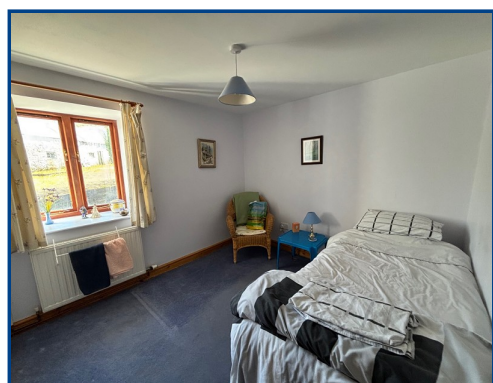


**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

Gelli Bevan Gwynfe Llangadog Carmarthenshire

Price **£595,000**



- An attractive Smallholding of just under 15 Acres
- Detached 7 Bedroom House Incorporating Potential for a 3 Bedroom Annexe/Holiday Let
- In the Brecon Beacons National Park in a peaceful & rural location
- Fabulous Views over the surrounding area
- Ideal Equestrian Opportunity
- Range of Outbuildings
- Oil Central Heating
- EPC: F34



Viewing: **01558 823 601** Website: **www.ctf-uk.com** Email: **llandeilo@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

Set in a peaceful rural location on the edge of the Black Mountain in the Brecon Beacons National Park with stunning views over the surrounding area. This attractive smallholding comprising a period detached 7 bedroom house which lends itself to incorporate a self contained 3 bedroom annexe. There is a useful range of outbuildings to include a stone barn and in all just under 15 acres of land or thereabouts. Ideal for multi generational living.

EPC Rating: F34

Tel: **01558 823 601**

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

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

Gwynfe, Llangadog, Carmarthenshire.

Property Description

This period farmhouse is of traditional construction under a slated roof with an abundance of original features that include the large inglenook fireplace, flagstone and quarry tiled floors, beamed ceilings and original doors etc. The property has 7 bedroom accommodation to include the 3 bedroom annexe in the converted attached outbuilding. Ideal for multi generational living/annexe and holiday subject to the necessary planning consents.

Externally the property stands in just under 15 acres with a useful range of outbuildings and a detached stone barn which would be ideal for further accommodation subject to the necessary planning consents.

Set in a peaceful location situated in the Brecon Beacons National Park on the edge of the village of Gwynfe with Llangadog within easy motoring distance with shopping facilities for day to day requirements, doctors surgery, junior school, public houses and station on the heart of Wales line from Shrewsbury to Swansea. The market town of Llandeilo is approximatey 7 miles distant which offers more comprehensive shopping, schooling and leisure facilities. The A40 trunk road gives good road access to other market towns of West Wales. The capital city of Cardiff is about 70 miles away. There are good road links down to the M4 Motorway at Pont Abraham which gives good access to the rest of the country. The area is a well known tourist destination with attractions that include Carreg Cennen, Dynevor and Dryslwyn Castles, Aberglasney Gardens and the National Botanical garden of Wales are all within easy reach.

The accommodation comprises entrance porch, lounge, dining room, breakfast room, kitchen, Inner Lobby, 4 bedrooms, ensuite and family bathroom together with a potential annexe comprising Kitchen/utility, hallway, shower room, bedroom, reception, first floor lounge/bedroom and further bedroom.

CTFRL

Entrance to;

Door to:

Entrance Porch

Flagstone floor.

Door to:

Lounge (20' 2" x 15' 11") or (6.15m x 4.86m)

With Ingle hook feature fireplace with wood burning stove, beamed ceiling, radiator. Window to front, TV point, open balustrade staircase to first floor and part flagstone floor.

Dining Room (16' 2" x 11' 11") or (4.92m x 3.62m)

Ornate quarry tiled floor, sash window to front, radiator, open fire with slate fire surround and hearth, beamed ceiling and wall lights.

Breakfast Room (12' 3" x 8' 6") or (3.73m x 2.59m)

Radiator, window, flagstone floor, door, beamed ceiling and natural stone wall.

Kitchen (15' 0" x 8' 6") or (4.58m x 2.58m)

With a range of wall, base, display and drawer units with fitted worktops. Cooker space with extractor hood above, 2 windows, part tiled walls, boarded ceiling and Stanley heating and cooking range. Double sink and drainer with mixer tap, plumbing for dishwasher and shelving. Flagstone floor.

Lobby

Door to side

Stairs to first floor.

Landing with stone washed wall, access to roof space, open balustrade and built in alcove.

Bedroom 1 (16' 4" x 13' 4") or (4.99m x 4.06m)

Alcove, sash window, radiator and ceiling beams.

En Suite

With low level wc and pedestal wash hand basin. Space for shower unit.

Bedroom 2 (10' 6" x 6' 5") or (3.20m x 1.96m)

Sash window, radiator and borrowed light from landing.

Bedroom 3 (16' 4" x 11' 10") or (4.99m x 3.61m)

Sash window and access to roof space. Built in safe and radiator.

Inner Landing

Window, radiator and panelled walls. Access to roof space.

Bedroom 4 (10' 10" x 9' 2") or (3.31m x 2.80m)

Window, panelled walls, radiator and panelled ceiling.

Bathroom (14' 11" x 8' 6") or (4.55m x 2.59m)

Panelled bath, low level WC and pedestal wash hand basin, panelled ceiling and window. Hot water tank, radiator and built in cupboard.

Annexe

Door from Inner Lobby to this potential annexe area which is incorporated within the accommodation for the main house but would lend itself in providing a 3 bedroom self contained annexe/holiday let with separate access from the front (subject to the necessary planning consents).

Utility/Kitchen (16' 8" x 8' 0") or (5.08m x 2.43m)

With single drainer sink unit and mixer tap, base and wall units, part tiled walls and tiled floor. Double glazed window and appliance space.

Hallway

Open balustrade stairs to first floor, door to front, tiled floor, coat hooks, radiator. Tiled floor.

Bedroom 5 (10' 0" x 8' 1") or (3.06m x 2.47m)

Radiator and double glazed window.

Shower Room (8' 1" x 5' 10") or (2.47m x 1.79m)

Pedestal wash hand basin, shower enclosure with electric shower and low level WC. Radiator and tiled floor.

Reception Room. (21' 9" x 14' 4") or (6.62m x 4.38m)

2 double glazed windows and door to side. Radiator.

Stairs to first floor.

Landing

Sky light, radiator, open balustrade and access to roof space.

Bedroom 6 (12' 6" x 11' 10") or (3.82m x 3.61m)

2 sky lights and radiator.

Living Area/Bedroom 7 (19' 7" x 0' 0" x 12' 8") or (5.96m x 0.0m x 3.85m)

4 sky lights, double glazed window and radiator.

EXTERNALLY

The property is approached along a private driveway with a range of outbuildings and yard area with ample parking and turning space.

To the front of the property is a enclosed garden comprising lawned garden with dwarf walling and an abundance of shrubs, borders, trees and bushes.

Rear garden with stunning views over the surrounding area

Greenhouse and oil tank.

There is range of dilapidated corrugated buildings.

The Land

In all the property extends to just under 15 acres of gently sloping land, woodland and naturalised areas with a stream and a range of outbuildings.

Corrugated Store (22' 4" x 11' 7") or (6.80m x 3.54m)

Stone Barn (21' 3" x 15' 5") or (6.48m x 4.70m)

Stone barn ripe for further accommodation subject to the necessary planning consents. Dilapidated barn to the rear.

Attached Cart House (22' 4" x 7' 7") or (6.81m x 2.31m)

Cowshed (33' 7" x 15' 3") or (10.23m x 4.66m)

With Concrete stalls.

Store/Workshop (10' 0" x 6' 6") or (3.05m x 1.98m)

Concrete block and corrugated roof.

Corrugated Garage (20' 2" x 13' 0") or (6.15m x 3.97m)

Power light

Storage Building (13' 0" x 11' 8") or (3.97m x 3.56m)

Sheep Shed (54' 8" x 21' 5") or (16.66m x 6.54m)

Corrugated barn bon + lean to, concrete block

Lean To (44' 6" x 14' 0") or (13.56m x 4.26m)

Open Fronted Barn (73' 11" x 28' 7") or (22.54m x 8.70m)

Attached dilapidated cubicle shed.

