



Penybanc Farmhouse, Llanwrda,  
Carmarthenshire, SA19 8ER.





- \* A Well Maintained Detached Property With Annexe Set In 1.2 Acres \*
- \* 3 Bedroom (1 En-Suite) House With Kitchen/Diner, 3 Reception Rooms, Utility & Bathroom \*
- \* 2 Bedroom Annexe With Living Room, Kitchen/Diner & Bathroom \*
- \* A Range Of Useful Traditional Outbuildings \*
- \* Wonderfully Kept Gardens Including Ponds, Greenhouse & Summer Houses \*
- \* Tranquil Setting With Spectacular Views Located Approximately 4 Miles From The Market Town Of Llandovery \*

GUIDE PRICE £745,000

**Description** If you are looking for peace and quiet this 3 bedroom farmhouse and 2 bedroom annexe is just for you. This charming rural property is set in approximately 1.2 acres of immaculate gardens and located in a fine position enjoying ever changing views. The area is almost entirely agricultural or forestry based and is particularly well endowed with wildlife. It is ideal for bird watching, walking and other country pursuits.

The main farmhouse includes all that could be expected from a traditional and spacious family home with the main residence comprising; living room, dining room, study, kitchen/diner, utility and cloakroom to the ground floor leading to 3 bedrooms (1 en-suite) and bathroom to the first floor. The main house is connected to the annexe through the kitchen and can also be accessed separately and comprises; 2 bedrooms, kitchen/diner with mezzanine floor over, living room and bathroom. Externally there is a gravelled courtyard leading to a range of useful traditional outbuildings surrounded by beautiful gardens.

The market town of Llandovery lying approximately 4 miles away and 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 Hall** with beamed ceiling. Tiled floor. Radiator.

**Cloakroom** 5' 6 x 4' 1 with low level wc and wash hand basin. Radiator. Tiled floor and part tiled walls.

**Study** 15' 4 x 10' 9 with beamed ceiling. 2 radiators.

**Living Room** 15' 4 x 14' 5 max with feature inglenook fireplace with former bread oven and former stone staircase to first floor which is now not in use. Log burner and slate hearth. Dual aspect windows. Beamed ceiling. Radiator.

**Entrance Hall** Staircase to first floor. Door to rear. Radiator.

**Dining Room** 16' 6 x 12' 2 with former fireplace and tiled hearth. Dual aspect windows. Radiator.

**Kitchen/Diner** 27' max x 10' 9 with a range of floor and eye level drawers and cupboards. Stainless steel double sink set in granite worktops, Rangemaster 5 ring gas hob with hotplate and extractor fan over. Integral dishwasher and integral fridge/freezer. Double doors to rear. Tiled floor and part tiled walls. 2 radiators. Double doors to front garden.

**Utility Room** 9' 7 x 6' 3 with floor and eye level cupboards. Stainless steel sink and drainer. Tiled floor and part tiled walls. Worcester oil fired boiler. Door to the rear of the property.

**First Floor**

**Landing** With access hatch to roof space. Radiator.

**Bedroom 1** 16' 7 x 9' 9 with built in cupboards, beamed ceiling and velux window. Radiator.

**Bedroom 2** 10' 8 x 6' 3 with beamed ceiling and storage cupboards. Radiator.

**Bathroom** 11' 8 x 7' 3 with low level wc, pedestal wash hand basin and bidet. Panelled bath and shower cubicle. Beamed ceiling. Velux window. Storage cupboard. Radiator.

**Bedroom 3** 15' 0 x 14' 1 measurement includes en-suite. With beamed ceiling, built in wardrobes, and 2 velux windows. Access hatch to roof space. Radiator.

**En-Suite Shower Room** 5' 9 x 3' 5 with shower cubicle, low level wc, pedestal wash hand basin, velux window, respatex walls and heated towel rail.

**Annexe** Connected to the main farmhouse is a delightful 2 bedroom annexe which also has its own separate access if needed with potential for extended family or holiday lets and comprises;

**Kitchen/ Diner** 17' 5 x 14' 7 with a range of floor and eye level drawers and cupboards and stainless steel sink and drainer. 4 ring electric hob with oven and extractor over. Integral fridge/freezer. Plumbing for washing machine. Door to rear garden. Dual aspect windows. Storage cupboard with Worcester oil fired boiler and hot water tank. Staircase to mezzanine floor above currently used as additional living space.

**Bathroom** 11' 11 x 5' 5 with a walk-in shower and steam room. Panelled bath, low level wc and wash hand basin in vanity unit. Part tiled walls. Extractor fan. Radiator.

**Bedroom 1** 10' 2 x 9' 1 with radiator.

**Bedroom 2** 10' 6 x 9' 3 with a beamed ceiling. Radiator.

**Entrance Hall** 8' 3 x 8' 1 with timber flooring, beamed ceiling, velux window, radiator and a door to the front of the property.

**Living Room** 18' 0 x 16' 1 with a pellet stove and slate hearth. Vaulted panelled ceiling and exposed beams. Feature stone walls and velux windows. Connection to main farmhouse.

**Externally** The property is reached by a short drive and sits in approximately 1.2 acres of beautifully maintained gardens. Upon approaching the property you reach a pretty gravelled courtyard surrounded by the property, annexe and carhouse offering off road parking for several vehicles. The gardens surrounding the property are a gardeners dream which have been lovingly created and maintained by the current owners who have comprised a short list below of some of the plants included; Roses - bush shrub, climbing and rambling, Hydrangea, Rhododendrons, Tamarisk, Weeping Cherry, Witchhazel, Azaleas, Cytisus Broom, Weeping Copper Beech, Deutzia, Japonica, Buddleia, Weeping Silver Pear, Acers, Clematis, Hollies, Heathers, Hostas and Spring Bulbs. Also included at the property are 2 wildlife ponds, vegetable garden, greenhouse, summer gazebo and beautiful summer house.

**Outbuildings** The property benefits from a range of useful outbuildings on the main yard which could be redeveloped subject to planning permission which includes; **Stone and Slate Barn** measuring 30' 8 x 18' 2 with concrete floor, double doors to front and rear and electricity and lighting. **Carhouse** 18' 3 x 18' 2 with cobbled floor, electricity, lighting and water connected. Stairs to **Former Granary** 18' 3 x 17' 5 with restricted headroom including low level wc, hand basin and extractor fan. 2 Velux windows. To the side of the Barn is a useful outside **Ty Bach and Shower Room** with low level wc, wash hand basin, shower and extractor fan.

**Broadband & Mobile Phone** Standard broadband is available in the vicinity and the mobile phone signal in the area is deemed to be good.

**Services** With mains water and electricity. Private drainage. Oil fired central heating supplying main farmhouse and annexe.

**Viewing** Strictly by appointment please through the selling agents Messrs Clea 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 G

**VIEWING: CONTACT THE AGENTS: Llandovery Office**  
**Tel: 01550 720 440 E-Mail: [llandover@ctf-uk.com](mailto:llandover@ctf-uk.com) Web Site: [www.ctf-uk.com](http://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



