

An aerial photograph of a rural property. The central feature is a white, two-story house with a grey slate roof and a small porch. To the left of the house is a large, dark-roofed barn. To the right is a smaller, light-colored outbuilding. A paved driveway leads from the right side of the property towards the house. The property is surrounded by lush green fields and mature trees. In the background, another large barn is visible. The overall scene is a peaceful, rural landscape.

Glannant, Capel Isaac, Llandeilo,
Carmarthenshire, SA19 7UF.



- * A Well Presented Traditional Farmhouse Arranged Over 3 Floors & Set In Approximately 56 Acres ***
 - * 5 Bedrooms (1 En-Suite), 3 Reception Rooms, Kitchen/Diner, Utility, Office & Bathroom ***
 - * Useful Range Of Traditional & Modern Outbuildings ***
 - * Including Carhouse With Mezzanine, Former Dairy & General Purpose Cow & Sheep Shed ***
 - * Ample Off Road Parking, Patio Area & Orchard ***
 - * Tranquil Setting Located Approximately 5 Miles From The Popular Town Of Llandeilo ***

GUIDE PRICE £750,000

Description A well presented traditional farmhouse arranged over 3 floors and set in approximately 56 acres in total in a beautiful rural location approximately 5 miles from the popular town of Llandeilo, in an area almost entirely agricultural or forestry based. The area around is particularly well endowed with wildlife and is ideal for bird watching, hill walking, fishing and other country pursuits in this beautiful area.

The property has been updated by the current owners with the addition of an extension to the rear and offering a substantial family home which comprises; kitchen/diner, living room being triple aspect with fine views to the rear, dining room, sitting room and wc to the ground floor leading to 5 bedrooms, 1 en-suite and bathroom to the first floor. The property also benefits from a useful basement level with utility and office space.

On the main yard there is a range of useful outbuildings including former dairy and former carhouse leading to former cowsheds. Across a small country road is a larger general purpose shed formerly used for cattle and sheep housing and dutch barn. Surrounding the property is approximately 56 acres of level and sloping pasture land.

The town of Llandeilo offers comprehensive shopping facilities including public houses/restaurants, cafes, post office, butchers, chemist, doctor's surgery, supermarket, primary schools and senior school. The larger town of Carmarthen lies approximately 14 miles away and offers a wider range of facilities.

The accommodation comprises as follows:

Entrance Porch 12' 7 x 7' 5 room of irregular shape. With floor and eye level drawers and cupboards. Tiled floor.

Kitchen/Diner with a range of floor and eye level drawers and cupboards, oil fired Rayburn Royale, Creda double oven with 4 ring electric hob. Stainless steel sink and drainer. Plumbing for washing machine. Part tiled walls and tiled floor. Radiator. Dual aspect windows.

Rear Hallway with radiator.

Separate Toilet with low level wc, pedestal wash hand basin, part tiled walls. Radiator.

Living Room 20' 4 x 21' 4 a beautiful family room with triple aspect windows and 3 sets of double doors to patio area and balcony overlooking wonderful views of the surrounding countryside. 2 radiators. Recess lighting.

Dining Room 16' 6 x 12' 7 with former stone fireplace with oak bressummer over. Beamed ceiling. Access to kitchen and double doors to Sitting Room.

Sitting Room 16' 1 x 14' 6 with feature stone wall with log burner and mantel over. 2 radiators. Staircase to first floor.

First Floor

Split Landing with access hatch to roof space.

Bedroom 1 17' 2 x 11' 3 with underfloor heating. Storage cupboard.

En-Suite Shower Room with low level wc, pedestal wash hand basin and shower cubicle. Heated towel rail. Recess lighting. Tiled walls and floor.

Bedroom 2 7' 6 x 7' 4.

Bedroom 3 13' 1 x 8' 3 with walk in wardrobe. Radiator.

Bedroom 4 22' 1 max x 9' 7 measurement includes wardrobe. Dual aspect windows. Radiator.

Bedroom 5 13' 4 x 10' 3 with dual aspect windows and radiator.

Bathroom 8' 4 x 7' 3 with panelled bath, low level wc, pedestal wash hand basin and shower cubicle. Radiator. Tiled floor and walls.

Basement

Utility Room 20' 9 x 9' 9 with Belfast sink, plumbing for washing machine and Worcester oil fired combi boiler. Radiator. Door to rear.

Office 21' 1 x 10' 0 with radiator.

Externally The property is approached just off a minor country road with the main property and a small range of outbuildings with a larger cattle and sheep shed across the road. To the front of the property is a patio area leading to balcony area overlooking the surrounding countryside. The outbuildings comprise as follows;

Former Carthouse 25' 0 x 16' 3 of stone construction and slate roof with mezzanine floor. To the rear of the property is a **Former Cowshed** 30' 4 x 17' 2 of block construction and corrugated roof. **Machinery Shed** 29' 5 x 27' 6.

Adjacent to the main property is a **Former Dairy** 30' 0 x 16' 6 of stone and slate construction. Further **Shed** 32' 2 x 16' 0 leading to smaller **Storage Shed** measuring 8' 4 x 6' 2. To the front of the dairy is a **Pump Shed** with electricity and lighting and water filtration system.

Across the road from the main property is a useful **General Purpose Shed** measuring 60' x 40' formerly a split cubicle cow and sheep shed of part block and profile sheet construction with water and electricity connected. **Dutch Barn** of part block construction with **Lean To** to side.

Land The land extends in all to approximately 56 acres. The land is neatly split into 2 blocks and divided by a minor country road giving good access.

Services With mains electricity, private water and drainage, Oil fired central heating. Underfloor heating in Bedroom 1 & En-Suite.

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

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.

VIEWING: CONTACT THE AGENTS: Llandovery Office
Tel: 01550 720 440 E-Mail: llandover@ctf-uk.com Web Site: www.ctf-uk.com

Property Misdescriptions Act 1991

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Professional Services

Our 14 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

