



- Charming Detached Barn Conversion In A Beautiful Setting
- Two Bedrooms, Two Bathrooms, Two Reception Rooms ● Detached Double Garage / Workshop
- Beautiful Secluded Gardens with Lawns and Spring Fed Pond
- Woodland Walk and Pasture Paddocks ● Approx. 5 Acres In All
- Envious Location Just Over One Mile From Laugharne

GENERAL AND SITUATION

Approximate Distances:

Laugharne 1.3 miles • St Clears / A40 5.5 miles • Narberth 12 miles
Carmarthen 14 miles • Tenby 15 miles

A well presented, detached barn conversion, set in approx. five acres with a double garage / workshop, large courtyard, beautiful gardens, paddocks and some woodland in a private setting just over one mile from Laugharne.

The residence is a former traditional farm barn that is believed to have been converted in the early 1990's and subsequently comprehensively refurbished by the present owners more recently. The secluded gardens are a particularly attractive feature of the property, and the adjoining paddocks have scope for smallholding or private equestrian use with an area suitable for the erection of stables or an outbuilding subject to any necessary permissions.

Laugharne is an extremely popular village on the south coast of Carmarthenshire lying on the estuary of the River Taff. It is perhaps most famously associated with the Welsh poet, Dylan Thomas who lived there from 1949 until his death in 1953. It is about five miles south of St Clears which has a range of local amenities and access on to the A40 and Carmarthen beyond.

THE RESIDENCE

A beautifully presented single storey detached barn conversion with LPG 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 through the front door opens into a **Hall** with space for coats, boots, etc., and a built-in cupboard.

The impressive **Living Room** has a vaulted ceiling with exposed A framed beams, fireplace with log burner and glazed double doors opening out to the garden.

There is an adjacent **Dining / Garden Room** which also has a vaulted ceiling and a further set of glazed double doors opening out to the garden.

The modern **Kitchen** is fitted with a range of built-in units with laminated worksurfaces incorporating 1½ bowl sink, electric double oven and a four-ring LPG hob with extractor hood. It adjoins the **Utility Room** which also has built-in units, a sink, plumbing for washing machine, LPG boiler and an external rear door opening out to the garden.

There is an **Inner Hallway** with ladder access to **Two Large Attic Rooms** both are fully insulated with heating, lighting, power points and opening roof windows, currently used for storage.

The **Main Bedroom** has glazed double doors opening out to the garden and an **En Suite Shower Room** fitted with a cubicle with mains shower, WC and wash hand basin.

There is a **Second Bedroom** and a further **Bathroom** fitted with a panelled bath, WC and wash hand basin.





OUTSIDE, OUTBUILDINGS & LAND

The property is approached off a minor no-through country lane, through a double gated entrance, leading to a substantial **Gravelled Courtyard** with space for numerous vehicles.

The detached garage building lies adjacent to the residence and has block walls under a slate roof, set on a concrete base, light and power supplies with **Two Garage / Workshops** c. 14'6 x 28'5 and 14'6 x 9'4 (about 4.4m x 8.6m and 4.4m x 2.8m) both with double timber doors.

The secluded gardens are a particularly attractive feature of the property comprising a large area of lawn with a timber deck set next to a beautiful **Spring Fed Pond**. A path leads from the garden up through a **Wooded Glade** providing an attractive woodland walk full of bluebells and wild flowers. Above the woodland there is a gated access onto a side lane and a levelled area suitable for the erection of stables or outbuildings subject to the necessary permissions.

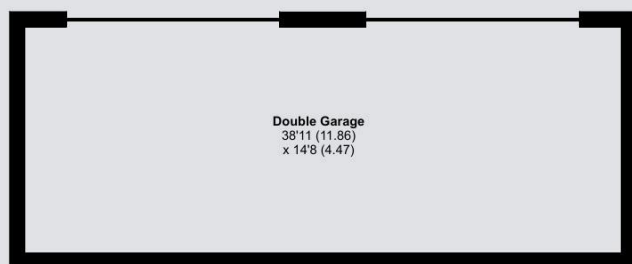
The top paddock has a further gated access onto the side lane and the derelict remains of an old barn.

IN ALL APPROX. 5 ACRES
(About 2 Hectares)

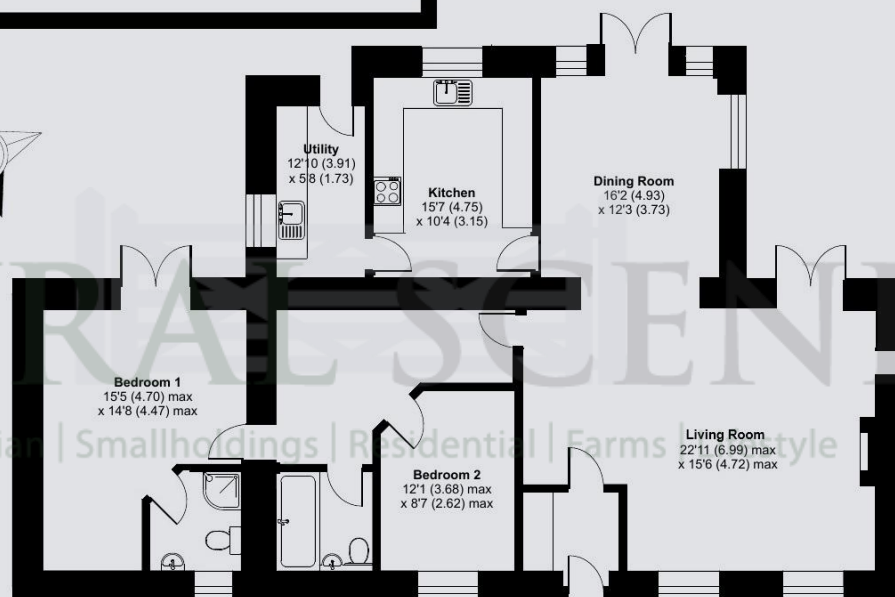


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Approximate Area = 1357 sq ft / 126.1 sq m
Garage = 580 sq ft / 53.9 sq m
Total = 1937 sq ft / 180 sq m
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Rural Scene. REF: 1282879

VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

CARMARTHENSHERE COUNTY COUNCIL
Tel: 01267 234567

SERVICES

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

TENURE Freehold ENERGY RATING D COUNCIL TAX E

DIRECTIONS

From the centre of Laugharne by the Cross House Inn, head west along Water Street for just over half a mile and bear right signposted to Llandawke. Continue for half a mile and the property will be found on the left hand side.

what3words ///jumpy.songbirds.backpacks

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Rural Scene have visited **Nine Pines** 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.

