



The Granary, Login, SA34 0TJ

Offers In The Region Of £495,000

A sensational detached barn conversion, offering exceptional accommodation with glorious character features and a first class finish, situated in a wonderful countryside setting, down a private shared track, on the outskirts of Login village. This remarkable property boasts 3 generous bedrooms with 2 en-suites and a wow factor open-plan living space with vaulted ceilings, exposed A-frame beams, wood burning stove, a bespoke kitchen with granite worksurfaces and classic Aga cooker (a quaint essential part of any country kitchen). Externally there is a detached workshop/double garage with hobby room above, a gated gravel driveway and gardens to both the front and rear which are beautifully kept and full of colourful cottage flowers and plants, raised beds, greenhouse etc. This truly is a special unique property which must be seen!

Situation

The property is situated down a private shared track in an area surrounded by rolling fields and countryside, approximately 1.3 miles from the small country village of Login, 3.3 miles from the village of Llanfallteg which has a public house and 2.6 miles from the village of Llanboidy which has a local shop/post office and primary school. The town of Narberth is approximately 9 miles distant, St Clears town is approximately 8 miles distant, Carmarthen town is approximately 20 miles distant and the South coastline is approximately 17 miles distant with a choice of beaches and seaside resorts to enjoy.

Accommodation

Double glazed double doors open into:

Entrance Hallway



Travertine tiled flooring, stairs rise to first floor bedroom 3 with built in under stairs storage cupboard, painted stone walls, bespoke wooden latched doors open to:

Cloak Room



Comprising a W.C, wash hand basin set in a vanity storage cupboard, continuation of tiled flooring.

Utility



Fitted wall and base storage cupboards, porcelain Belfast sink, granite worksurfaces, plumbing for washing machine and space for tumble dryer, integrated fridge/freezer, double glazed window and external French doors to rear garden, continuation of tiled flooring, fitted cupboards housing the hot water cylinder and underfloor heating controls. The under floor heating is a wet system and runs throughout the entire ground floor accommodation, with the upstairs benefitting from conventional radiators.

Open Plan Kitchen/Dining/Living Room



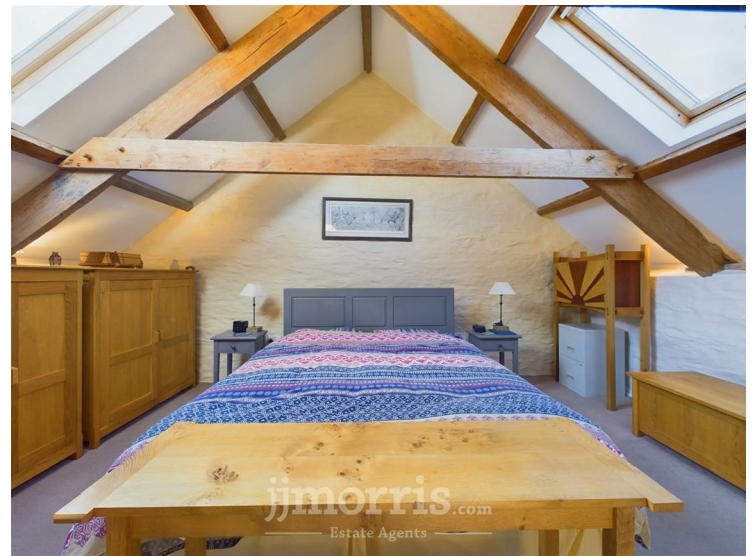


microwave and warming draw, plus an integrated column fridge. There is also a centre piece range Aga providing additional cooking facilities. In the middle of the kitchen is a large matching Island with fitted storage cupboards, breakfast bar seating and incorporated Neff electric hob and oven. The room continues to a dining area and then onto the living room area where there are double glazed windows and external doors to both front and rear elevations leading out into the gardens, continuation of tiled flooring throughout and a wood burning stove fireplace. Wooden latched door opens to:

Inner Hallway

With stairs rising to Bedroom 1 and stairs lowering down to lobby area with double glazed external doors to front garden and wooden latched door to Bedroom 2.

Bedroom 1



A breath taking open plan room with incredible light and space, vaulted ceiling and exposed A-frame beams. Within this magnificent large room there is a bespoke fitted kitchen with granite worksurfaces, porcelain Belfast sink, integrated Neff appliances comprising a coffee machine,

A beautiful room with vaulted ceiling and exposed A-frame ceiling beams, Velux ceiling windows, radiators, walk in wardrobe and storage cupboard, wooden latched door to:

En-Suite



Comprising a free standing bath with mixer shower and tap over, W.C, pedestal wash hand basin, tiled flooring, semi-vaulted ceiling with exposed A-frame beams, Velux ceiling window, heated towel radiator, walk-in large shower enclosure with tiled walls and LED mood lighting.

Bedroom 2



Double glazed external doors to front garden and double glazed window to rear, tiled flooring, wooden latched door to:

En-Suite



Comprising a freestanding bath, pedestal wash hand basin, W.C, walk in showering enclosure with tiled walls and LED mood lighting, tiled flooring, frosted double glazed window to rear.

Bedroom 3



Another large room with vaulted ceiling and exposed A-frame beam ceiling. Double glazed windows to side and rear, Velux ceiling window, radiators. This room is accessed from the stairs rising up from the entrance hallway.

Externally



A gated entrance leads into a good sized gravelled driveway with ample turning and parking space. The driveway leads to the double garage/workshop and down the side of the barn offering plenty of space for keeping a motorhome or boat etc if required. There is a lovely large

front garden with lawn and flower beds incorporating a mixture of colourful plants, shrubs and flowers. At the rear of the barn is a further garden laid mainly to gravel with different seating areas, raised beds for growing veg etc, greenhouse, bespoke timber store shed and chicken run.

Double Garage/Workshop



This excellent building is a real asset and is of traditional cavity wall construction with 2 up and over doors to the front, double glazed windows, power and lighting connected. Adjoining the building are two lean-to storage sheds and an external staircase leading to a hobby room above with double glazed window, power and lighting.

Directions

From Narberth, proceed on the A40 into Llanddewi Velfrey and take the left hand turning signposted Llanfallteg. Continue through the village of Llanfallteg for approximately 3 miles, travelling through a set of crossroads and just after the Gwynmardene Kennels bungalow turn left signposted 1.5 miles to Login. Travel for roughly half a mile or so and turn left down the private shared track with a sign saying Cilowen Uchaf. Follow this track and bear to the right which then leads to The Granary on your left.

Utilities & Services.

Heating Source: Air Source Heat Pump

Services -

Electric: Mains

Water: Mains

Drainage: Private

Local Authority: Carmarthenshire County Council

Council Tax: F

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///airliners.shares.stub

Broadband Availability.

According to the Ofcom website, this property has standard broadband available, with speeds up to Standard 0.8mbps upload and 6mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production.

Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Mobile Phone Coverage.

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice - Limited & Data - None

Three Voice - Limited & Data - Limited

O2 Voice - Limited & Data - Limited

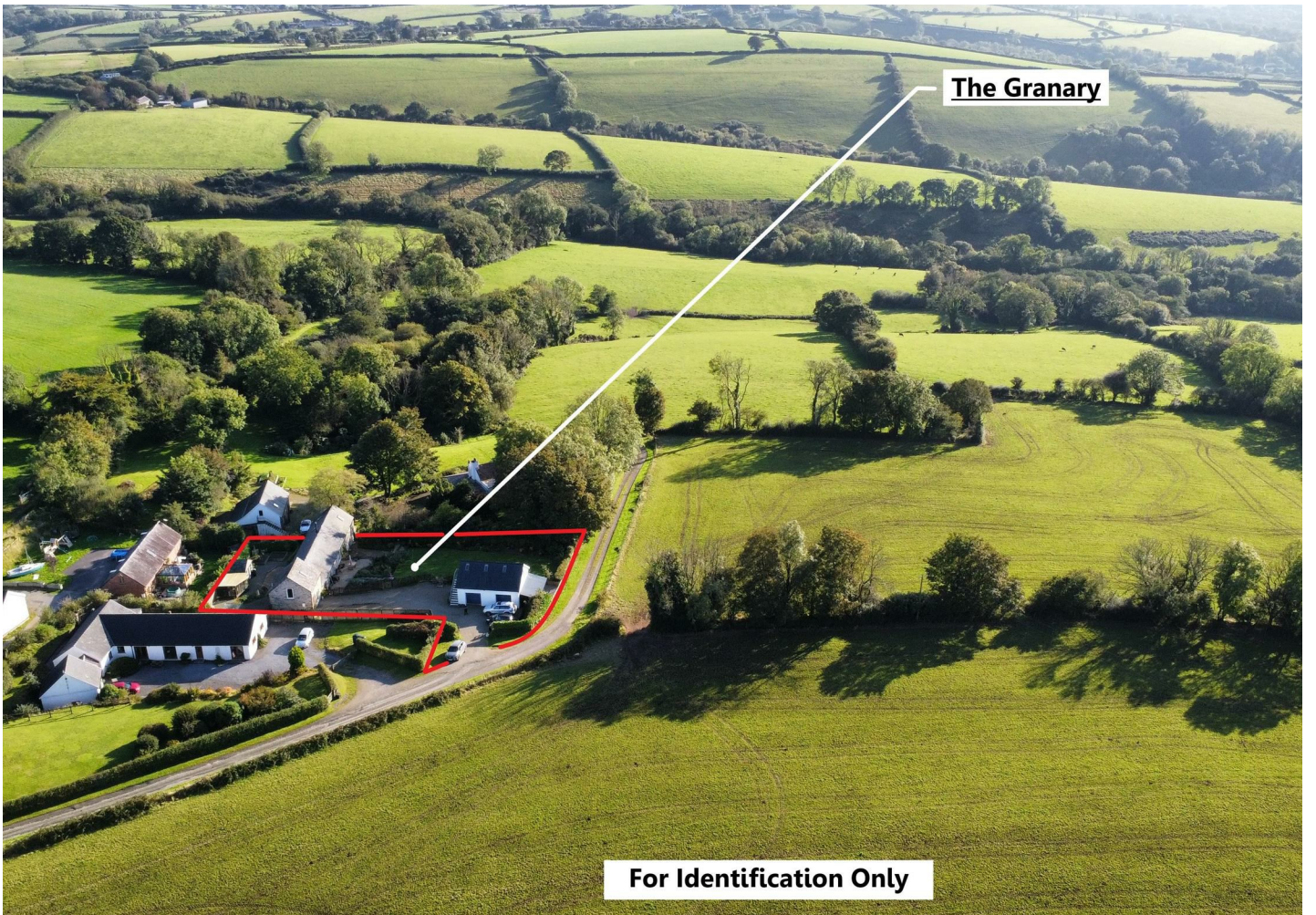
Vodafone Voice - Limited & Data - None

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Anti Money Laundering and Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.



Floor Plan



Floor 0 Building 1



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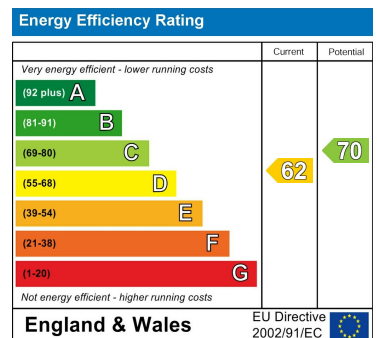


Floor 1 Building 1

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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