



- Refurbished Detached Four Bedroom Farmhouse
- Good Range of Useful Outbuildings with Four Indoor Loose Boxes
 - Traditional Style Barn with Scope for Conversion (STPP)
 - Two Good Quality Pasture Paddocks
 - Approx. 7.4 Acres In All

GENERAL AND SITUATION

Approximate Distances:

Newcastle Emlyn 7 miles • Llandysul 11 miles • Carmarthen 13 miles • Cardigan 15 miles

A recently refurbished, detached four bedroom farmhouse set in approx. 7.4 acres with a good range of useful outbuildings, indoor stables and quality pasture paddocks in a lovely rural setting with fantastic views.

The farmhouse is of a traditional style and has recently been refurbished. It offers bright and spacious accommodation over two floors with views from the bedrooms overlooking the surrounding countryside.

The land has generally been used for grazing horses, sheep and cattle and there is scope to convert the traditional style barn into a separate annexe, holiday let, home office, etc, subject to the necessary permissions.

The property is set adjacent to a country lane on the fringe of the small hamlet of Tanglwst. Nearby Newcastle Emlyn has a good range of local amenities including a Co Op supermarket. Further amenities are provided by Llandysul, Carmarthen and Cardigan which are all within easy reach, as is the beautiful Ceredigion coast.

THE FARMHOUSE

A traditional-style farmhouse with oil fired 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 **Rear Porch** which leads into the spacious **Kitchen / Dining Room** which is fitted with a range of built-in base and eye level timber fronted units with worksurfaces incorporating a stainless-steel sink with drainer and mixer tap, induction hob, double electric Neff oven, plumbing for dishwasher. Please note that there is an oil-fired Rayburn, which is no longer usable as the chimney has been removed, although it could be modified to run on electricity, if desired.

There is access from the dining area through to the **Conservatory** which has a tiled floor and a door to the garden.

There is a ground floor **Shower Room** with fully tiled walls and floor, electric shower unit, WC and wash hand basin.

The **Utility Room** has a Belfast sink, oil fired boiler, plumbing for washing machine and tiled floor.

Completing the ground floor accommodation is a comfortable **Sitting Room** with a glazed door opening out to the garden, fireplace with newly installed 'Dik Geurts' logburner and stairs leading to the first floor.

On the first floor there are **Four Good Sized Bedrooms**, two of which have built-in storage, and a **Storage Room**

The **Family Bathroom** has a panelled bath, WC, wash hand basin and a cubicle with electric shower.





OUTSIDE, OUTBUILDINGS & LAND

The property is set adjacent to a country lane and there are ample parking areas beside the house and outbuildings.

There are large gardens with lawns, vegetable garden, two greenhouses (one in need of repair) and a pond.

The outbuildings are adjacent to the farmhouse and are as follows with approx. sizes:

Multipurpose Barn 55'10 x 16'8 (about 17m x 5m) with **Extension** 19'6 x 12' (about 6m x 3.6m) housing **Two Stables** plus **Two Internal 'Vale' Loose Boxes** 14'1 x 9'10 (4.3m x 3m), 13'6 x 9'10 (4.1m x 3m), 14' x 10'10 (4.3m x 3.3m) & 11'10 x 10'8 (3.6m x 3.3m) with lighting.

Adjoining Lean To 25'9 x 15'7 (about 7.8m x 4.7m) utilised for hay and straw storage, with recently replaced roof and lighting.

Traditional Style Barn built of stone and block under a corrugated roof. This building has been refurbished internally and has scope for conversion subject to the necessary permissions. It is divided into four rooms 14'2 x 14'1, 10' x 7', 18'7 x 14'3 and 18'1 x 14'3 (about 4.3m x 4.3m, 3m x 2.1m, 5.7m x 4.4m and 5.5m x 4.4m)

Nissen Hut 30' x 13' (about 9.2m x 4m) with oval GI roof, in need of some refurbishment.

Secure Chicken Enclosure

The Land lies on either side of the farmstead in two good quality recently re-fenced pasture paddocks on a gentle west-facing aspect. Both paddocks are surrounded by mature hedging and have gateways leading onto the lane.

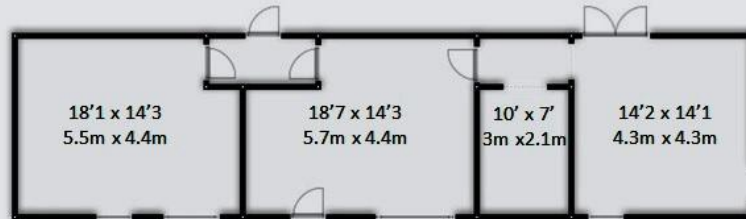
IN ALL APPROX. 7.4 ACRES
(About 2.9 Hectares)



RURAL SCENE
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Traditional Barn



VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

CARMARTHENSHIRE COUNTY COUNCIL
Tel: 01267 234567

SERVICES

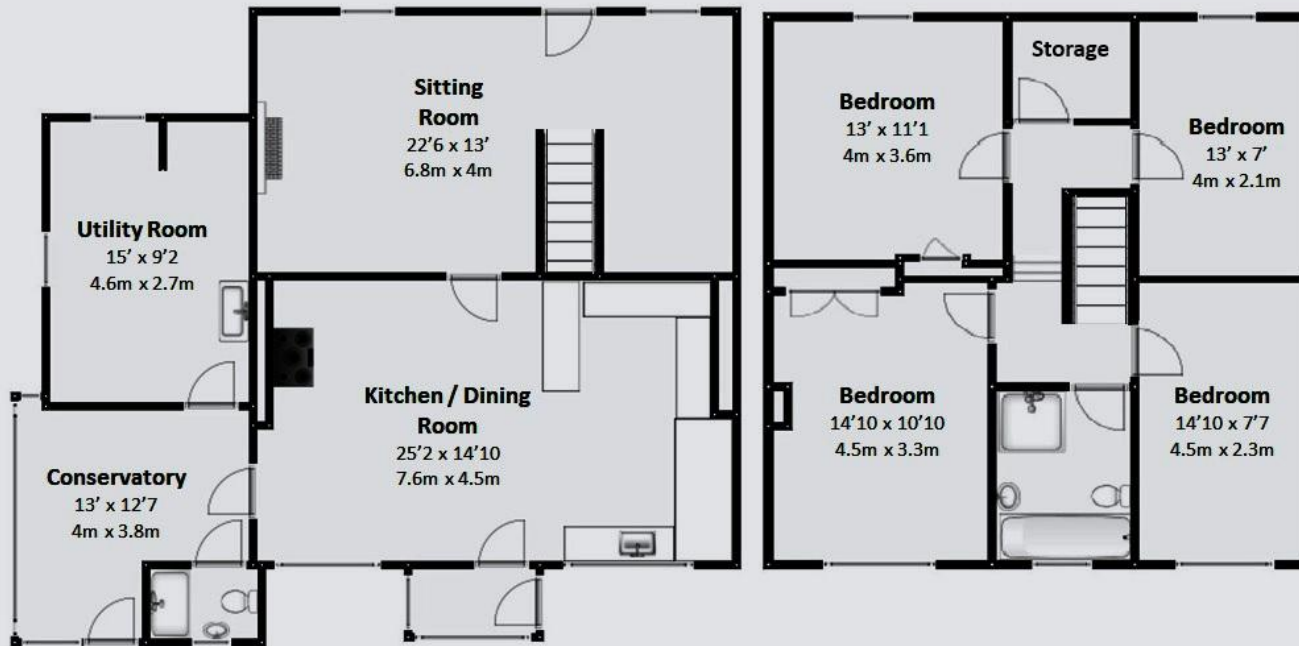
MAINS ELECTRICITY, MAINS WATER, MAINS DRAINAGE, OIL FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING E COUNCIL TAX E

DIRECTIONS

From Newcastle Emlyn take the B4333 south for nearly 5 miles and at the multi junction take the first turning right signposted to Canolfan Malindi Centre. Continue for about 1.5 miles to Tanglwst, go past the crossroads and Panthwdog is the first property on the left-hand side.

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Rural Scene have visited **Panthwdog** 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.