



Cadwgan, Cwmfelin Boeth, SA34 0RX

Offers In The Region Of £659,950

An excellent opportunity to acquire this country smallholding, comprising a stunning modern barn conversion, used for holiday letting, along with a detached 4 bedroom farmhouse, which has partially undergone extensive modernising. The holding has approximately 19.37 acres or thereabouts of good quality grazing land, a range of outbuildings to include stabling, plus the most sensational far reaching countryside views. The property is situated on its own and accessed by a private driveway with electric gates, set in the rural area of Cwmfelin Boeth, approximately 4 miles north from the town of Whitland. This property offers a wonderful lifestyle opportunity many buyers seek, with enough land to enjoy rearing your own animals, added income from letting the barn, a spacious house to bring up the family and everyday enjoying breath-taking views. Viewing is essential to appreciate this entire smallholding package.

Situation

The property is situated in lovely rural location, with no immediate neighbouring properties, located in West Carmarthenshire, some 4 miles or so from the small town of Whitland which has the benefit of a good range of local services and amenities including a variety of shops, primary and secondary schools, doctors surgery, chemist, train station to Carmarthen. The town of Whitland lies just off the A40 and some 15 miles or so distant is the larger towns of Carmarthen and Haverfordwest which both provide a comprehensive range of commercial, educational and recreational facilities. The M4 connection at Pont Abraham is some 20 minutes from the town of Carmarthen.

House & Cottage Description

The old farmhouse provides ideal accommodation for a family with a spacious layout, boasting recent works that have enhanced and modernised the property, with some works still to be completed. A particular feature to the house, that can not fail to impress, are the outstanding views from the large bi-folding doors in the lounge. The current owners have taken full advantage of the magnificent vista, so whatever the weather, you can sit back and enjoy.

The holiday cottage has been recently converted from an old stone barn and has been done with incredible attention to detail and high specification. The standard of modernising works are second to none. The cottage provides first class holiday accommodation ready for immediate occupation and income generation.

House Accommodation



Entered via double glazed stable door to:

Kitchen



Recently installed wall and base storage units, wooden worksurfaces, single drainer sink, eye-level double oven, 4 ring electric hob, built in dish washer, space for white goods, double glazed window, radiator, exposed feature brick pillars and wooden beam. Opening leads on to the lounge. Door opens to:

Utility

Double glazed windows, oil fired boiler serving the house domestic water and central heating, fitted cupboards, worktops, sink unit, radiator, door leads to the inner hall.

Lounge



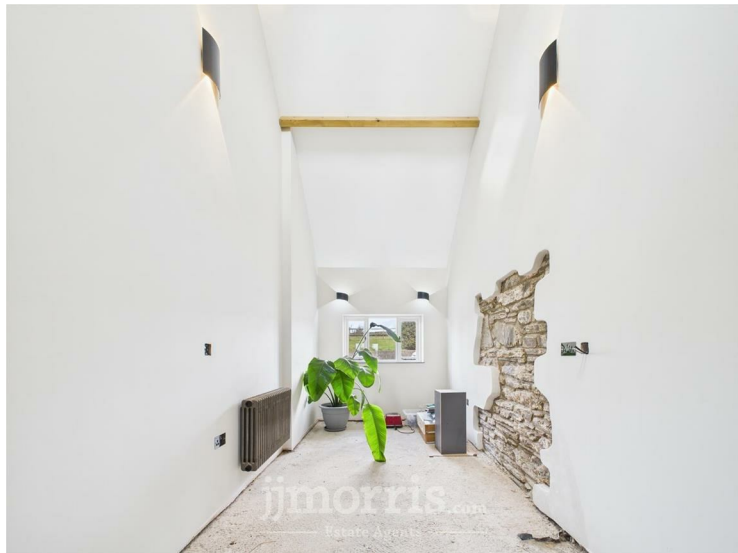
Double glazed Bi-Folding external doors to garden terrace and boasting the most incredible far reaching countryside views, triple glazed roof lantern, tiled flooring with underfloor electric heating, radiator, double glazed window to side, part exposed feature stone wall detailing, stone fireplace with double sided wood burner. Door to inner hall. Opening leads to:

Office



Double glazed window enjoying the wonderful views, fireplace and wood burner, continuation of tiled flooring and under floor electric heating, double doors open to:

Snug



High vaulted ceiling with exposed beams and sky light window, double glazed window, part exposed feature stone wall detailing, radiator,

Inner Hall

Stairs rise to first floor landing, storage area with door opening back to Utility, radiator. Door opens to:

Store Room / Bathroom

Radiator. The current owners were planning on turning this room into a ground floor bathroom.

First Floor Landing

Double glazed sash window, spindle balustrade, radiator. Doors to all rooms.

Bedroom 1



Double glazed sash window enjoying the wonderful views, built in wardrobes, radiator, exposed stone wall and fireplace.

Bedroom 2



Double glazed sash window enjoying the wonderful views, radiator.

Bedroom 3



Double glazed sash window, radiator.

Bedroom 4

Double glazed sash window, radiator, built in wardrobe.

Bathroom



Comprising a bath with electric shower over, W.C, wash hand basin set in a vanity storage unit, tiled walls, heated towel radiators, double glazed sash window enjoying the wonderful views.

Holiday Cottage Accommodation



Please note, this has permission for holiday letting only.

Covered open porch with double glazed front door opens into:

Entrance Hall



Oak stairs rise to first floor, slate tiled flooring, doors open to:

Utility

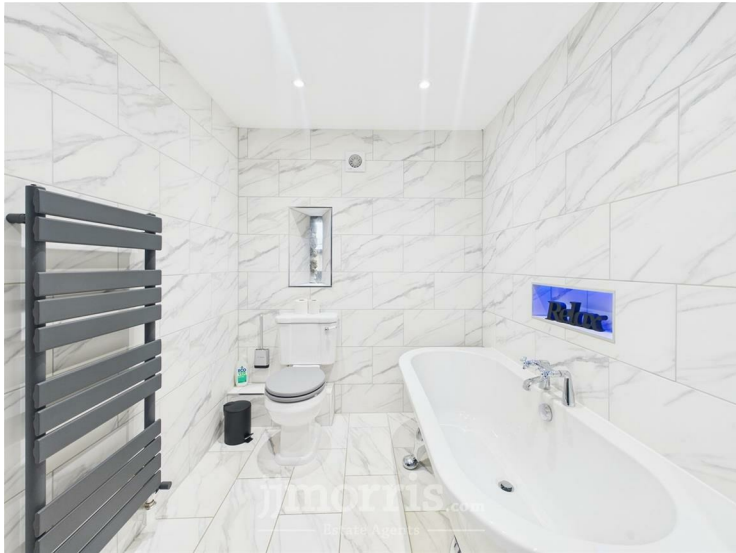
Slate tiled flooring, roof sky light window, plumbing for washing machine.

Bedroom 2



Continuation of slate tiled flooring, double glazed windows to both front and rear.

Bathroom



Luxury and stylish with a roll top bath, concealed lighting,

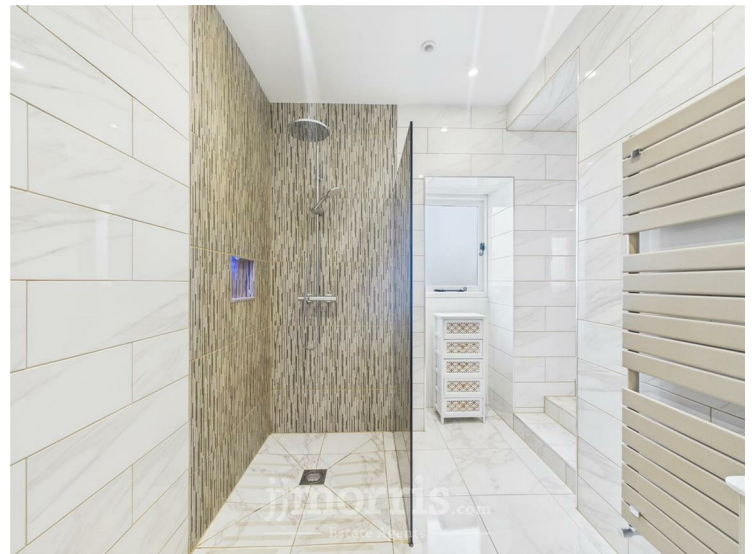
walk-in shower, wash hand basin set in a wall hung vanity storage unit, heated LED wall mirror with Bluetooth, heated towel radiator, double glazed arrow-slit window, fully tiled walls and flooring.

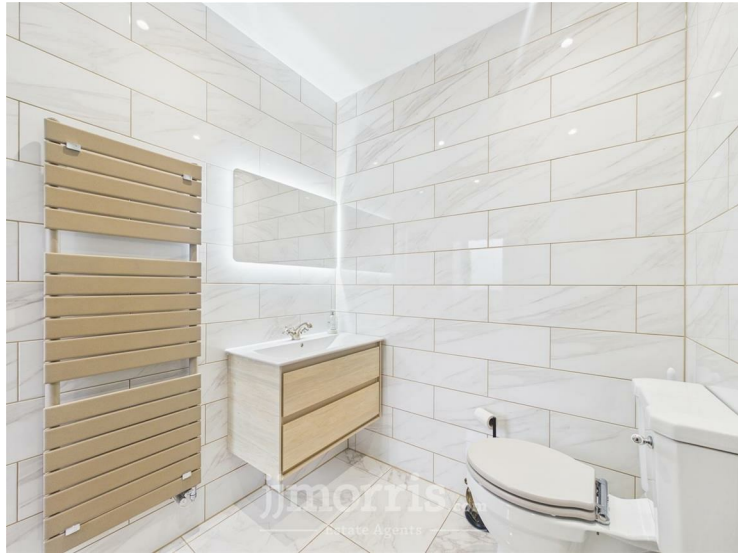
Bedroom 1



Continuation of slate tiled flooring, double glazed windows to front, external double glazed door to rear patio and hot tub. Door to:

En-Suite





A stunning room with walk-in shower, concealed lighting, wash hand basin set in a wall hung vanity storage unit, LED wall mirror, W.C, heated towel radiator, frosted double glazed window, fully tiled walls and flooring.

First Floor

Landing with sky light roof window, part exposed feature stone wall, radiator, doorway to Living room and opening leads on to:

Kitchen Diner



Modern and stylish with built in storage cupboards, worktops, Rangemaster cooker, extractor hood, Butler sink, built in dish washer, concealed plinth lighting, vaulted ceiling with exposed beams, double glazed window enjoying splendid rural views, radiator, external double glazed door to external stairs.

Living Room



Fabulous fully double glazed pine end with external doors opening out onto a seating balcony and boasting the wonderful far reaching rural views. Oak flooring, wood burning stove, part exposed feature stone wall, vaulted ceiling with exposed beams and ceiling sky light windows, radiators.

Balcony



With toughened safety glass balustrade to allow full enjoyment of the stunning views.

Externally



The property is approached by its own private driveway entrance with large electric metal security gates. The driveway leads along the back of both dwellings and continues into a yard area for parking/turning and continues down and along to the various outbuildings, allowing good access for trailers, farming machinery, livestock etc. The house enjoys its own large garden, mainly laid to lawn, along with a large terrace along its width enjoying the fabulous views., a raised pond and chicken house. The cottage not only has its own balcony, but a private enclosed patio with hot tub as well. On the far side of the outbuildings there is a poultry pen and duck pond.



Outbuildings



The property benefits from a good range of useful outbuildings, which comprise the following:

- 2 x Detached Garage/Workshops
- 1 x Agricultural Barn with 2 Internal Stables
- 1 x Open Sided Implement Shed
- 1 x General Storage Shed
- 2 x Smaller General Storage/Wood Sheds

The Land



The land amounts to approximately 19.37 acres or thereabouts, comprising 8 general purpose grazing fields and 3 smaller paddocks. The land is of good quality pasture and benefits from mature hedgerow boundaries which divides each parcel. Please see the boundary plan for clear identification.

Utilities & Services.

House Heating Source: Oil

Cottage Heating Source: Air Source. Ground floor accommodation has under floor heating. First floor has conventional radiators.

Services -

Electric: Mains

Water: Mains

Drainage: Private

Local Authority: Carmarthenshire County Council

Council Tax Band: E

Tenure: Freehold and available with vacant possession upon completion.

Location Via What Three Words: [///pickup.gives.voltages](https://www.what3words.com/pickup.gives.voltages)

Broadband Availability.

According to the Ofcom website, this property has standard broadband available, with speeds up to Standard 1mbps upload and 13mbps download. Please Note this data was obtained from an online search conducted on [ofcom.org.uk](https://www.ofcom.gov.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 - Limited

Three Voice - Limited & Data - Limited

O2 Voice - Limited & Data - Limited

Vodafone Voice - Limited & Data - None

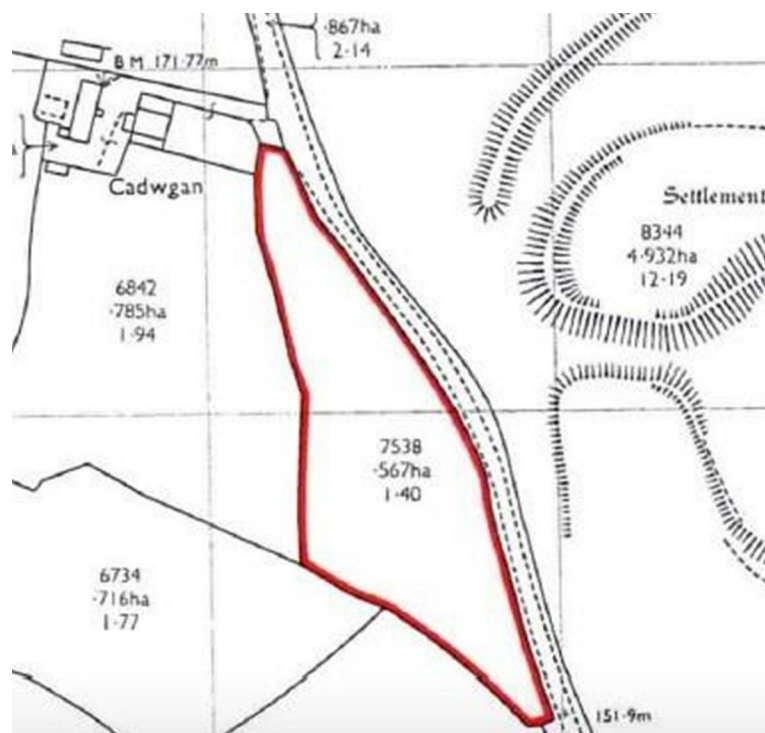
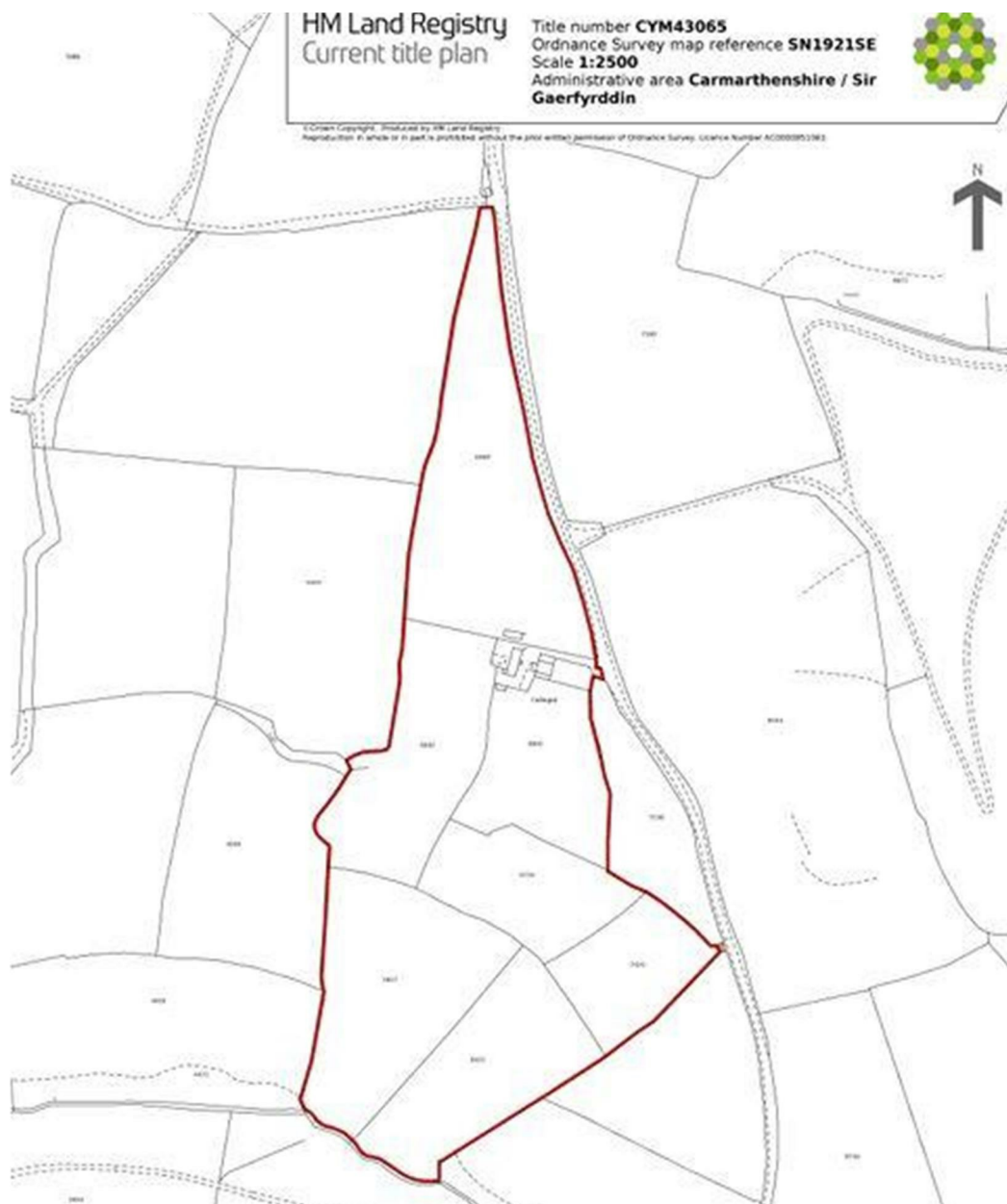
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on [ofcom.org.uk](https://www.ofcom.gov.uk) and was correct at the time of production. Prospective 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.

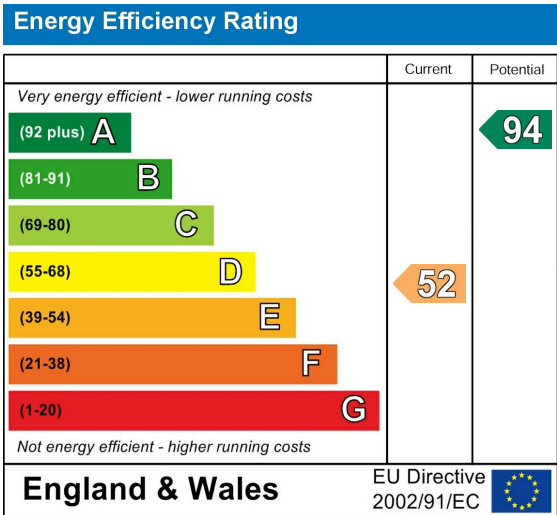
We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough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



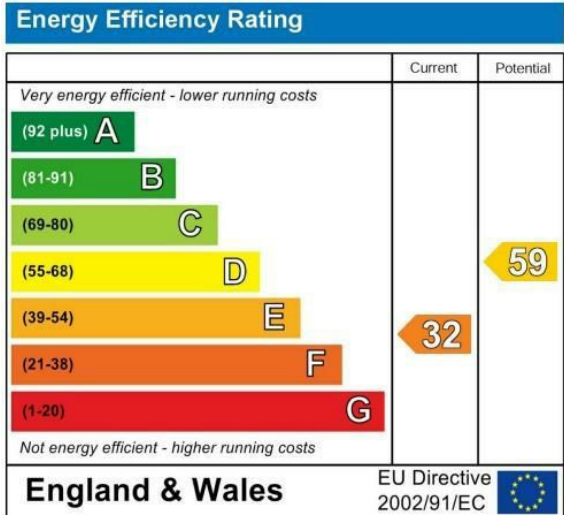




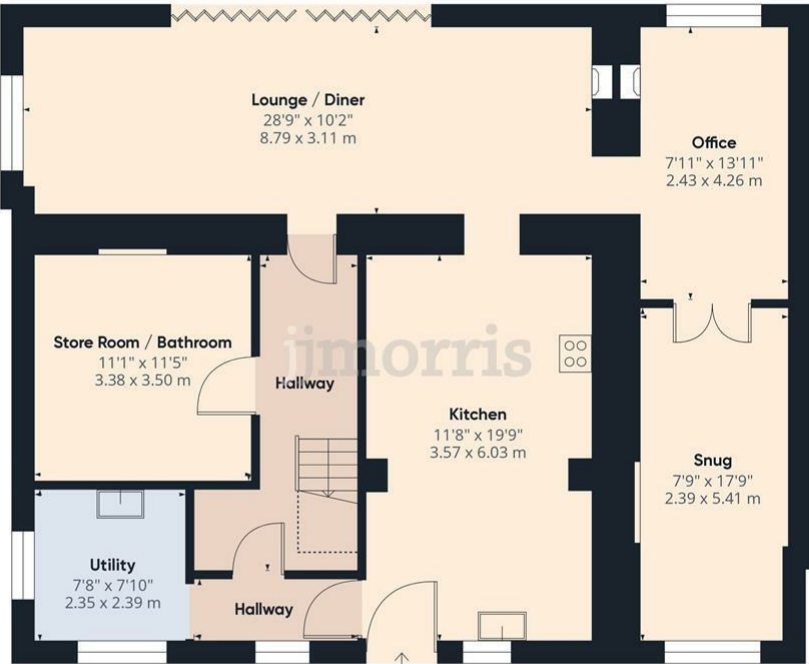
House EPC



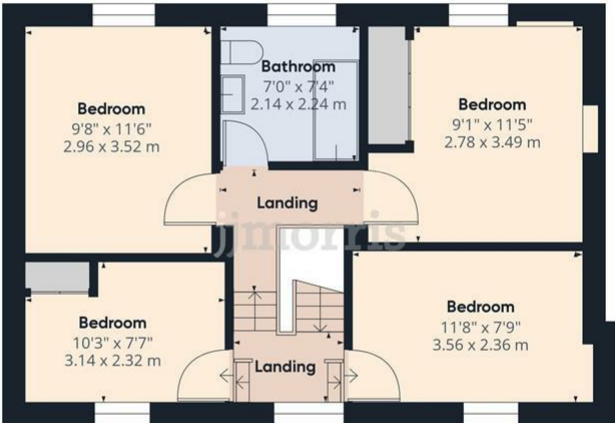
Holiday Cottage EPC



House Floor Plan

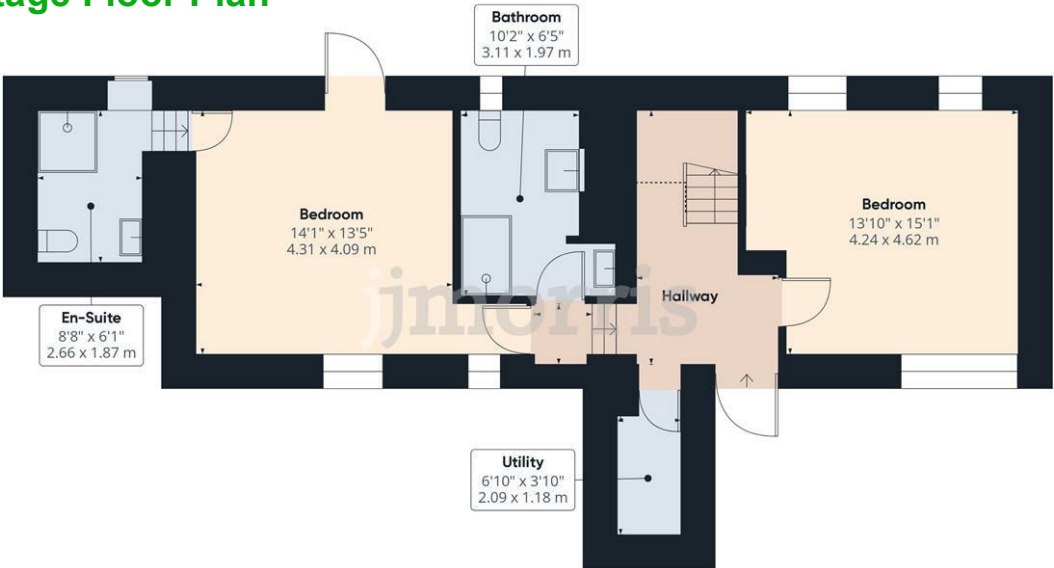


Ground Floor

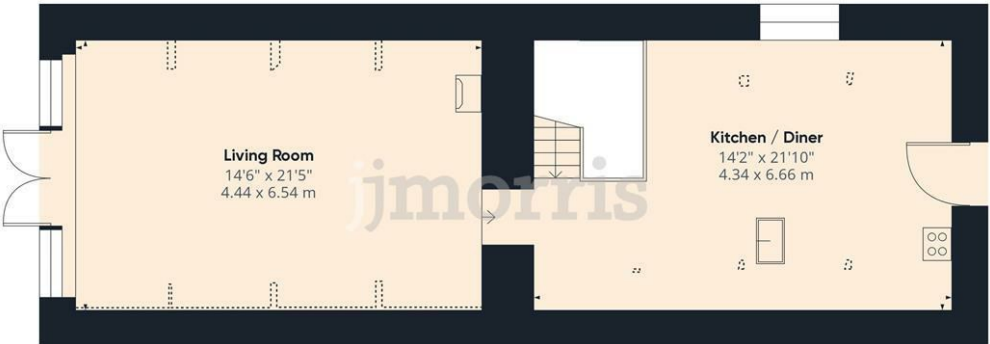


Floor 1

Holiday Cottage Floor Plan

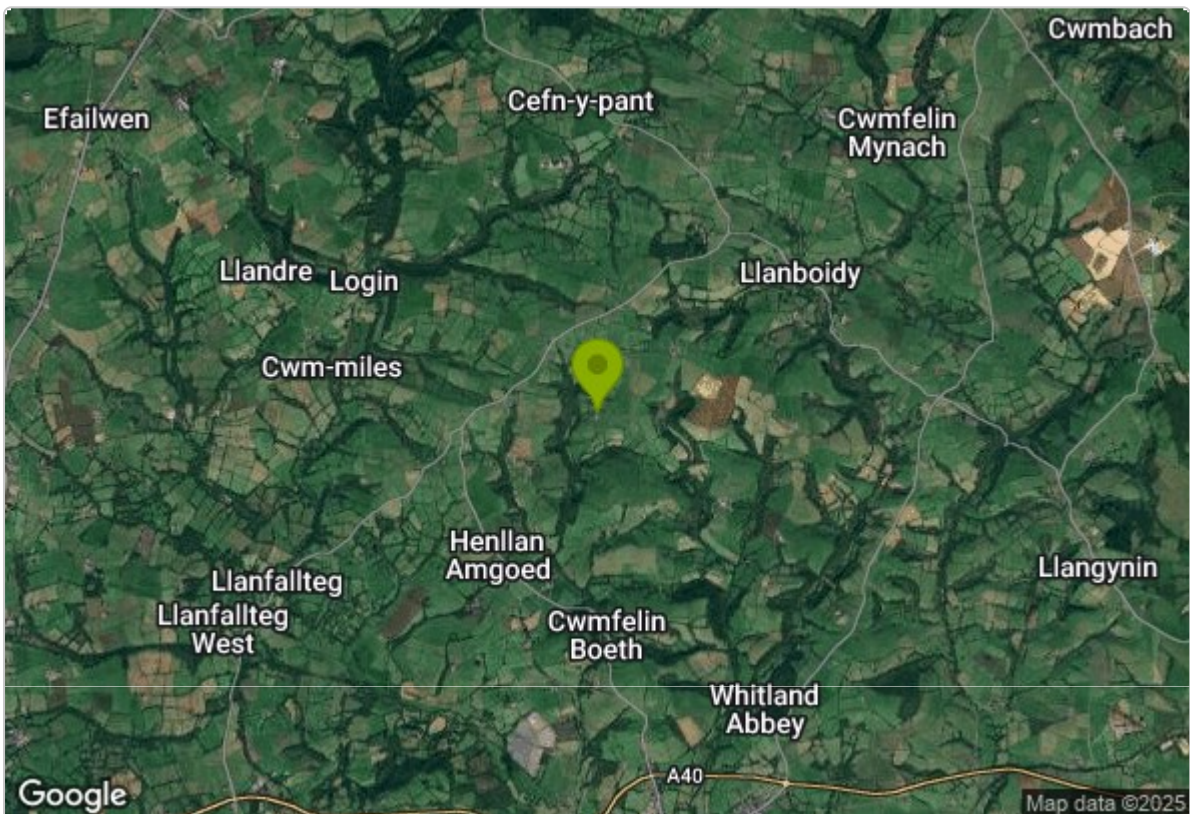
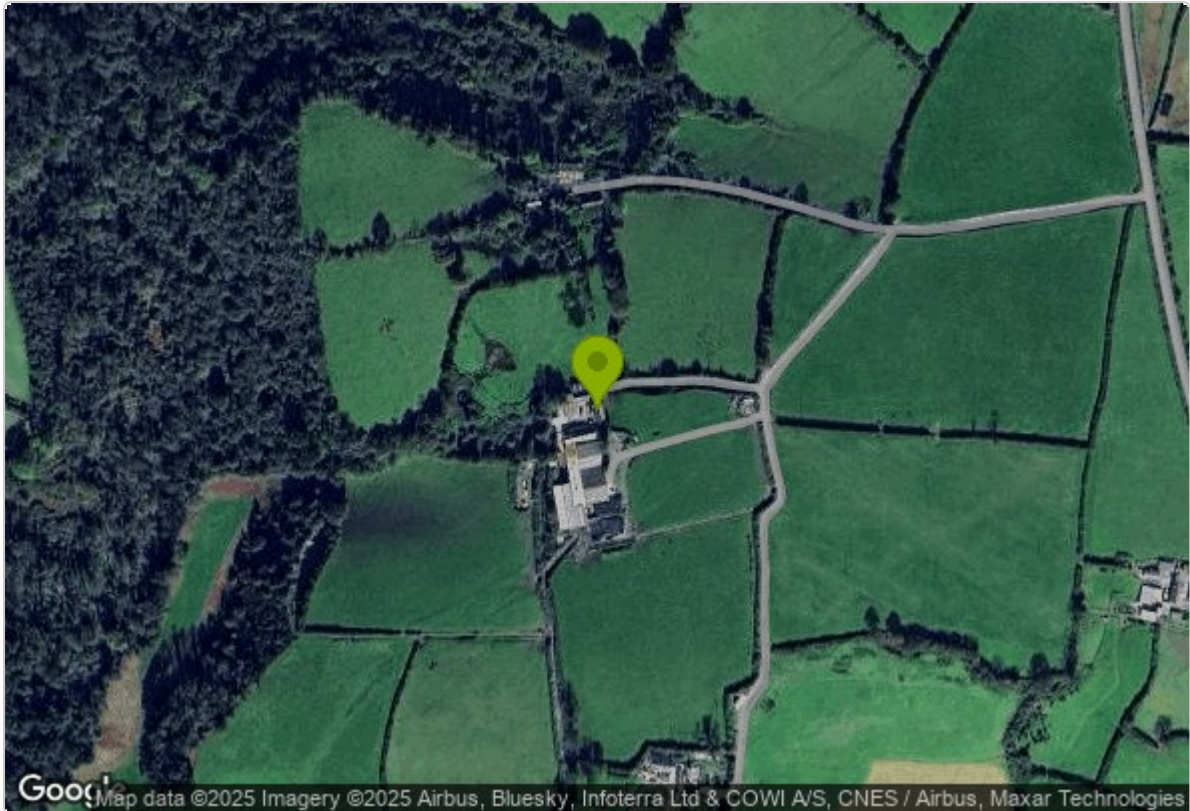


Ground Floor



Floor 1

Area Maps



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.

5 High Street, Cardigan,
Ceredigion, SA43 1HJ
T: 01239 612 343
E: cardigan@jjmorris.com

21 West Street, Fishguard
Pembrokeshire, SA65 9AL
T: 01348 873 836
E: fishguard@jjmorris.com

4 Picton Place, Haverfordwest
Pembrokeshire, SA61 2LX
T: 01437 760 440
E: haverfordwest@jjmorris.com

Hill House, Narberth,
Pembrokeshire, SA67 7AR
T: 01834 860 260
E: narberth@jjmorris.com