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Wistral Lodge, Ty Mawr, Llanybydder

£395,000



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- ❖ Smallholding With Just Over 6 Acres
- ❖ Two Detached Cottages
- ❖ One Detached Outbuilding
- ❖ Lovely Large Pond & Woodland
- ❖ Pasture Generally Flat/Gently Sloping
- ❖ Could Use A Refresh Throughout
- ❖ Superb Quiet Rural Position
- ❖ Energy Rating: House: E Annexe: E

Property Description

Wistral Lodge is a very interesting smallholding in that there are two completely detached self contained 2 bedroom single storey units and a third detached unit (previously a kennel block and without residential planning but currently used for overflow accommodation) all set in just over 6 ACRES of very nice flat/gently sloping pastureland, a little woodland and a lovely large pond area up near the woodland. In the MAIN HOUSE there is an attractive kitchen/diner, shower room, lounge and 2 bedrooms. In the DETACHED ANNEXE there is a conservatory, separate wc, shower room, kitchen/diner, lounge and two bedrooms also. In the DETACHED OUTBUILDING (without planning) there is a kitchen/diner, separate wc, shower room, lounge and one room used as a bedroom. It may be possible to get holiday use consent on this unit if this were of interest. Although the properties could use a general refresh throughout the holding is set in a quiet rural location with good views from the land and with potentially (subject to planning) three detached properties onsite this proposition has lots of future possibilities.

Description of Location

Ty Mawr hamlet is located a short distance outside the rural larger village of Llanybydder which has various shops and facilities as well as a main bus route running between Carmarthen and Lampeter.

Main Cottage - Accommodation

Entrance via UPVC double-glazed door into:

Porch Area

With door into:

Kitchen / Diner 13' 5" x 13' 5" (4.1m x 4.1m)

An attractive looking kitchen/diner with a good range of wall and base units with stainless steel sink/drain unit, gas (LPG) free-standing cooker, washing machine, tumble dryer and dishwasher, beamed ceiling, radiator, window to the side, refrigerator, door through to:

Inner Hallway

With patio doors out to rear gardens, radiator, doors off to remaining rooms including:

Shower Room

With obscured glazed window to rear, corner shower unit, low level flush WC, wash hand basin, towel radiator.

Lounge 13' 7" x 13' 7" (4.13m x 4.14m)

With 3 windows to the front, 3 radiators, beamed ceiling, fireplace, door into:

Bedroom 1 9' 10" x 13' 5" (3m x 4.1m)

With 2 windows to front and side, radiator, beamed ceiling.



Bedroom 2 9' 5" x 10' 10" (2.87m x 3.31m)

With 2 windows to front and side, radiator, beamed ceiling.

Detached Annexe - Accommodation

Entrance via patio door leading to:

Conservatory 11' 7" x 8' 10" (3.54m x 2.7m)

With polycarbonate roofing, glazed panels on 3 sides, door leading to:

Inner Hallway

With tiled flooring, radiator, small utility area with space and plumbing for washing machine and tumble dryer, door off to store room, doors off to shower room and:



Separate WC

With low level flush WC, wash hand basin, radiator.

Shower Room

With corner shower unit, towel radiator, wash hand basin, frosted window to side, fully tiled.

Kitchen / Diner 9' 7" x 12' 2" (2.91m x 3.7m)

With a good range of wall and base units, 1.5 bowl sink/drain unit, window to side, radiator, fridge/freezer, tiled splash back, through to:



Lounge 11' 2" x 12' 4" (3.4m x 3.77m)

With two windows to the front and side, radiator, working fireplace.

Bedroom 1 12' 2" x 12' 10" (3.72m x 3.9m)

With extensive wall length wardrobes, 3 windows to either side, radiator.

Bedroom 2 7' 5" x 7' 0" (2.25m x 2.13m)

With door and window to the side

Outbuilding

This building used to be a kennel block but as you can see from the pictures, has been used as overflow accommodation. Please note: there is no consent in place for residential or holiday use on this outbuilding although of course it may be possible to obtain formal planning if this were required. Please make your own enquiries. Work would be required to bring it up to standard.

Accommodation

Entrance via UPVC double-glazed door into:

Kitchen / Diner 16' 7" x 12' 11" (5.05m x 3.93m) *L-Shaped*

With a range of wall and base units, sink/drain unit, gas cooker, double-glazed window to the front, radiator, window & door out to rear, doors off to shower room and:

Separate WC

With low level flush WC, pedestal wash hand basin, radiator, obscure glazed window to the front, part-tiled.

Shower Room

With corner shower unit, fully tiled with radiator.

Lounge 12' 2" x 12' 8" (3.71m x 3.86m)

With window to rear, double doors out to small utility (which has a wall-hung boiler, space and plumbing for washing machine etc), wood-burner.

Bedroom 12' 6" x 10' 1" (3.82m x 3.07m)

With 3 windows to the front side and rear, radiator.

Externally

There are conveniently 2 access gates into the property, one for each Cottage. There are various outbuildings for storage scattered around the large yard area to the side of the Cottages. The yard area provides for access up into the pastureland (split into two large paddocks), one of which has been regularly cut to provide a healthy sward of grass. The second paddock currently has a few sheep on it. The large pond and woodland area at the top of the land would be a beautiful place to camp out in the summer and have barbeques etc as it is a very pretty natural and unspoilt area. Lawned gardens are to be found to the front and rear of the Cottages with a small pond and mature trees. Although we have listed this property in November (and consequently the pictures don't do it justice in winter) we would imagine that in high summer this is a super place to chill out and enjoy life.

The Land

The land is all to the rear of the two Cottages and split into 3 main areas, two main large paddocks and a woodland / pond area. In all just over 6 acres. The paddock immediately behind the Cottages would need stockproof fencing on one side if stock were to be kept there as its currently effectively one large lawned area. The Woodland and Pond Area is fenced off and gated and provides a superb natural environment with some lovely views.

General Information

Viewings: Strictly by appointment with the agents, Houses For Sale in Wales

Services: Mains electricity, private water (spring), private drainage (septic tank), Calor Gas central heating.

Council Tax: Band A, Carmarthenshire County Council

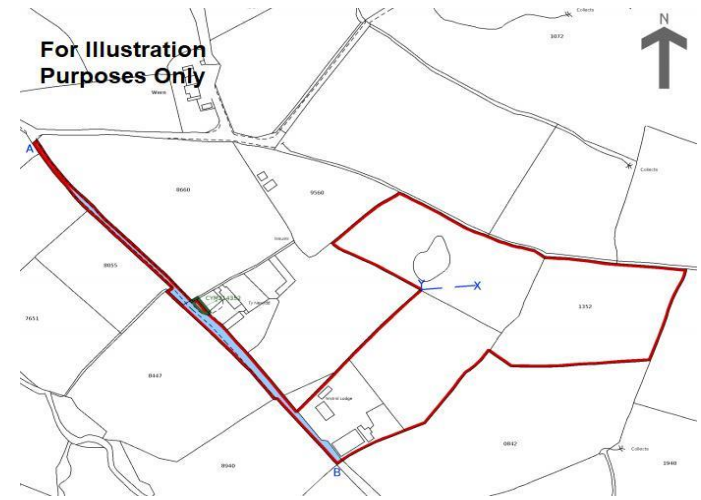
Directions

From Newcastle Emlyn, take the A475 Lampeter road for 14 miles going straight over the Horeb cross roads. In the village of Drefach turn right signposted towards Llanybydder and follow this road for 2 miles in to Llanybydder. At the T junction turn right going through Llanybydder. At the cross roads in the centre of Llanybydder go straight ahead and continue on, leaving Llanybydder. Continue on and you will then enter Ty Mawr village. Continue for a few hundred yards and you will see a bungalow on the left and then just after take the no through road which forks off left. Continue down here for half a mile, pass a couple of properties on the right and left and then the road splits in to two tracks, bear right here and Wistral Lodge is the 3rd property on the left.









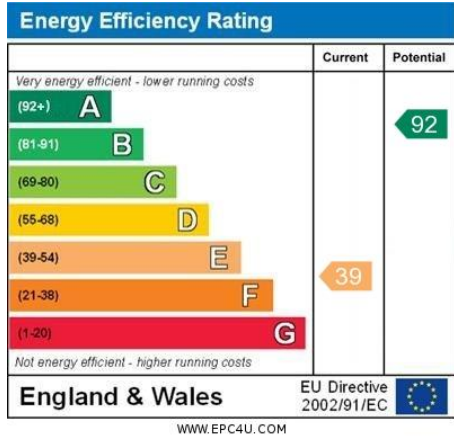
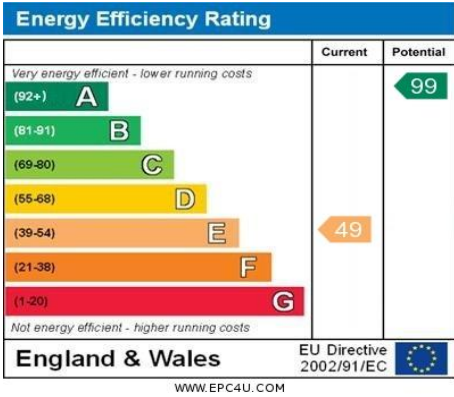


Main House & Annex



For identification purposes only.
Plan produced using PlanUp.

Wistral Cottage



These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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