



- Four Bedroom Traditional-Style Former Farmhouse
 - Separate Detached One Bedroom Annexe
- Good Range of Outbuildings including Six Stables ● Manège c. 40m x 20m
 - Level Pasture Paddocks ● Approx. 8 Acres In All
 - Lovely Countryside Views

GENERAL AND SITUATION

Approximate Distances:
Newcastle Emlyn 6 miles • Llandysul 7 miles • Carmarthen 12 miles
Cardigan 17 miles

A traditional-style four bedroom former farmhouse, set in approx. 8 acres with a separate detached one bedroom annexe, good range of outbuildings including six stables, manège and level paddocks, in a secluded rural location with countryside views.

The farmhouse is believed to date back to 1903 and was extended in the 1970's. Its layout is such that it has scope to be divided to provide two sets of living accommodation, with a staircase at each end of the house. The detached annexe has previously been used as a holiday let and has potential to generate a useful income.

For those with equestrian interests there are local horse trails through nearby Nantygrow Wood, which is also popular for picnics and dog walking.

The property lies about two miles from the village of Drefach where there is a village shop, Post Office and primary school. The larger towns of Llandysul and Newcastle Emlyn offer wider ranges of local amenities, the main marketing and administrative town of Carmarthen is easily accessible, as are many popular sandy beaches along the Ceredigion coastline.

THE RESIDENCE

A traditional-style detached former farmhouse with oil-fired central heating and double glazing. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The main entrance is through a front **Conservatory** which leads through to a spacious **Kitchen/Dining Room** that is fitted with a range of built-in units with laminate worksurfaces, stainless steel sink, built-in electric oven and four ring hob with extractor hood, oil-fired boiler, tiled floor and stairs rising to the first floor.

The main spacious **Reception Room** has an open fireplace, laminate flooring and the second staircase rising to the first floor. It also leads through to a **Utility Room** which has an external door to the front, a built-in range of base units with worksurfaces, stainless steel sink, plumbing for washing machine and tiled floor.

From the **Kitchen** stairs rise to the **First Floor** where there are **Two Bedrooms** and a **Bathroom** fitted with a bath with shower over, WC and wash hand basin.

The second staircase rises from the **Reception Room** and leads to a further **Two Bedrooms**, plus a **Shower Room** fitted with a cubicle with electric shower, wash hand basin and WC.





DETACHED ANNEXE

Known as **Y Bwthyn**, the annexe lies adjacent to the main house and provides an open-plan living space including a **Kitchen Area** with built-in units, stainless steel sink, oven with hob over and extractor hood, space for fridge and built-in breakfast bar. There is a separate **Shower Room** fitted with a shower cubicle, wash hand basin and WC.

A **Porch/Boot Room** adjoins to the rear and leads out to a **Garden Area** with a lawn enclosed with a timber fence.



OUTSIDE, OUTBUILDINGS & LAND

The property is approached off a country lane through a double timber gated entrance, with a private driveway that sweeps round past the stables to a large **Arrival Yard**.

The **Stables** are set on a concrete yard enclosed by post and rail fencing, built by Windsor Stables, of timber construction under a corrugated roof, comprising **Four Loose Boxes** and **Two Foaling Boxes**. There is a separate **Tack Room** with block walls on a concrete base with box profile roof, and a **Covered Store** that is open to the front and sides.

There is a large **Barn** built with block walls on a concrete base, light and power supplies, divided into two to provide a **Barn** and a **Garage**, plus a further **Adjoining Garage/Workshop** with double doors to the front, light and power supplies.



Manège c. 40m x 20m enclosed with post and rail fencing, originally laid with Cardigan Sand surface which has now grassed over.

The **Land** adjoins in level pastureland, currently divided into **Five Main Paddocks** with post and rail and stock fencing. There is a **Field Shelter** in one of the paddocks.

IN ALL APPROX. 8 ACRES
(About 3.2 Hectares)

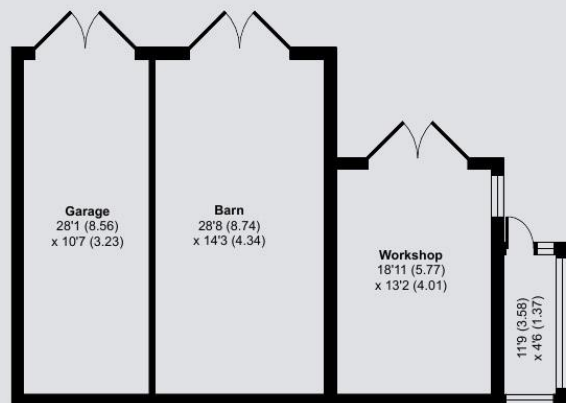


A **Public Footpath** is marked on Ordnance Survey running up the driveway and on through the paddocks. The vendors inform us that they have only ever seen one person use it in the seventeen years that they have owned the property.

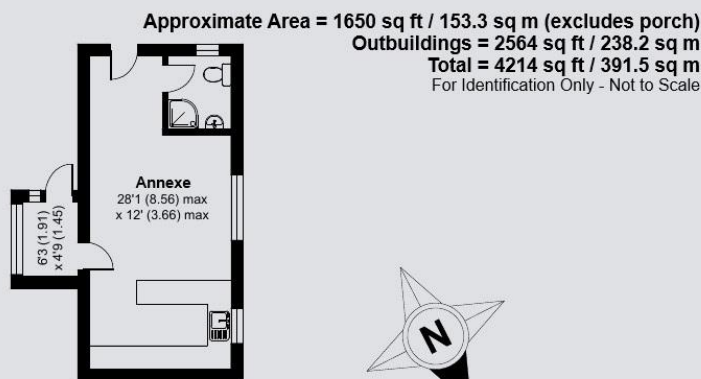
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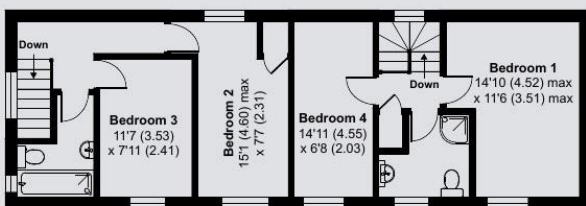




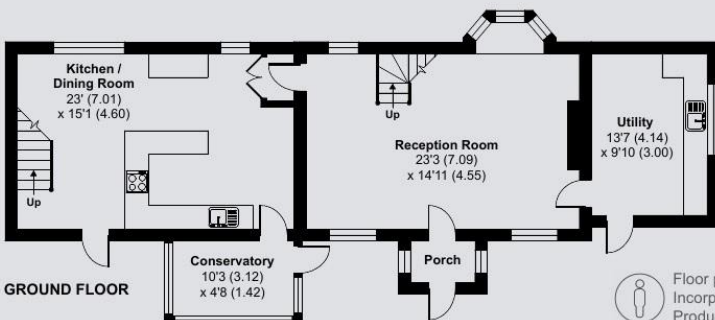
OUTBUILDING 1



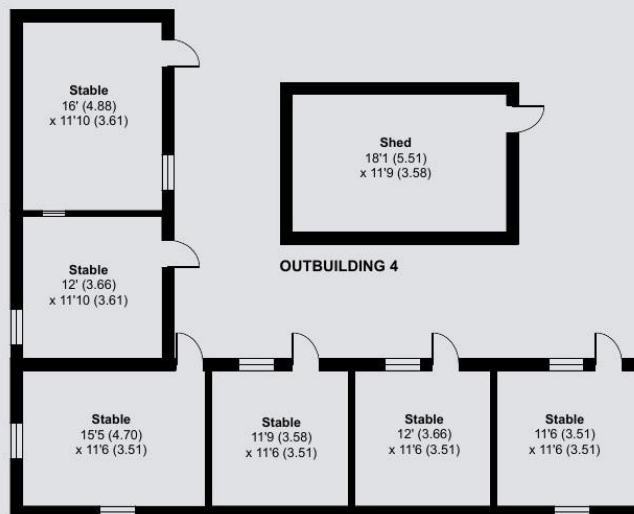
OUTBUILDING 3



FIRST FLOOR



GROUND FLOOR



OUTBUILDING 2



OUTBUILDING 4

Approximate Area = 1650 sq ft / 153.3 sq m (excludes porch)
Outbuildings = 2564 sq ft / 238.2 sq m
Total = 4214 sq ft / 391.5 sq m
For Identification Only - Not to Scale

VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

CARMARTHENSIRE COUNTY COUNCIL
Tel: 01267 234567

SERVICES

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

TENURE Freehold ENERGY RATING E COUNCIL TAX F

DIRECTIONS

From Cwmdud head north on the A484 for 1.5 miles and turn left sign-posted Cwmpengraig and Drefach Felindre. Continue for just under 2 miles to Five Roads junction, turn right and the property is then the first property on the right-hand side.

what3words /// reddish.dragon.generated



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Rural Scene. REF: 1299550

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Rural Scene have visited BWLCHCLAWDD UCHAF 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.



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