



**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
14 Offices Across South Wales



**Bwlchbychan
Llanpumsaint
Carmarthen
Carmarthenshire.**

Offers In Region Of **£549,500**



- Traditional 4 Acre Country Smallholding & Equine Potential
- Considerable Charm & Character Of High Residential Appeal
- Lovely Rural Spot & No Immediate Neighbours
- Breathtaking Open Far Reaching Views
- An Ideal Get Away From It All Property
- Charming Detached 4 Bed Cottage & Original Features
- Traditional Farmstead Setting
- Useful Outbuildings & Stone Barn Having Conversion Potential
- 2 Paddocks Ideal For Horses, Sheep Etc

General Description

Delightfully positioned 4 acre (tbc) country smallholding of considerable charm and character, enjoying total privacy and seclusion commanding superb breath taking far reaching views. Character 4 bed cottage with original features and a range of outbuildings including stable block and paddocks. NO ONWARD CHAIN!

EPC Rating: F36

Viewing: **01267 230 645** Website: **www.ctf-uk.com** Email: **carmarthen@ctf-uk.com**

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Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Tel: **01267 230 645**

Email: **carmarthen@ctf-uk.com**

Web: **www.ctf-uk.com**

Llanpumsaint, Carmarthen, Carmarthenshire.

Property Description

An ideal opportunity to acquire a traditional Welsh smallholding of high residential appeal with equine potential, enjoying a lovely rural location set down its own private lane with no immediate neighbours. Comprises a charming renovated detached Welsh cottage retaining many character features including fireplaces, beamed ceilings, quarry tiled floors, pantry with slate shelves etc.

The accommodation provides 2 reception rooms in open plan style, kitchen/breakfast room leading to pantry room, utility and shower room. First floor provides 3 bedrooms and child's bedroom/study plus bathroom. Outside there is a traditional homestead providing ample car parking/turning area complimented with a range of outbuildings, mature rear gardens from which superb far reaching views can be enjoyed. Also included are 2 paddocks which are ideal for ponies, sheep and market gardening.

CTFRP

Entrance Porch

Stable type front entrance door to:

Open Plan Living/Dining Area (26' 08" x 14' 07") or (8.13m x 4.45m)

Attractive feature stone fireplace with wood burner stove, timber stairwell to first floor, 2 windows to front, step leading down to dining area with large inglenook style fireplace with beam over housing a Ray burn stove which runs the central heating system, domestic hot water system and cooking, attractive exposed stone walling, quarry tiled flooring, access to:

Kitchen / Breakfast Room (18' 01" x 6' 05") or (5.51m x 1.96m)

Galley style fitted kitchen with a contemporary range of base cupboards, single drainer sink unit with mixer tap, built in electric oven with ceramic electric hob and fitted hood over, plumbing for washing machine, radiator, double glazed rear entrance door, door to:

Pantry (8' 07" x 6' 02") or (2.62m x 1.88m)

Original slate slab shelving, tiled flooring, beamed ceiling, window to side.

Utility Area (7' 11" x 7' 03") or (2.41m x 2.21m)

Fitted base cupboards, sink unit with mixer tap, front entrance door, tiled flooring, plumbing for washing machine, radiator, door to:

Shower Room (7' 09" x 7' 03") or (2.36m x 2.21m)

Modern suite comprising Quadrant shower cubicle, WC, wash hand basin, radiator, window to rear, built in store cupboard.

First Floor Landing

Approached from the living area via timber stairwell, tongue and groove ceiling, timber flooring, doors to:

Bedroom 1 (14' 07" x 13' 04" Max) or (4.45m x 4.06m Max)

Attractive stone feature chimney breast, timber flooring, radiator, window to front.

Bedroom 2 (14' 04" x 6' 07") or (4.37m x 2.01m)

Window to front, timber flooring, part exposed stone walling, radiator.

Childs Bedroom (8' 06" x 5' 0") or (2.59m x 1.52m)

Window to front, timber flooring, ideal as study.

Bedroom 4 (13' 05" Max x 7' 04") or (4.09m Max x 2.24m)

Window to rear having lovely views, timber flooring, radiator.

Bathroom (11' 0" Max x 7' 02") or (3.35m Max x 2.18m)

Modern suite comprising bath, vanity unit with wash hand basin, WC, radiator, window to rear with lovely views.

Outside

The property is approached over a private lane of approx 140 yards leading over to the homestead with traditional yard area providing ample car parking/turning space. Good sized grounds and rear private garden with mature lawn and hedging, shrubs, patio areas with decorative stone being ideal for family entertainment and relaxing, from which stunning far reaching views can be enjoyed.

Outbuildings

The property is complimented with an useful range of outbuildings which are conveniently arranged nearby and comprise as follows:

Barn (30' 09" x 15' 02") or (9.37m x 4.62m)

Stone and slate construction, three stable type entrance doors, concrete floor, having excellent potential for conversion to holiday let/home office/studio etc (subject to the necessary planning consent required). Adjoining former Cart House 16'1 x 9'11 ideal for garaging.

STABLE BLOCK comprising

Purpose built block of timber construction divided into three boxes 12' x 10' with two adjoining tack/feed rooms 12' x 8' with outside concrete apron.

Open Fronted Implement Shed (48' 0" x 18' 0") or (14.63m x 5.49m)

Block and corrugated iron construction, ideal as tractor shed or garaging or further stabling.

Garage (16' 03" x 12' 09") or (4.95m x 3.89m)

Which adjoins the residence being open fronted.

Land

Which is conveniently located nearby the homestead, and is arranged in 2 easy working enclosures laid to healthy pastureland. . There is a wildlife pond located on the land, ideally suited for horses, sheep etc and market gardening. In total the land extends to some 4 acres (TBC).

Tenure

We are advised that the property is freehold.

Council Tax

The property is listed in band C.

Services

Mains electricity, private water and drainage.

Tenure

Freehold

Council Tax

C

Directions

Exit Carmarthen along the A484 towards Bronwydd, proceed on this road taking a right hand turn posted Gwili Railway. Continue on this road over the small bridge and proceed on leaving the village passing the Hollybrook public house on your right, Carry on for another 0.25 mile passing through the wooded area and take the next left turning signposted Llanpumsaint. Continue on this road for approx 0.9 mile until arriving at a small junction signposted Nebo. Take a left turning at the junction and carry on for 0.4 mile until arriving at the small hamlet of Nebo. Take a right turning opposite the chapel and carry on this lane for approx 0.4 mile bearing right at a bend (Penllwyn Uchaf Farm) and continue along another 0.3 mile where the lane leading down to the property can be seen on the right.

