



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

Llysonnen Road Carmarthen Carmarthenshire.

Offers In Region Of **£699,999**



- Superb Country Property Set In 9 Acres Of Land
- Mid 19th Century Former Watermill & Stunning Views
- Delightful Tranquil & Secluded Idyllic Rural Spot
- Wildlife Paradise - Viewing Essential To Fully Appreciate
- Character Detached 4 Bedroom Family Home
- Extensive Grounds & Gardens & Ample Parking
- Large Lakes & Islands And Reed Beds
- Wildlife Reserve With Beavers, Kingfishers Etc
- Former Watermill Site & Derelict Buildings
- Meadow & Campsite Business Potential (STC)



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

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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

Ricketts Mill which comprises of a character 19th century former water mill enjoying a most peaceful secluded and tranquil location, surrounded by unspoilt open countryside, having a super idyllic rural valley setting. A detached 4 bedroom stone house set in approx. 9 acres of extensive grounds and gardens with large lakes, islands and reed beds, small jetty to relax and enjoy. There is a wildlife reserve lying between 2 rivers being a wildlife haven for dippers and Kingfishers etc. Also included is the former mill site with stone derelict remains.

EPC Rating: F36

Tel: **01267 230 645**

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

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

Llysonnen Road, Carmarthen, Carmarthenshire.

Property Description

**** VIEWING ESSENTIAL TO APPRECIATE THE WONDERFUL LOCATION **** - This stunning country property which is a 19th century former water mill enjoying total seclusion and tranquillity having a delightful idyllic rural valley setting. The property benefits from 9 acres of land including extensive grounds and gardens with water meadows, large lakes with jetty to relax and enjoy, wildlife reserve with an abundance of wildlife present including otters, dippers, set in the confluence of both the Cywyn and Cynnen Rivers with sewin and trout. Also included is a fenced beaver reserve with an established family of Beavers!

The mill house adjoins a quiet country lane, which offers spacious family sized accommodation with many character features, and the accommodation briefly comprises hallway, modern bespoke fitted kitchen/dining area, 2 reception rooms, utility, cloakroom and 4 bedrooms one with en-suite facility and family bathroom.

Externally there are extensive grounds with ample car parking on the former mill site across the roadway with a range of buildings including a former cowshed, hay barn (both in need of repair), garage and garden shed. This is the perfect property for the wildlife enthusiast with superb potential to expand into the holiday business with areas available for campsites (subject to the necessary planning consents), or if you are looking for the perfect get away from it all property where you can watch the stunning array of bird life the area attracts as well as the beavers. The property is easily accessible being only 6 miles from the market town of Carmarthen and the dual carriageway with the Pembrokeshire coastline within easy travelling distance with beautiful sandy beaches. CTRP

Entrance Hall

Front entrance door, timber effect flooring, stairs to first floor, doors to:

Reception Room (14' 05" x 10' 04") or (4.39m x 3.15m)

Exposed stone walling to one side with fireplace housing a wood burner stove, radiator, exposed beam ceiling, window to front.

Kitchen/Dining Room (14' 05" x 13' 09") or (4.39m x 4.19m)

Modern fitted bespoke range of base, wall and larder cupboards, breakfast bar with drawers, deep bowl sink unit with cooker boiling hot water tap, waste disposal unit, built in electric oven with ceramic touch hob with chimney hood over, built in fridge and freezer, wall mounted radiator, timber effect flooring, dishwasher, double aspect windows, exposed beams, under stair storage space, under floor heating, door to:

Side Entrance Hall

Stable type entrance door, radiator, timber effect flooring, door to:

Utility Room (11' 07" x 11' 06") or (3.53m x 3.51m)

Range of modern fitted base and tall larder cupboards, sink unit with boiling hot mixer tap, oil fired boiler, plumbing for washing machine, built in fridge and freezer, radiator, door to separate WC with radiator.

Living Room (16' 02" x 15' 04") or (4.93m x 4.67m)

Most spacious room with radiator, French doors to garden, connecting door to reception room.

First Floor Landing

Access to loft space and airing cupboard, doors to:

Bedroom 1 (17' 02" x 11' 08"Min Min) or (5.23m x 3.56m Min)

Range of fitted wardrobes and matching bedside cabinets, chest of drawers with window seat, door to: En suite shower Room with shower cubicle, vanity unit, WC, radiator.

Bedroom 2 (14' 04" x 10' 05") or (4.37m x 3.18m)

Double aspect windows with lovely views overlooking ponds, radiator, wash basin.

Bedroom 3 (16' 07" x 7' 09"Max Max) or (5.05m x 2.36m Max)

L shaped room with 2 windows to front with lovely views, radiator, wash basin.

Bedroom 4 (9' 10" Max x 15' 03") or (3.00m Max x 4.65m)

With restricted headroom having sloping ceiling, radiator, Velux style window, timber effect flooring.

Bathroom (10' 04" x 6' 02"Max Max) or (3.15m x 1.88m Max)

Modern suite comprising bath with shower over and folding screen, WC, fitted store cupboards with wash basin, heated towel rail.

Outside

The property is set within extensive grounds and gardens with walled front, side paved sun terrace and spacious grounds laid to mature lawn areas where you can enjoy the views over the lakes and ideal children's playground, dogs etc. Summer house with timber garden shed and green house.

The Land

The 9 acres of land comprises of:

Former Mill Site

The former mill has been demolished but the stone remains on site which could be used in the former cowshed that is in need of repair, having potential to convert into additional accommodation, workshop or studio (subject to the necessary planning consent). The site is connected to the sewerage which will be a shared septic tank and there is mains electric on site. There is also ducting in place for internet/telephone connections under the road. Also included adjacent on the same side is a 2 Bay Hay barn (in need of repair) together with good off road parking area for several cars, caravans etc.

The Meadow

Which is mostly level in nature with approx. half an acre located just off the council road, and runs down to the river. Lock up garage, precast concrete construction and power connected with a large concrete hard standing area.

This area would make an ideal small camp site etc (subject to consent), orchard or vegetable plot.

The Wildlife Reserve

The reserve lies between two rivers which has otters, dippers, kingfishers, brown trout and sewin.

The ponds were extended several years ago to create islands and reed beds, planting willow, birch, hazel and other species.

The 9 acres enclosure is surrounded by a predator-proof ring fence, fisherman's hut between the lakes with septic tank and power supply. The beavers have made their lodge on an island opposite the house.

Broadband and Mobile phone

Mobile phone signal varies depending on network. Broadband is available in the area. Please contact your provider for further information.

Services

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

Tenure

Freehold

Council Tax

E

