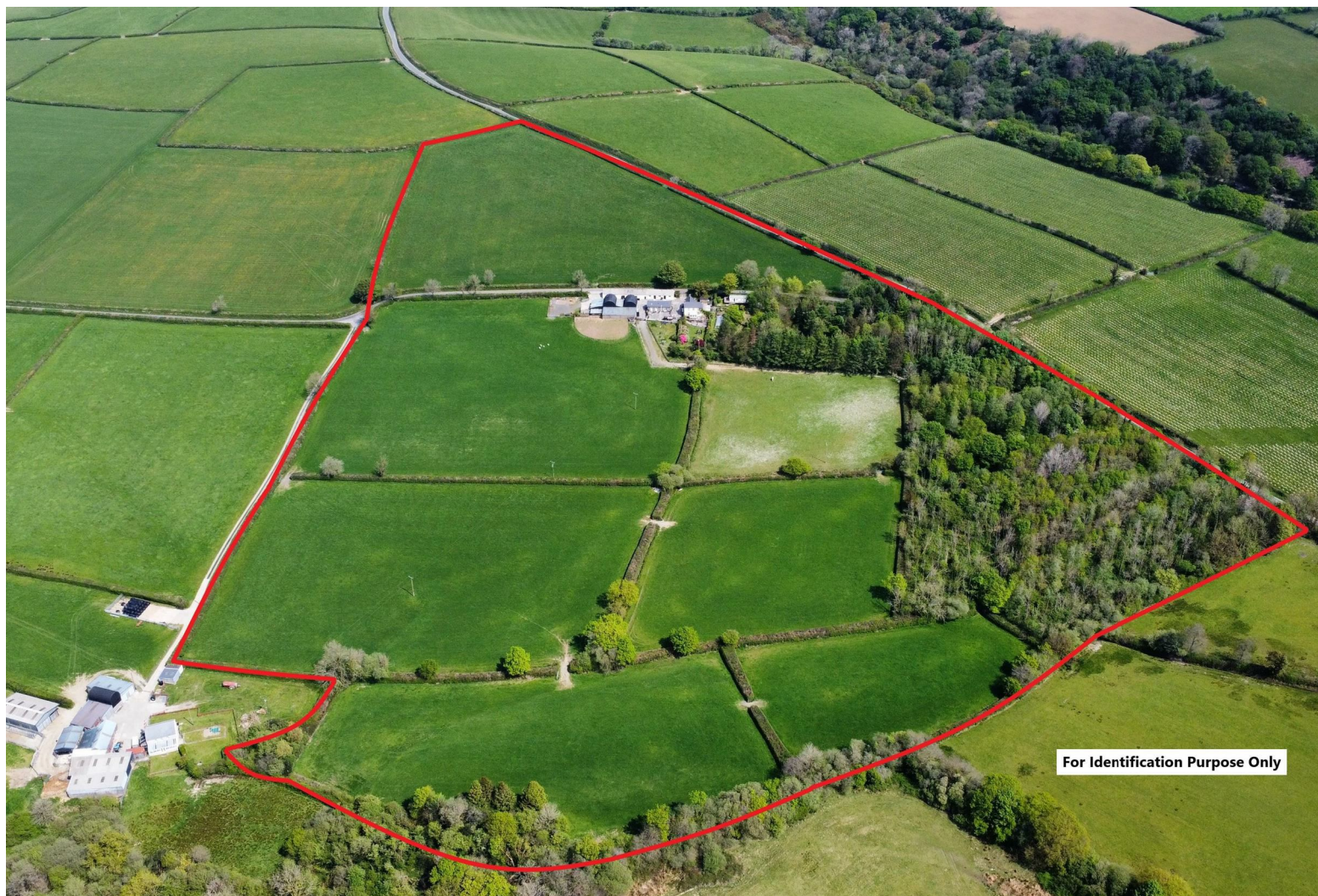




Bwmpwr Farm, Cwmfelin Mynach, SA34 0DG

Offers In The Region Of £800,000

An impressive multiple property holding with excellent quality surrounding land and mature woodland, amounting to just over 35 acres in total, offering a detached traditional 3 bedroom house, a detached holiday cottage and residential static caravan, along with an excellent range of outbuildings and stables. The property is situated on its own, just outside the country village of Cwmfelin Mynach, approximately 6 miles from the popular town of Whitland and the main A40 connecting on to Carmarthen and Narberth. The house provides good sized accommodation with plenty of rustic character and charm, whilst the holiday cottage provides modern and updated accommodation with 1 bedroom and has excellent reviews and income generation. The static caravan has 2 bedrooms and full residential permission, historically let but could well suit a family member/relative etc for independent close-by living. The range of traditional outbuildings and barns offers excellent animal housing and agricultural storage/use for machinery, feed etc, with a number of stables for immediate equine use. There are also beautifully kept ornamental gardens, poly tunnel, vegetable garden and mature woodland with forest cabin, making this a unique and special opportunity not to be missed.





Situation

The holding is situated just outside the village of Cwmfelin Mynach, a small rural village in the heart of the west Carmarthenshire countryside, close to the border with the coastal county of Pembrokeshire which is renowned for its outstanding natural beauty. Approximately 7 miles distant is the small town of Whitland and some 10 miles or so St. Clears and the A40 dual carriageway with M4 road links. Both Whitland and St. Clears offer a good range of local services and facilities that cater for most everyday requirements with the County town of Carmarthen, which offers an extensive array of services and facilities also being within easy reach.

Main House Accommodation



Double glazed French doors open into:

Front Porch / Conservatory



Double glazed windows around enjoying lovely views over the gardens, tiled floor, external French doors on opposite side, double glazed door opens into:

Hallway

Stairs rise to first floor, understairs storage cupboard, radiator, doors open to:

Sitting Room



With attractive open fireplace, double glazed window to front enjoying lovely views, radiator.

Dining Room



Fireplace housing a woodburning stove, double glazed window to front with lovely views, radiator, door to:

Lounge



With traditional range fireplace housing an oil fired Rayburn serving the domestic hot water and central heating, tiled surround, fitted display cupboards to either side, double glazed window to side, radiators, doors to:

Kitchen



Fitted with a range of wall and base storage cupboards, worksurfaces, Belfast sink, space for gas cooker, plumbing for dish washer, part tiled walls, double glazed window to side, space for fridge/freezer.

Side Porch

Double glazed windows to both sides and external UPVC stable door.

First Floor

Traditional split landing with spindle balustrades, doors open to:

Bedroom 1



Double glazed window to front enjoying lovely views, radiator.

Bedroom 2



Double glazed window to front enjoying lovely views, radiator, built in wardrobe.

Bedroom 3



Double glazed window to side, radiator, access to loft space.

Study

Double glazed window to front enjoying lovely views, radiator.

Store Room

Bathroom



Comprising a bath with mixer shower tap over, pedestal wash hand basin, W.C, part tiled walls, radiator, built in airing cupboard, double glazed window to side.

Externally



The property is accessed by its own gated entrance which leads onto a large concreted yard providing ample parking and turning space. To the front of the house is a beautiful large mature garden with a wide variety of colourful plants, specimen trees and shrubs, good size lawn and sunny patio terrace. To the rear of the house there is further off road parking space, useful timber storage sheds, an adjoining toilet and garage. The holiday cottage and outbuildings are situated to one side of the house, whilst on the other side there is a vegetable garden, poly tunnel, greenhouse and the caravan which enjoys gated access from the road. Beyond the caravan there is an area of mature woodland, amounting to roughly 5 acres, with chicken shed and bespoke built forest cabin. At the end of the woodland there is another roadside gated access point. The outbuildings detailed below, also enjoy a far end roadside gated access point, for ease of bringing in feed/hay etc.

Holiday Letting Cottage



A very well kept and presented 1 bedroom cottage with updated modern décor, providing holiday letting accommodation ready for immediate use. The cottage has a front hardstanding patio garden.

Lounge Diner



Vaulted ceiling with exposed beams, roof windows, double glazed French doors to front, wood laminate flooring, door to inner hall way with ladder stairs rising to loft room. Door opens to:

Kitchen



Fitted with a modern range of wall and base storage units with worktops over, one and a half bowl single drainer sink, electric oven, 4 ring electric hob, extractor hood, part tiled walls, double glazed window to front, integrated fridge and freezer, Worcester oil fired boiler serving the domestic hot water and central heating. Door to:

Bedroom 1



Double glazed windows to front and side, roof window, door to:

En-Suite



Wet room en-suite with showering area, W.C, pedestal wash hand basin, tiled walls, frosted double glazed window, heated towel radiator.

Loft Room



Used as an overflow second bedroom, roof window to front.

The Caravan



A well kept unit with 2 bedrooms and having a large decked seating area, enjoying views over the grounds and woodland.

The Outbuildings



These comprise a mixture of stone barns with integral

stables and corrugated open buildings which are connected and provide useful and spacious work/storage spaces, of multipurpose use, ideal for storing machinery, implements, tools etc

The Land



Comprising 7 fenced fields, as identified in the attached plan, with excellent stock proof fencing and serviced with water, enjoying easy vehicular access.

Directions

From Narberth travel on the main A40 road heading in the Carmarthen direction until reaching the 2nd roundabout by Whitland and The Road House restaurant. Turn left signposted for Llanboidy and travel on this road, proceeding past Jabajak guest house and restaurant, then straight over a set of cross roads, take the 2nd left signposted for Cwmfelin Mynach and the property is then found on the left hand side, as identified by our JJMorris for sale sign.

Utilities & Services.

Heating Source: Oil

Services -

Electric: Mains

Water: Mains

Drainage: Private

Local Authority: Pembrokeshire County Council

Council Tax Band: E

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///prime.generated.spooned

Mobile Phone Coverage.

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

EE Voice - & Data -
Three Voice - & Data -
O2 Voice - & Data -
Vodafone Voice - & Data -

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.

Broadband Availability.

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 1mbps upload and 15mbps download and Superfast 20mbps upload and 80mbps 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.

Anti Money Laundering and Ability To Purchase

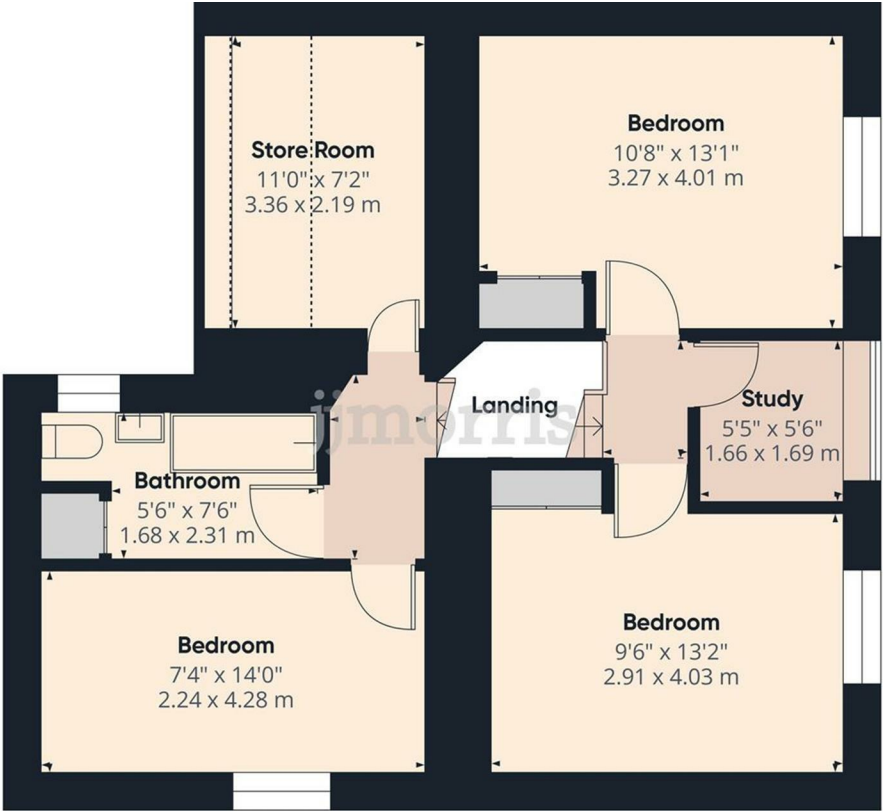
Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

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.

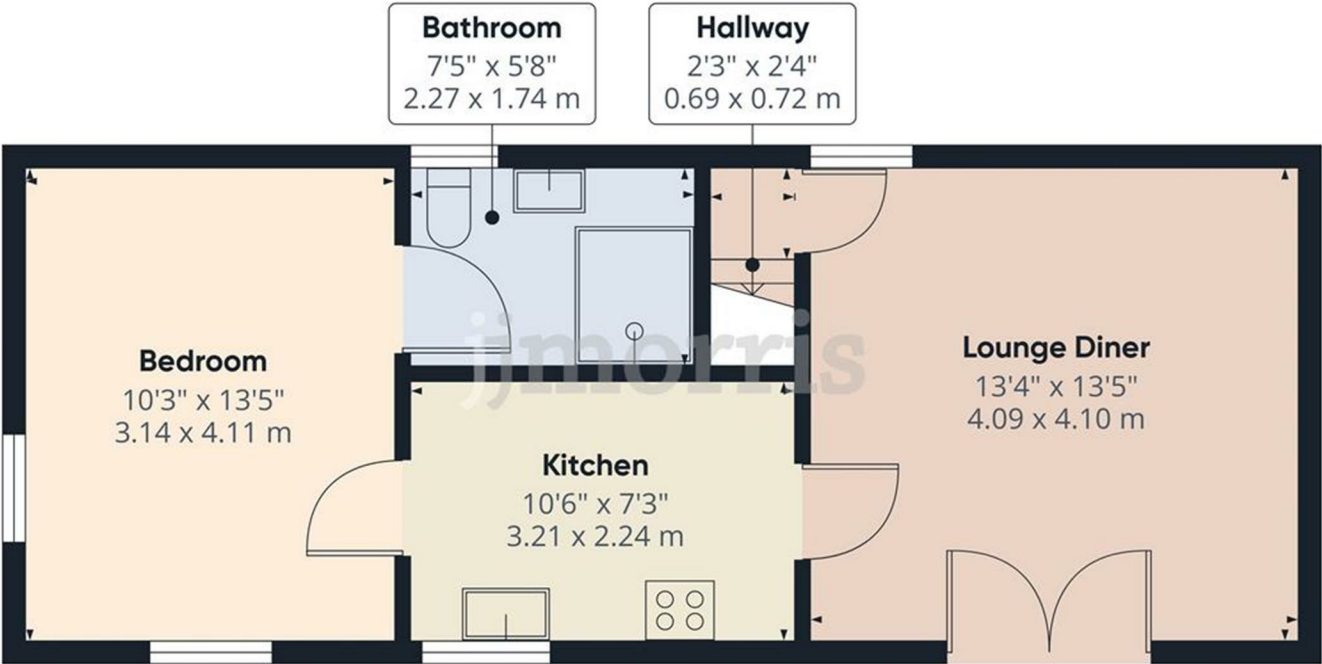
Floor Plan - House



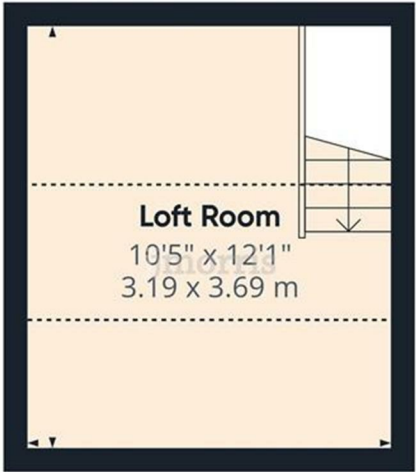
Ground Floor Building 1



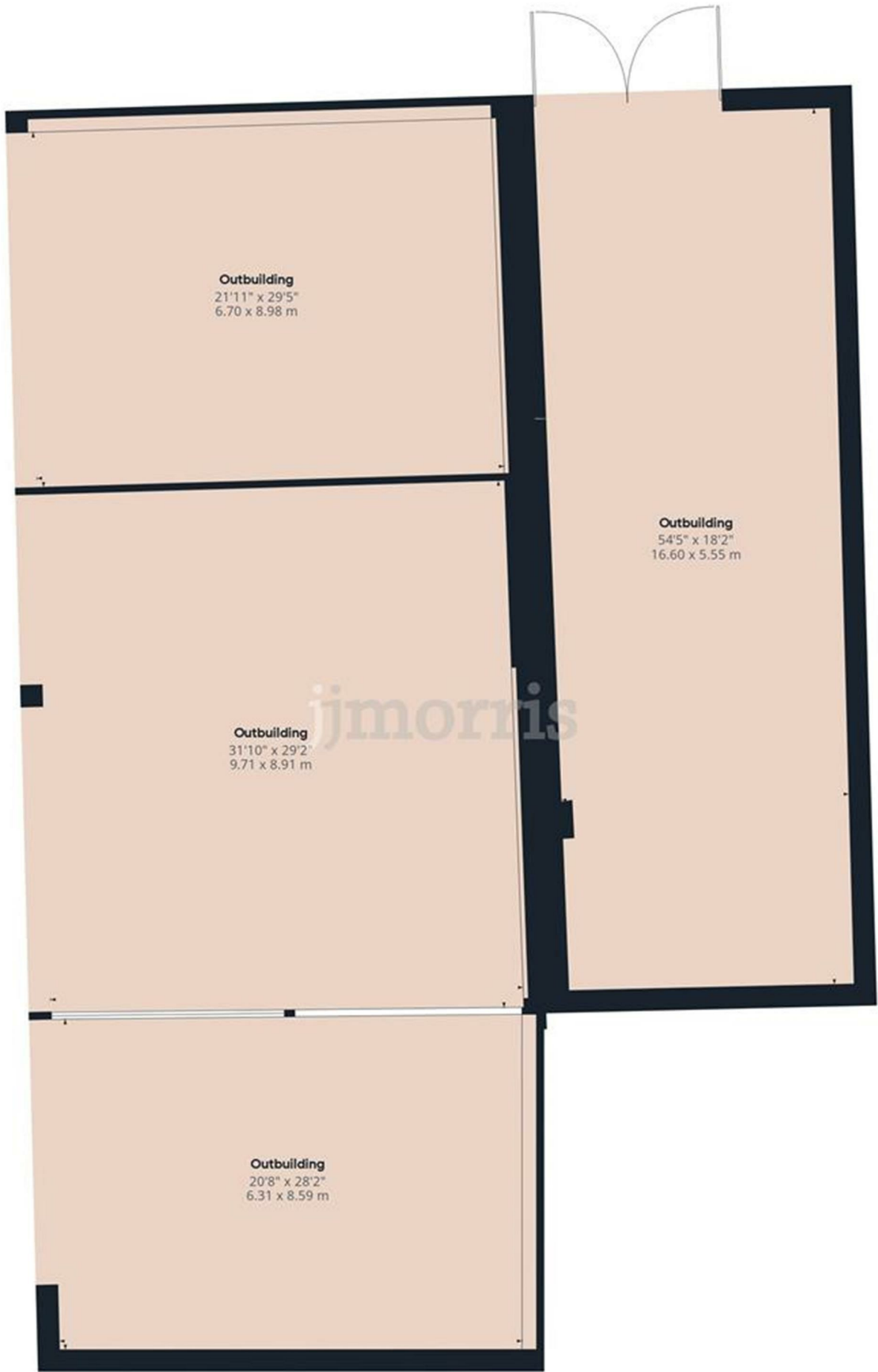
Floor Plan - Holiday Cottage



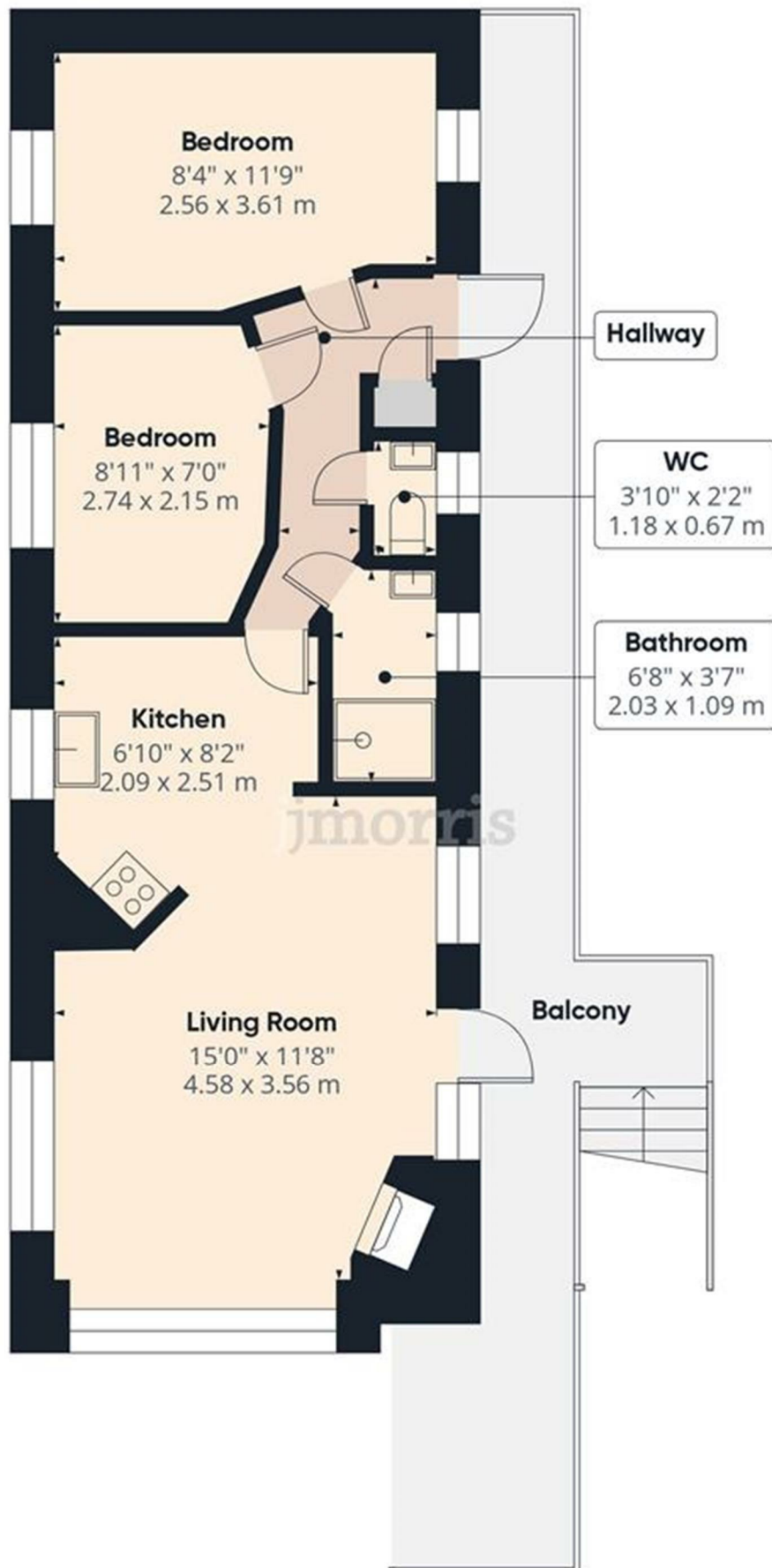
Ground Floor



Floor 1



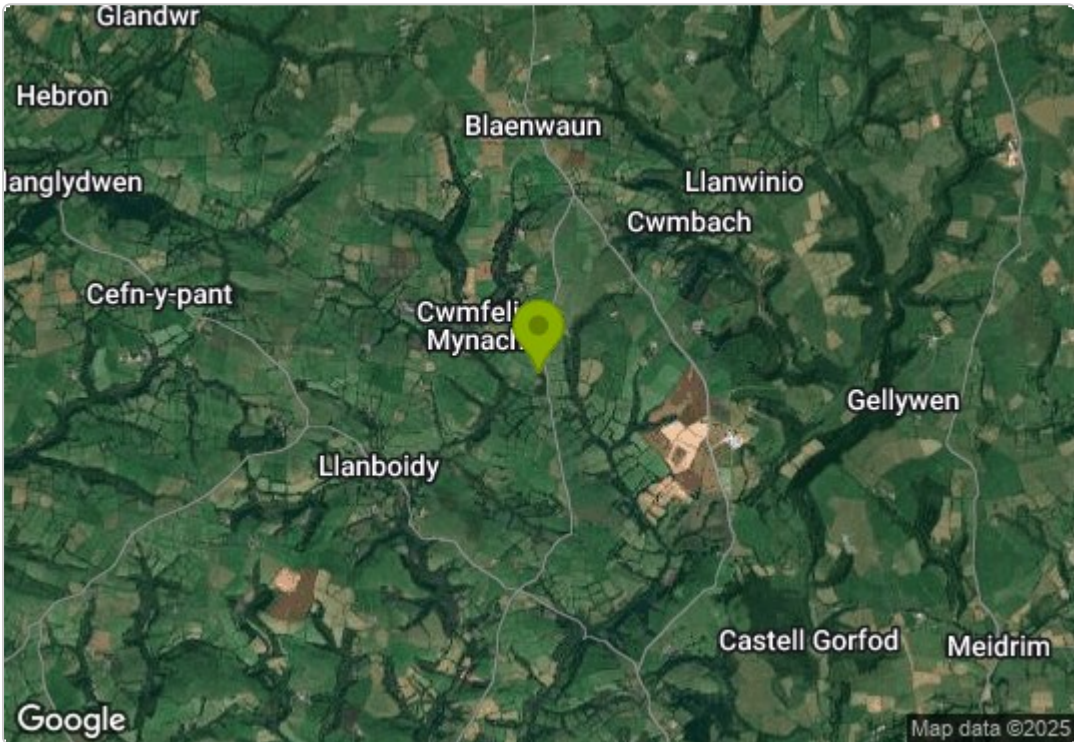
Ground Floor Building 3



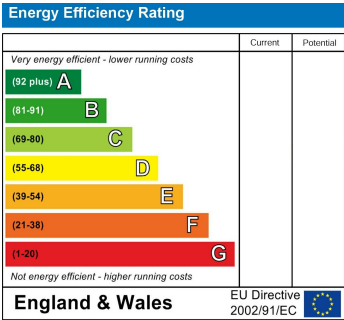


Ground Floor Building 2

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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