

CHWIBONOG L Cwmann, Lampeter, Carmarthenshire SA48 8EE

Price Guide £835,000



- Fabulously Situated Country Property with Two Residences
  - Extensively Refurbished to an Extremely High Standard
- Useful Range of Outbuildings (Some with Conversion Potential STPC) ● Pasture Paddocks
  - Frontage to a Small River with Several Waterfalls
  - Approx. 11 Acres In All

REF EO8341

**RURAL SCENE**  
Equestrian | Smallholdings | Residential | Farms | Lifestyle





## GENERAL AND SITUATION

Approximate Distances:  
Llanybydder 3 miles • Lampeter 3.5 miles • Llandysul 12 miles  
Carmarthen 21 miles

A wonderfully situated lifestyle property, set in approx. eleven acres, with two beautifully refurbished residences, a wide range of useful outbuildings some with conversion potential (stpc), pasture paddocks with river frontage and stunning waterfalls, in a glorious secluded location with breathtaking views.



Chwibonogl is believed to have once been part of a much larger farm and the main house is understood to date back to around 1870. A detached, self-contained cottage was developed in the 1970's, and the entire property has recently undergone an extensive programme of refurbishment by the present owners, to an unusually high specification. Some of the outbuildings have potential to be converted to provide further living accommodation, holiday lets etc, subject to the necessary permissions.

Despite its fabulous rural location with no immediate near neighbours, the property is within a short drive of the local market town of Llanybydder and the larger university town of Lampeter, both of which provide ranges of local shops and amenities. The main marketing and administrative town of Carmarthen is just 21 miles to the south, with connection to the A48 dual carriageway, which links to the M4 motorway, Swansea, Cardiff and beyond.



## THE MAIN RESIDENCE

A spacious and versatile home that whilst currently configured to provide two bedrooms has more than enough space to be redesigned to provide at least two further bedrooms if desired. There is oil-fired 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 a **Front Door** that opens into an **Entrance Hall** with space for coats and shoes. A further door leads into the **Dining Room** which has a wall recess with fitted shelving.

A door from the dining room leads to an **Inner Hall** with a ground floor **Shower Room** fitted with a shower cubicle, wash hand basin and WC.

The spacious farmhouse **Kitchen/Breakfast Room** is fitted with an extensive range of built-in units including an island unit, five ring gas hob with stainless steel extractor hood, sink with drainer and mixer tap, plumbing for dishwasher, integral electric oven and glazed double doors opening out to the garden.

A door leads from the **Kitchen** into the main **Living Room**, which has an external door to the garden and a fireplace with logburner.







A further door from the **Kitchen** leads to the **Utility Room** which has a quarry tiled floor, built-in storage units, butler sink, external rear door, oil-fired boiler and stairs rising to the **Principal Bedroom**.

From the **Dining Room** a door opens through to an extremely large **Second Reception Room** with two large picture windows and glazed doors opening out to the garden, built-in storage cupboards with sink and a breakfast bar.

There is a **Ground Floor Bedroom** with an adjoining **Dressing Area** and **Shower Room** fitted with a shower cubicle, WC and wash hand basin.

The **Principal Bedroom** is on the **First Floor** with built-in storage and wardrobes, an **Ensuite Bathroom**, fitted with a roll top bath, shower cubicle and wash hand basin, plus there is a separate **Cloakroom** with a WC and wash hand basin.

### CHWIBONOGI COTTAGE

The cottage has a separate oil-fired central heating system and electricity meter. The windows are double glazed and the accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Main Entrance** opens into a **Kitchen/Dining Room** fitted with a range of built-in units, electric oven, four ring gas hob with extractor hood, sink and oil-fired boiler. At one end, stairs rise to the **First Floor** and at the other end a door opens into a **Utility Room** which has fitted units, sink and plumbing for washing machine.

A separate door from the **Kitchen** has three steps leading down into the **Living Room** which has glazed double doors opening out to a **Covered Open Porch** and a free-standing logburner.

There is a **Ground Floor Bedroom** and a **Bathroom** fitted with a panelled bath, WC, wash hand basin and shower cubicle.

A second larger **Bedroom** is on the **First Floor**, with extensive built-in wardrobes and an adjacent **Cloakroom** with WC and wash hand basin.

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## OUTSIDE, OUTBUILDINGS & LAND

The property is approached along a farm track that leads through a private gate to ample gravel and tarmac parking areas, with space for numerous vehicles.

There are beautiful gardens with lawns, seating areas and beds stocked with a wide variety of shrubs and flowers.

Adjoining the cottage there is a **Log Store** and **Potting Shed**, with an **Adjacent Stable Yard**, built of block walls under a felt roof on a concrete base, providing **Two Loose Boxes** each 15'6 x 7' (4.7m x 2.2m) and a **Carport/Store** 15'6 x 13' (4.7m x 4m)

The useful range of outbuildings comprise as follows with approximate sizes:

**Workshop** 37'9 x 18' (11.6m x 5.5m) built of block and timber on a concrete base with light and power supplies, with a **Loft** 20'4 x 18' (6.2m x 5.5m) divided into two rooms

**Adjoining Lean-to** housing the water pump and filtration system

**Detached Outbuilding** divided into **Two Main Rooms** 15' x 10'9 (4.6m x 3.3m) and 20'9 x 12'10 (6.4m x 3.9m) which the current owners use as a **Gym** (gym equipment available by negotiation)

**Adjoining Games Room** 20'10 x 11'9 (6.4m x 3.6m)

**Store** 16'7 x 10'3 (5m x 3.1m)

**L-shaped Room** 29' x 24' (8.8m x 7.3m) with shower and WC, and a **First Floor Loft** 27'3 x 21'3 (8.3m x 6.5m) divided into **Three Rooms**

A **Further Room** 17' x 17' (5.2m x 5.2m) adjoins to the rear.

Set a short distance away from the house and approached along a gravelled path is a **Camping Pod** with light, power and plumbing connected, with an adjoining timber deck.

The **Land** surrounds the property in **Three Good Quality Pasture Paddocks** enclosed with stock fencing. There is a **Field Shelter** in the top paddock, currently used as a **Log Store**.

The paddocks are bordered by woodland, with an extremely attractive small river and several stunning waterfalls.

IN ALL APPROX. 11 ACRES  
(About 4.5 Hectares)

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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 **CHWIBONOGL** 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.



## VIEWING

Strictly by appointment only with the Agents

## LOCAL AUTHORITY

CARMARTHENSHIRE COUNTY COUNCIL

Tel: 01267 234567

## SERVICES

MAINS ELECTRICITY, PRIVATE WATER, PRIVATE DRAINAGE (shared by the two residences), OIL-FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

## TENURE Freehold

**COUNCIL TAX** Main House – D, Cottage – C  
**ENERGY RATING** Main House – D Cottage – E

## DIRECTIONS

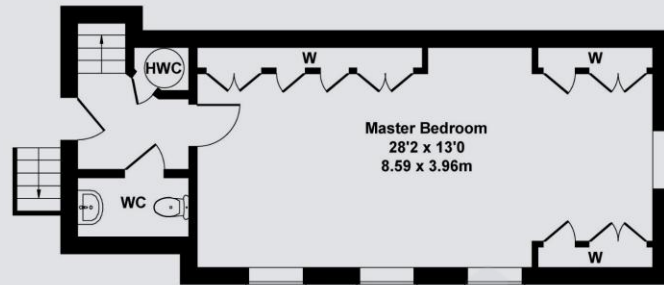
From Cwmann take the A485 westbound towards Llanybydder and after half a mile turn left, sign-posted to Parc-y-Rhos. Follow the lane towards Parc-y-Rhos for just under one mile until reaching a t-junction, go straight across, over a cattle grid and follow the track for a couple of hundred yards. Bear left into the driveway to Chwibonogl Farm.

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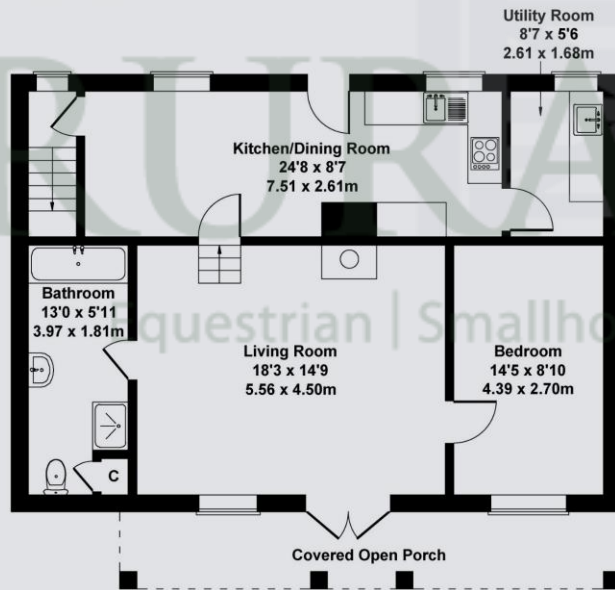
# RURAL SCENE

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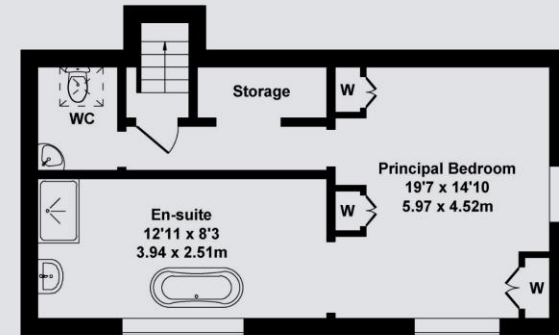
Approximate Gross Internal Area  
3522 sq ft - 327 sq m  
Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.



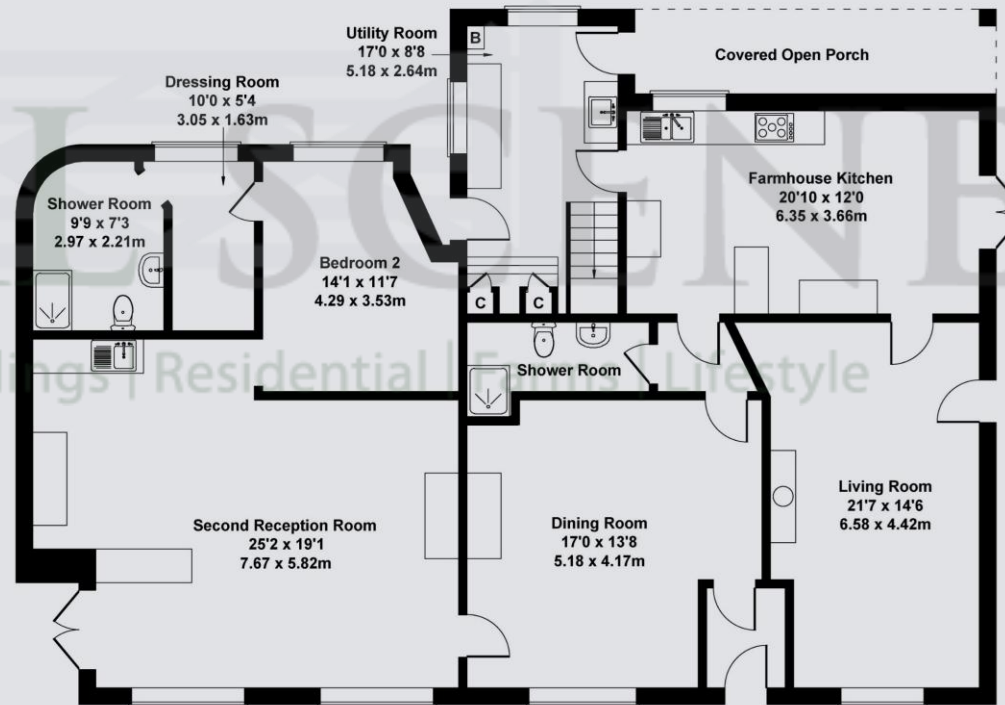
FIRST FLOOR



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

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