



Sugar Loaf Cottage, Llandovery,
Carmarthenshire, SA20 0LP



- * A Charming Detached Equestrian Smallholding Set In Approximately 7 Acres *
- * 3 Bedrooms, 2 Reception Rooms, Kitchen, Utility, Bathroom & Shower Room *
- * Extensive Range Of Useful Modern & Traditional Outbuildings *
- * Stable Block With Easy Access To Paddocks *
- * Easy Access From the A483 *
- * Located Approximately 6 Miles From The Market Town Of Llandovery *

GUIDE PRICE £650,000

Description Sugar Loaf Cottage is a charming rural property set in approximately 7 acres of land with an extensive range of outbuildings. The property is conveniently located just off the A483 trunk road, 6 miles from the market town of Llandovery. The area is almost entirely agricultural or forestry based and is particularly well endowed with wildlife. It is ideal for bird watching, walking, fishing and other country pursuits.

The farmhouse which has been well kept by the current owners includes all that could be expected of a family home and comprises; living room, dining room, kitchen, utility and shower room to the ground floor leading to 3 bedrooms and bathroom to the first floor. The wide range of modern and traditional outbuildings could be a benefit to many with the current owners running businesses from the useful outbuildings. This property could also be utilised as an equestrian property with the addition of stables and tack room.

The market town of Llandovery offers comprehensive shopping facilities including public houses/restaurants, cafes, post office, ice cream parlour, patisserie, cottage hospital, doctors surgery, swimming pool and supermarket just on the outskirts of town with junior school and Llandovery College in the private sector.

The main residence comprises as follows:

Entrance/Dining Room 16' 0 x 13' 0 with triple aspect windows, recess lighting and radiator, door to:

Living Room 19' 09 x 15' 06 max with log burner in brick surround and tiled hearth with mantel over. Beamed ceiling. Triple aspect windows. Stairs to first floor.

Kitchen 19' 07 x 7' 09 with floor and eye level drawers and cupboards. Leisure Cookmaster 101 range with 5 ring gas hob and hot plate. Ceramic sink and drainer. Part tiled walls. Integral dishwasher. Indesit fridge freezer. Beamed ceiling. Radiator. Boiler. Door to utility room.

Utility Room 11' 10 x 7' 0 with floor level cupboards. Stainless steel sink and drainer. Part tiled walls. Plumbing for washing machine. Extractor fan. Radiator. Door to rear.

Shower Room 11' 09 x 5' 03 with walk-in shower. Pedestal wash hand basin. Low level wc. Part tiled walls. Extractor fan. Radiator.

Landing

First Floor

Bedroom 1 13' 07 x 12' 07 with panelled ceiling. Radiator.

Bedroom 2 13' 04 x 6' 11 with access hatch to roof space. Panelled ceiling. Radiator.

Bedroom 3 9' 07 x 7' 11 with radiator.

Bathroom 7' 10 x 7' 02 with part panelled part respatex walls. Low level wc. Pedestal wash hand basin. Panelled bath with shower attachment. Storage cupboard. Radiator.

Externally To the side of the property is a gravelled area with off road parking for several vehicles and leads to the various outbuildings. To the front is a lawned

garden stretching to the side. To the rear of the property is an enclosed courtyard laid to patio leading to newly added seating area and water feature. The land can also be accessed from the main yard along with gated access from the stable block. Hidden behind the house is the

Home Gym 23' 11 x 16' 0 of irregular shape with dual aspect windows. Electricity connection and sockets.

Barn with Mezzanine 42' 10 x 29' 08 an immaculate barn of steel framed construction and concrete floor. Up and over roller shutter doors. Electricity and sockets. Ladder available to access mezzanine currently used for storage.

Dutch Barn with Lean To to either side. Concrete floor with part block walls and profile sheet roof. Electricity connection.

2 Full Size Stables and **2 Half Size Stables** Of timber construction with concrete floors and profile sheet roofs.

Poly Tunnel

Workshop 31' 09 x 12' 08 of timber construction. Electricity and sockets.

Workshop 38' 10 x 15' 08 formerly a cow shed of timber construction with concrete floor. Log burner. Electricity and sockets. Store cupboard to side. Door to

Additional Workshop 39' 05 x 22' 10 With door to side. Electricity and sockets.

Garage with Car Port of timber construction with profile sheet roof, concrete floor, electric roller shutter door. Electricity and power points.

Kennels 29' 11 x 11' 07 with **Garden Shed** to one side and **Lean To** to the other side of timber construction with profile sheet roof and concrete floor.

Broadband & Mobile Phone Standard broadband is available in the vicinity with direct fibre broadband into the property and the mobile phone signal in the area is deemed to be good.

Services With private water supplies being bore hole with back-up well, mains electricity, private drainage. Central heating by means of LPG Gas fired boiler. Fibre broadband.

Viewing Strictly by appointment please through the selling agents Messrs Clee Tompkinson & Francis through whom all negotiations should be conducted. Please contact our Llandovery Office (01550) 720440.

Local Authorities Carmarthenshire County Council, District Offices, 3 Spilman Street, Carmarthen, SA31 1LE. Tel: (01267) 234567.

Council Tax Band F

VIEWING: CONTACT THE AGENTS: Llandovery Office

Tel: 01550 720 440

E-Mail: llandoverly@ctf-uk.com Web Site: www.ctf-uk.com

Property Misdescriptions Act 1991

All dimensions are approximate and for guidance purposes only. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not tested any services nor the central heating system.

Professional Services

Our 12 Chartered Surveyors based at our offices in Powys, Herefordshire, West Glamorgan and Carmarthen, value and survey all types of property including RICS Home Buyers Reports and structural surveys for house buyers. Our Chartered Surveyor Department can advise upon the preparation of plans, grants, building regulations and planning applications.

MORTGAGE SERVICES - In order to assist our customers we offer a confidential mortgage advisory service without obligation or charge. This service is available by appointment in any of our offices

