



## Ysgubor, Llanfallteg, SA34 0UP

**Offers In The Region Of £689,450**

A truly sensational detached barn conversion, offering spectacular accommodation with beautiful features, plus approximately 10 acres of adjoining grazing land. This remarkable property is situated just outside the small country village of Llanfallteg, being located at the far end of a shared access track and forms part of a small farm development with only three neighbouring properties. Internally the property offers wonderful accommodation which is arranged over two floors and provides 4 bedrooms and 2 reception rooms in total with a master en-suite. There is also the possibility of slightly reconfiguring the layout to have a separate upstairs flat with independent side access, which might suit an extra family member wanting their own space, subject to approval, or could be utilised for B&B (the current owners have previously done this). Around the property are well kept gardens and grounds, ample parking space for many vehicles, a detached double garage, kennels and useful farming outbuildings. This is a unique and very impressive property which can only be fully appreciated by internal viewing.







## Accommodation

### Oak Beamed Front Porch



With UPVC double glazed front door opens into:

### Entrance Hall

Tiled flooring, doors to rooms and step leads up to:

### Kitchen/Lounge







tilled flooring, double glazed window and bi-folding external doors to front patio, door to dining room, passageway with fitted storage cupboards leads to utility & boiler room. Lounge area with focal point fireplace housing a woodburning stove and beam mantle, oak wooden flooring, double glazed windows to front, side and rear.

### Dining Room



Vaulted ceiling with exposed beams, oak wooden flooring, double glazed external door to rear patio, range of double glazed windows to rear and side.

A highly impressive space with vaulted ceiling and exposed beams. Kitchen area comprises a range of shaker style cupboards, eye-level Bosch double oven, 5 ring gas hob, extractor hood, integrated fridge/freezer, kitchen island with integrated sink, integrated dish washer, breakfast bar,



## Utility



Fitted storage cupboards, integrated sink, space for white goods, tiled floor, double glazed windows to rear and side, external UPVC double glazed door.

## Boiler Room

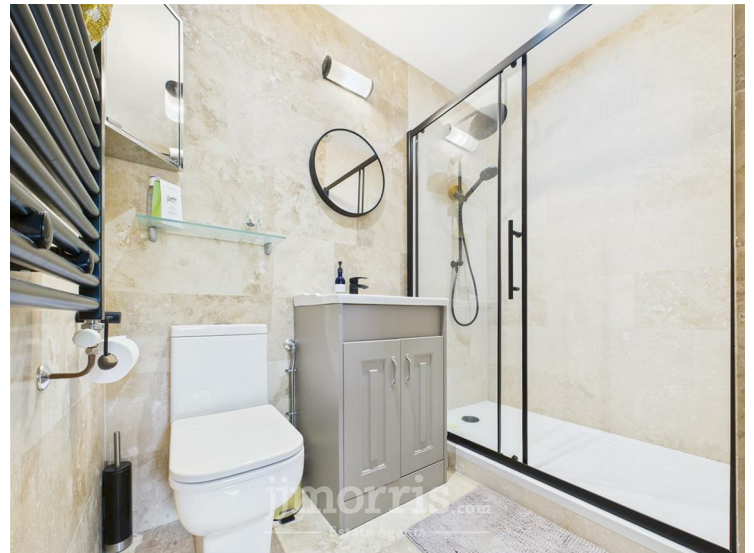
Housing the Worcester ground source heating system, serving the domestic hot water and central heating (underfloor heating and conventional radiators). Double glazed window, fitted shelving, tiled flooring.

## Bedroom 1



Double glazed window to rear, built in mirrored wardrobes, door to:

## En-Suite



Comprising a shower enclosure, W.C, wash hand basin set in vanity storage unit, heated towel radiator, tiled walls and floor.



## Bedroom 2



Double glazed windows to front and side, built in wardrobe.

## Bathroom



Comprising a claw foot roll top bath with mixer shower tap, pedestal wash hand basin, W.C, heated towel radiator, frosted double glazed window to rear.

## Inner Hall



Double glazed window to rear, built in understairs storage cupboard, door to staircase rising to first floor, UPVC double glazed external door to side, built in storage cupboard and plumbing for washing machine.

## First Floor

This has been previously utilised by the current owners as award winning guest accommodation for Bed & Breakfast. Equally it could be adapted to suit a grown up child still living at home or similar family member, as at the bottom of the stairs it benefits from separate external access.

## Bedroom 3







Velux roof windows, exposed beams, storage recesses, radiators, doors open to:

#### En-Suite



Comprising a shower, roll top bath, W.C, pedestal wash hand basin, tiled walls, frosted double glazed window to side, heated towel radiator.

#### Bedroom 4



Exposed beams, Velux roof window, radiator, storage recesses.

#### Externally

The property is accessed by a private gated entrance which leads from a shared entrance track, onto a large gravelled forecourt providing ample parking and turning space. This leads onto a detached double garage and on further to the farm outbuildings. At the rear of the barn there is a secluded garden with lawn, fish pond, shrub borders and sunny patio. At the front of the barn there is a further patio seating area and mainly lawned grounds on the perimeters.

#### Double Garage



Two up and over garage doors, power and lighting,



## Adjoining Studio



With kitchenette, sitting and sleeping area.

## The Outbuildings

Comprising an open fronted agricultural barn with 3 main areas used for keeping calves, machinery and implements.

## The Land



The land comprises 3 connecting grazing fields that are accessed by the buildings. The fields provide good grazing and are well fenced. On part of the land there is also small paddock with poly tunnel.

## Directions

From Narberth, travel along the new A40 in the direction of Whitland and by Llanddewi Velfrey turn left signposted for Llanfallteg. Travel in the direction of Llanfallteg, over the small bridge and then take the right hand turning onto the shared track which leads to the property, found at the very end and is clearly signed.

## Viewing

Strictly by appointment only.

## Utilities & Services.

Heating Source: Ground Source Heat Pump serving the underfloor heating and conventional radiators

Services -

Electric: Mains & PV Solar Panels

Water: Mains & Private

Drainage: Private

Local Authority: Carmarthen County Council

Council Tax: TBC

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: [///homes.reminder.amazed](https://www.what3words.com/#!/homes.reminder.amazed)

## Broadband Availability.

According to the Ofcom website, this property has both standard and superfast broadband available. 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 - TBC & Data - TBC

Three Voice - TBC & Data - TBC

O2 Voice - TBC & Data - TBC

Vodafone Voice - TBC & Data - TBC

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.



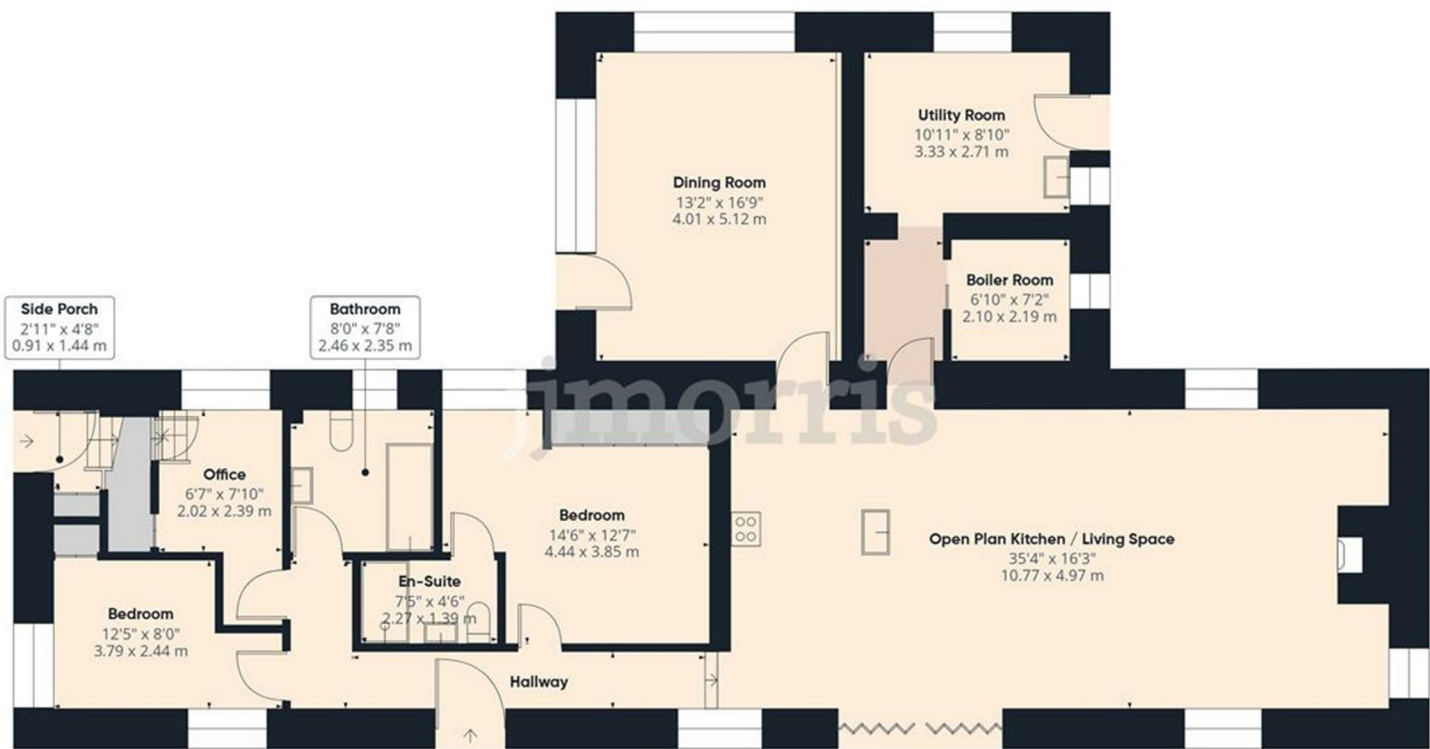




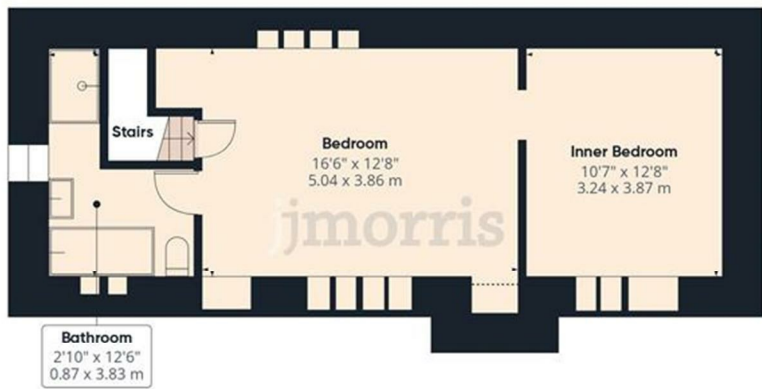




Floor Plan



Ground Floor



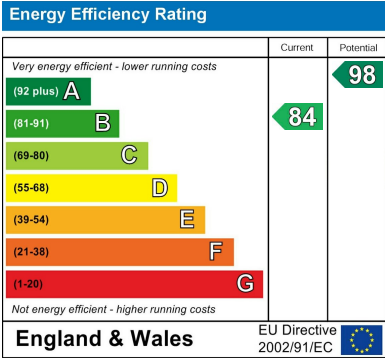
Floor 1



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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