeter 13 miles • Carmarthen 14 miles
Nantgaredig / A40 8 miles • A48 Dual Carriageway 12 miles

A truly stunning, refurbished, stone cottage with large gardens and wooded grounds, a traditional stone barn with conversion potential (STPC) and various other outbuildings in an enchanting setting within the Brechfa Forest.

According to a date stone on the front wall, the cottage was built in 1872, and it was comprehensively refurbished to an extremely high standard by the current owners in 2020. The adjacent traditional stone barn has potential for conversion to provide an extension to the cottage or a separate self-contained annexe / holiday let, subject to the necessary permissions. The delightful gardens and grounds are a keen gardener's dream and there are some beautiful views looking out over the surrounding forest.

Although extremely private and secluded, the property is just a short distance from the ever-popular village of Brechfa which has a thriving local community, church, community run shop and an excellent pub / restaurant. The surrounding area is renowned for providing some of the best walking, mountain biking and horse riding in Carmarthenshire through Brechfa Forest and the adjoining Llanllwni Mountain.

Wider ranges of shops and amenities are available in the market town of Llandeilo, the university town of Lampeter or the main marketing and administrative centre of Carmarthen with access on to the A48 dual carriageway which links to the M4 motorway.

THE RESIDENCE

A bright and spacious country cottage with solid fuel central heating and double-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 which opens into a **Reception Hallway** with stairs rising to the first floor and a large understairs cupboard.

A door to the right opens into a **Sitting Room** which the current owners use as a **Studio** with lots of natural light provided by the two large roof windows and glazed sliding doors opening to the front patio. Additional heating is provided by a freestanding log burner.

To the left of the hallway is the main **Living Room** which has glazed double doors opening to the front patio, a log burner, solid fuel Rayburn and space for an electric cooker. An opening leads through to the **Kitchen** has a range of free-standing cupboards with worksurfaces, incorporating a Belfast sink and plumbing for a dishwasher.

Completing the ground floor is a **Shower Room** fitted with a shower cubicle, WC, wash hand basin and feature tiled walls.





From the hallway, stairs with bespoke oak and sculptured iron balustrade rise the first floor to what was originally a third bedroom but is now a **Large Landing** which could provide a **Study Area**.

There are **Two Bedrooms** and a **Bathroom** with a free-standing roll top bath, WC, and wash hand basin.



OUTSIDE, OUTBUILDINGS & LAND



The property is approached off a country lane along a drive / forestry track that leads up to an arrival area with space for several vehicles.

A path leads to the front of the cottage where there is a paved patio and front lawn.

Adjacent to the cottage is the detached **Traditional Barn** with stone walls, box profile roof, concrete base, light and power supplies.

The additional outbuildings include:

Stone Bothy with a slate roof and feature stained glass window

Timber Shed

Large Log Store

There is a banked garden area to the rear with a number of fruit trees leading on to the beautiful wooded grounds with a **Wildlife Pond** and **Polytunnel**.



IN ALL APPROX. 0.6 ACRES
(About 0.2 Hectares)



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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

CARMARTHENSHERE COUNTY COUNCIL
Tel: 01267 234567

SERVICES

MAINS ELECTRICITY, PRIVATE SPRING WATER, PRIVATE DRAINAGE, SOLID FUEL CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

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

DIRECTIONS

From Brechfa Village, head north on the B4310 for 1.5 miles and the entrance drive to Lletty'r Aderyn is clearly signposted on the left-hand side.

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Rural Scene have visited Lletty'r Aderyn 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.

