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Spite House
Henllan Amgoed
Whitland
SA34 0SR

Offers In Region Of **£765,000**



- Superb 12.5 Acre Country Smallholding
- Private Yet Easily Accessible Location & Stunning Views
- Huge Equestrian Potential & Good Access
- Stunning Far Reaching Views Enjoyed
- Detached Spacious 5 bed (3 Bath) Family Home
- Excellent Range Of Modern Farm Buildings & Stables
- Productive Pasture Land & Stream Boundary
- Private Access Lane & Car Parking/Turning Areas
- Only 2 Miles From Whitland & A40 Trunk Road
- **** VIEWING ESSENTIAL TO FULLY APPRECIATE****



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.

General Description

A superb 12.5 acre country smallholding set in beautiful rural surroundings enjoying total privacy, with stunning far reaching open views. The property offers huge potential as an equestrian property, with excellent range of modern outbuildings being ideal for stabling or other animal housing. There is a detached 5 bed (3 bath) family home with large conservatory with mature gardens/patio to relax and enjoy, with productive pasture paddocks ideal for horses, sheep etc having good access. Easily accessible to Pembrokeshire coastline with lovely sandy beaches.

EPC Rating: D66

Henllan Amgoed, Whitland, Carmarthenshire.

Property Description

** SUPERB COUNTRY SMALLHOLDING OF CONSIDERABLE APPEAL & STUNNING FAR REACHING VIEWS** - A delightfully positioned country property set in approx. 12.5 acres of land having a peaceful rural location yet being easily accessible to amenities and facilities. The property occupies a very private spot with no near neighbours which viewing is highly recommended to fully appreciate what's on offer.

Comprises a superior detached 5 bedroom family home with lovely views enjoyed from some of the rooms, having being tastefully refurbished and upgraded providing large conservatory, 2 reception rooms, inner hall, side conservatory/boot room, modern luxury kitchen, utility room and downstairs bathroom. First floor provides 5 bedrooms (one en suite) and modern bathroom.

Outside the property is approached down over a private access lane of some 200 yards leading to spacious yard area with ample car parking/turning areas. Mature landscaped gardens/patio area to rear of house bordered by stream having a wonderful setting. There is an excellent range of agricultural farm buildings including a recently built 60' x 40' steel framed fully insulated barn being ideal for stables or other animal housing. The land is conveniently located surrounding the homestead in easily arranged paddocks being ideal for horses, sheep etc being adequately fenced and watered.

The property is located approx. 1.5 miles from the main A40 Carmarthen- Haverfordwest trunk road giving easy access to both the towns of Carmarthen and Haverfordwest as well as the beautiful Pembrokeshire coastline with lovely beaches.

CTFRP

Conservatory (23' 05" x 16' 0") or (7.14m x 4.88m)

Most spacious entrance room ideal for entertaining with family and friends with lovely views to one side, door to:

Living Room (24' 07" x 16' 02") or (7.49m x 4.93m)

Lovely cosy room accessed from the conservatory, attractive fire place with tiled hearth and wood burning stove providing a cosy atmosphere, door to:

Inner Hallway

Stairs to first floor, radiator, timber effect flooring, doors to:

Kitchen (20' 05" x 11' 0") or (6.22m x 3.35m)

Modern luxury fitted range of base and wall cupboards with sink unit, built in stainless steel double oven with hob and fitted hood over, fridge space, tiled surrounds, display plinth lighting, breakfast bar, lovely countryside views to side, door to:

Dining Room (18' 00" x 9' 07") or (5.49m x 2.92m)

Spectacular views across open countryside, potential downstairs bedroom for multi generational family living.

Side Conservatory/Porch (26' 04" x 6' 04") or (8.03m x 1.93m)

Running the length of the property being ideal as boot room/cloaks area, ideal place to enter the property after waking the dogs etc, door to Utility Room 11'5 x 8' with fitted wall cupboards, fridge space and tiled flooring.

Bathroom 1 (9' 09" x 8' 02") or (2.97m x 2.49m)

Modern luxury suite with bath and shower over, vanity unit with wash basin, WC, partly tiled walls, heated towel rail.

First Floor Landing (24' 05" x 7' 01") or (7.44m x 2.16m)

Radiator, doors to:

Master Bedroom (16' 02" x 16' 00") or (4.93m x 4.88m)

Two windows to rear with lovely views, radiator door to: En Suite Bathroom - 14'5 x 8'7 with modern suite comprising bath, shower cubicle, WC, wash basin.

Bathroom 2 (9' 09" x 7' 04") or (2.97m x 2.24m)

Modern luxury suite comprising P shaped bath with dual head shower over, vanity unit with wash basin, WC, fully tiled walls, heated towel rail.

Bedroom 2 (10' 10" x 10' 09") or (3.30m x 3.28m)

Currently used as office, radiator.

Bedroom 3 (10' 10" x 9' 08") or (3.30m x 2.95m)

Window to side with lovely views, radiator, built in wardrobe, radiator.

Bedroom 4 (14' 04" x 9' 04") or (4.37m x 2.84m)

Built in wardrobe, radiator, window to side with lovely views.

Bedroom 5 (18' 03" x 9' 08") or (5.56m x 2.95m)

Radiator, window to rear with super views.

Externally.

The property is approached over it's own private lane of approx. 200 yards which leads down to the yard area with ample car parking space. Mature sloping lawned garden to the side of the house being an ideal place to relax, enjoy and family entertaining with plenty of space for the children to play, with stream boundary at the bottom.

Excellent range of farm buildings on offer with 2 main ranges having dimensions of 48' x 30' each with concrete floor incorporating stables divided into 3 boxes, lockable office area, feeding shed with mezzanine are above, lambing shed, general animal housing all with power and lighting. Modern barn 60' x 40' steel framed and insulated panels, electric roller shutter door, ideal for stables or general purposes. Dutch barn/tractor shed 31' x 18' with lean to barn/quad shed 31' x 18' with adjoining pig and duck sheds.

The Land

Which is conveniently arranged around the homestead laid to productive level and sloping pasture paddocks suitable for equine or other livestock enterprises, hobby farming or potential camping site etc (subject to consent). In total extending to 12.5 acres (or thereabouts).

Broadband and Mobile phone

Mobile phone signal varies depending on network. Basic broadband is available in the area. Please check with your network provider for further information.

Services

Mains electricity and water, private drainage supply, oil fired central heating and double glazing.,

Tenure

Freehold

Council Tax

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Directions

From Carmarthen proceed on the main A40 dual carriageway for approx 15 miles by passing the town of Whitland. On leaving Whitland at the roundabout proceed on for approx 0.2 mile and take the next right turning signposted Henllan Amgoed. Continue up the small lane for approx. 1.5 miles and the lane leading down to the farm can be seen on the right.

