



- Four Bedroom Farmhouse with Adjoining One Bedroom Annexe
 - Separate Detached Two Bedroom Holiday Let
- Excellent Range of Outbuildings
 - Gently Sloping Pasture Paddocks
 - Approx. 17 Acres In All
 - Wonderful Secluded Rural Location with Fabulous Views

REF EO7329



GENERAL AND SITUATION

Approximate Distances:

Lampeter 3 miles • Llanybydder 3 miles • Carmarthen 21 miles

A fabulous country property set in approx. 17 acres with a four bedroom farmhouse and adjoining one bedroom self-contained annexe, separate two bedroom holiday let, a fine range of outbuildings and pasture paddocks, in a lovely secluded rural location with beautiful views over the surrounding countryside.

We understand that Frowen was previously part of a much larger working farm and the main farmhouse was built in around 1905. The current owners, who have lived there for just over twenty years, added the self-contained annexe in 2007 and then converted a traditional stone barn in 2019 to create a fantastic two bedroom holiday let, which they now run as an Airbnb generating an extremely attractive income.

The versatile range of barns and outbuildings are suitable for a wide variety of uses, particularly smallholding and private equestrian use.

Despite its secluded rural location the property is only three miles from both Lampeter and Llanybydder. Lampeter is a University Town with a good range of shops and amenities including a Sainsbury and Co-op, whilst Llanybydder is renowned for its weekly livestock auctions.



THE FARMHOUSE

A traditional style stone and slate farmhouse that has been refurbished in recent years by the present owners. There is electric 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** door opens into a **Reception Hall** with stairs rising to the **First Floor** and doors leading to the **Sitting Room** and **Study**, which both have fireplaces with logburners.

The generous **Kitchen/Diner** is fitted with a range of built-in units with hardwood worksurfaces, sink with drainer and mixer tap, range cooker with extractor hood, plumbing for dishwasher and tiled floor. Completing the ground floor there is a **Boot/Utility Room** space for tumble dryer and external rear door.

On the first floor there are **Three Main Bedrooms** plus **Bedroom Four/Box Room** and a **Family Shower Room** with shower, wash hand basin and WC.

In the Agent's opinion the property is completed to a high specification with oak doors throughout and good quality fittings.

THE ANNEXE

Built in 2007 the annexe provides the following additional accommodation.

Kitchen with a range of built-in cupboards with worksurfaces, stainless steel sink, electric cooker with stainless steel extractor hood and plumbing for washing machine.

Sitting Room with a front window, **Conservatory** with a tiled floor, **Bedroom** and **Shower Room** fitted with a mains shower, WC and wash hand basin with cupboards under.

External steps lead up to a **Loft Room**.



SWALLOWS REST HOLIDAY LET

Converted from a former traditional stone and slate barn in 2019 providing the following accommodation.

Kitchen/Living Room fitted with a range of built-in cupboards with worksurfaces, sink with drainer and mixer tap, four ring halogen hob with extractor hood, built-in electric oven, plumbing for dishwasher, part slate floor, stairs to the first floor and glazed external double doors to the rear. The **Sitting Room** has large windows taking in the amazing views.

There are **Two Bedrooms** on the **First Floor**, plus a **Shower Room** with a cubicle with electric shower, WC and wash hand basin.



OUTSIDE, OUTBUILDINGS & LAND

The property is set at the end of a long private drive and is surrounded by its own land, ensuring a high degree of privacy and seclusion. The drive leads to a very large tarmacadam arrival yard providing plenty of parking and turning space for numerous vehicles.

Adjoining Swallows Rest Holiday Cottage are **Two Car Ports** 20' x 15'8 (6m x 4.8m) and 20' x 12' (6m x 3.6m) plus a **Potting Shed** and a **Log Store** 17'6 x 8' (5.3m x 2.4m). There is an enclosed rear garden area with a **Patio** and post and rail fence overlooking a **Paddock** and onto a woodland belt and stream.

The excellent range of outbuildings are as follows, with approximate sizes.

Open Fronted Barn 72' x 15' (22m x 4.6m) steel and timber frame with GI roof

Pole Barn 24' x 12' (7.3m x 3.6m)

Barn 40' x 18'9 (12.2m x 5.7m) block walls with GI roof, double doors each end, concrete base

Barn 34' x 16' (10.4m x 4.9m) block walls with GI roof, set on a concrete base

Garage / Workshop 30' x 17' (9.1m x 5.2m) block walls insulate Kingspan roof, concrete base, light and power supplies, electric roller shutter door

Garage Two 32' x 13'8 (9.8m x 4.2m) with electric roller shutter door

Car Port 16'5 x 15' (5m x 4.5m)

Barn 45' x 30' (13.7m x 9.1m) steel portal frame with box profile cladding, corrugated roof, concrete base, **Two indoor Loose Boxes** and **Shed** housing the uV water purification system

The **Land** surrounds the farmstead in gently sloping pasture paddocks with a **Wildlife Pond** and a **Woodland Belt** with a **Natural Stream**. The paddocks are enclosed with stock fencing and a stone wall along the eastern border.



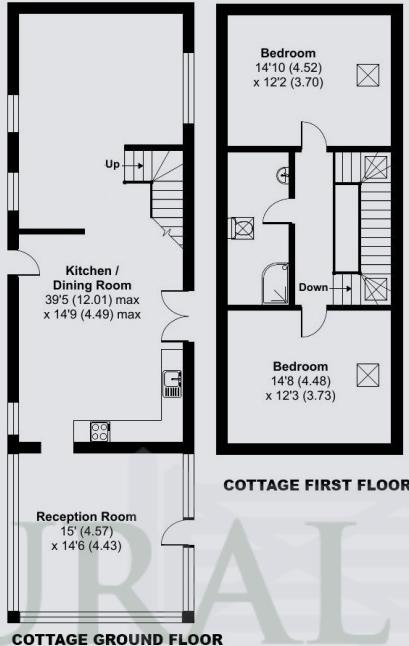
IN ALL APPROX.17 ACRES
(About 6.9 Hectares)

RURAL SCENE

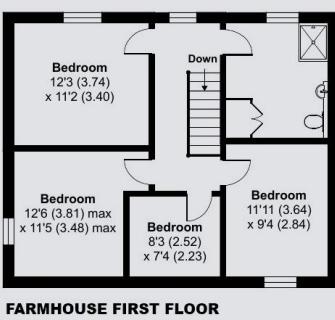
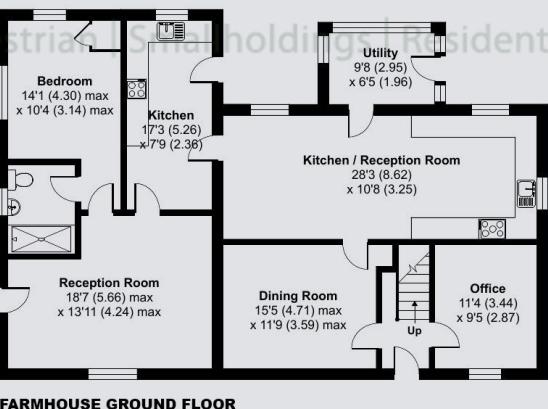
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Approximate Area = 2108 sq ft / 195.8 sq m
 Cottage = 1407 sq ft / 130.7 sq m
 Total = 3515 sq ft / 326.5 sq m
 For identification only - Not to scale



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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 FROWEN 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, ELECTRIC HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold

ENERGY RATING F

COUNCIL TAX D

DIRECTIONS

From Lampeter head west on the A485 for 0.5 mile and turn left sign-posted Parc-y-Rhos. Follow the lane for just over 2.5 miles and the entrance drive to the property is clearly sign-posted on the left-hand side.

what3words // spaces.refrained.sloping

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