



Rhydnebwen, Trelech, SA33 6RX

Offers In The Region Of £865,000

A magnificent country property with approximately 27.67 acres, comprising a beautifully restored and spacious 4 bedroom farmhouse with connecting 2 bedroom self contained annex. The property is privately situated with no immediate neighbours, set back off a small minor road within a beautifully scenic area of West Carmarthenshire. The quality and attention to detail throughout the entire house is second to none, having been sympathetically modernised without losing any of its charm. The accommodation is simply spectacular with large spacious rooms full of character and impressive features, ideal for a large family/multi generational living or for creating addition income by utilising the annex as a letting unit. There is an excellent array of sizeable detached stone barns and buildings to include a large workshop, plus agricultural sheds for housing machinery and implements etc. Some of the barns have clear and obvious potential for conversion, subject to planning. The extensive grounds hold mature colourful garden areas with separate vegetable garden, poly tunnels, wild life ponds and a large variety of fruit trees. There's even a secret wooded area with hot tub and sauna. The land is of good quality pasture, ideal for livestock/horses etc and there are 2 small established woodlands of mixed species. The seller has sympathetically improved this property using quality materials that are in keeping with the style and design this character house holds, which simply must be seen to fully appreciate.

Viewing is highly recommended for those looking for a country lifestyle home.

Situation

The property is situated within the rural parish of Trelech, set off a small quiet country road. Trelech village is about 1.5 miles distant from the property and has a small community with village pub and primary schooling. Approximately 10 miles south-east is the large town of Carmarthen which has an extensive choice of shops and services to include supermarkets, train station, hospital etc and easy road links to the M4 corridor. Approximately 6.5 miles north is the town of Newcastle Emlyn and 8 miles south the town of St Clears, both with traditional high streets and good choice of general shops and services. The immediate surrounding area is predominantly agricultural with lush rolling fields and beautiful countryside. An ideal place to raise a family.

Accommodation

Rear entrance door opens into:

Utility / Boot Room



Quarry tiled flooring with under floor heating, space for hanging coats etc, fitted wall and base storage cupboards with worktop over, plumbing for washing machine, space

for white goods, double glazed hard wood sash windows to side and rear, Velux roof windows, built in cupboard housing the controls for the underfloor heating. Glazed door opens to kitchen and door opens to:

Shower Room



Comprising a large shower cubical, pedestal wash hand basin, W.C, Velux roof window, quarry tiled flooring with under floor heating, tiled walls.

Kitchen





solid fuel feature Rayburn within a snug seating area, continuation of quarry tiled flooring and under floor heating, hard wood double glazed sash windows to front and side, original panelled doors to dining room and to:

Living Room



with a large and impressive Inglenook fireplace housing a woodburning stove and exposed beam mantel, continuation of quarry tiled flooring with under floor heating, double glazed hard wood sash window to rear, built in storage cupboard and understairs cupboard.

Fitted with a range of wall and base storage units with worktops over, one and a half bowl single drainer sink, two side-by-side single electric ovens, electric hob with canopy extractor hood over, tiled splash backs, integrated dish washer, fitted display dresser unit, fitted pantry cupboard,

Dining Room



Obscure glazed wooden external front door, hard wood double glazed sash window to front, continuation of quarry tiled flooring with underfloor heating, stairs rise to first floor landing, exposed ceiling beam, connecting original panelled door to the annex.

First Floor Landing



Spindle balustrade, exposed wooden floor boards, access to loft space, built in storage cupboard, hard wood double glazed window to rear, doors to:

Bedroom 1



Feature fireplace, exposed wooden floor boards, hard wood double glazed window to front, door to:

Walk-In Wardrobe

Hardwood double glazed sash window to front, exposed wooden floor boards, fitted shelving and hanging space.

Bedroom 2



Exposed wooden floor boards, hardwood double glazed sash window to rear.

Bedroom 4



Continuation of exposed floor boards, hardwood double glazed sash window to front, fitted shelving.

Bedroom 3



Utilised as an office with removable work desk, exposed wooden floor boards, hardwood double glazed sash window to side.

Bathroom



Comprising a bath with mixer shower over, W.C, pedestal wash hand basin, quarry tiled floor, part tiled walls, frosted hardwood double glazed sash window to rear, heated towel radiator, fitted shelving and storage.

Connecting Annex Accommodation

Living Room



Benefitting from its own separate access via a side external double glazed door, with quarry tiled flooring, hard wood double glazed sash window to front, woodburning stove, door to:

Kitchen/Diner



Modern fitted storage units with wooden worksurface, single drainer sink, electric oven, 4 ring hob, extractor hood, tiled splash backs, utility area with worktop and plumbing under for washing machine, hard wood double glazed window to side, quarry tiled flooring, door to stairwell with stairs rising to:

First Floor Landing



Spindle balustrade, gorgeous wooden floor boards, access to loft space, doors to:

Bedroom 5



Feature fireplace, hard wood double glazed window to front, continuation of wooden floor boards, electric radiator.

Bedroom 6



Hard wood double glazed sash window to rear, continuation of wooden floor boards, built in storage cupboard, electric radiator.

Bathroom



Comprising a bath with mixer shower over, pedestal wash hand basin, W.C, heated towel radiator, quarry tiled floor, part tiled walls and hard wood double glazed frosted sash window to side.

Externally



The property enjoys two gated entrance driveways, one leading down to the annex and the other leading to the side and rear of the main house. The driveways are well maintained and lead to a good size parking/turning area found at the back of the house. From here, vehicular access continues further back to an even larger hard standing concreted yard which has ample space for further parking and enjoys ready to use electric power points for caravan/motorhome hook-ups, providing an opportunity potentially for establishing a camp site. There is a good size colourful mature front garden with variety of shrubs, plants and lawn, with further colourful garden borders found to the sides and rear to include entertaining seating areas, fruit tree orchards and pathways leading to wildlife ponds, wildlife areas with a variety of specimen mature trees and a secret chill-out area with hot tub and sauna overlooking the land with countryside views beyond. From the first driveway leading to the annex, the driveway splits with and two further accesses leading to a large vegetable garden/produce growing area with 2 x poly tunnels and extensive growing beds with fruit bushes and fruit trees etc. The other access leads up to an area where there are agricultural sheds and a holding yard.

The Outbuildings

As mentioned, there are an excellent range of traditional well kept stone barns to include:

- Detached Stone Cart House. Located on the gated driveway leading to the annex. This has fantastic potential for conversion, benefitting from drainage, water and power connected and is set on its own away from the main dwellings with its own parking space.
- Detached Workshop. A two storey large building (former milking parlour) which has undergone extensive improvement with a modern slate tiled roof, modern electrics, drainage and water already connected. It has been turned into a large 3 roomed workshop with adjoining Treatment Room, used for massage therapy.
- Detached Whitewashed Stone Barn. Located directly behind the house, across the yard, again with water, electric and drainage connected, with a modern corrugated roof and having excellent potential for conversion.
- Detached Black Barn. Located to the side of the annex. Part wooden clad and exposed stone with a sound modern corrugated roof and power connected, very suitable for conversion.
- Agricultural Sheds. Being located away from the dwelling and stone barns, with separate gated access and a holding yard ideal for livestock and storage of machinery/implements etc. Water and electric connected.

The Land



The entire property is set within 27.67 acres, which includes good quality grazing land to the east, north and western sides of the house and buildings, being fenced and serviced with water troughs, boasting a wildflower meadow with orchids, perfect for bees and other pollinating insects. There are also areas of mature woodland with a variety of native deciduous and evergreen trees, which have created a wonderful habitat for bird life and animals. During the present owners time, they have planted some 10500 trees! Please see the boundary plan for clear identification of all the land.

Utilities & Services.

Heating Source: Modern Worcester Bosch ground source heat pump serves the under floor heating and Solar roof panels serve the hot water.

The property benefits from a Heat Recovery Ventilation system, meaning the day to day running and heating costs of this large property are exceptionally good and economical.

Electric: Mains / Solar Photovoltaic

Water: Private Supply

Drainage: Private System via 35 person capacity septic tank.

Local Authority: Carmarthenshire County Council

Council Tax Band: E

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: [///guideline.questions.perfume](https://www.what3words.com/lineguidelinequestionsperfume)

Directions

From Narberth, take the A40 road to St Clears and from the town centre turn onto Station road and follow this road to the village of Meidrim. From here, take the B4299 signposted to Trelech and continue on this road for roughly 5 miles until you will see a right hand turning with our JIMorris pointer sign, take this turning and the property is then located further down this minor road on the left hand side.

Broadband Availability.

According to the Ofcom website, this property has both standard and ultrafast broadband available, with speeds up to Standard 1mbps upload and 16mbps download and ultrafast 220mbps upload and 1800mbps 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 & Data - 77%

Three Voice & Data - 55%

O2 Voice & Data - 66%

Vodafone Voice & Data - 74%

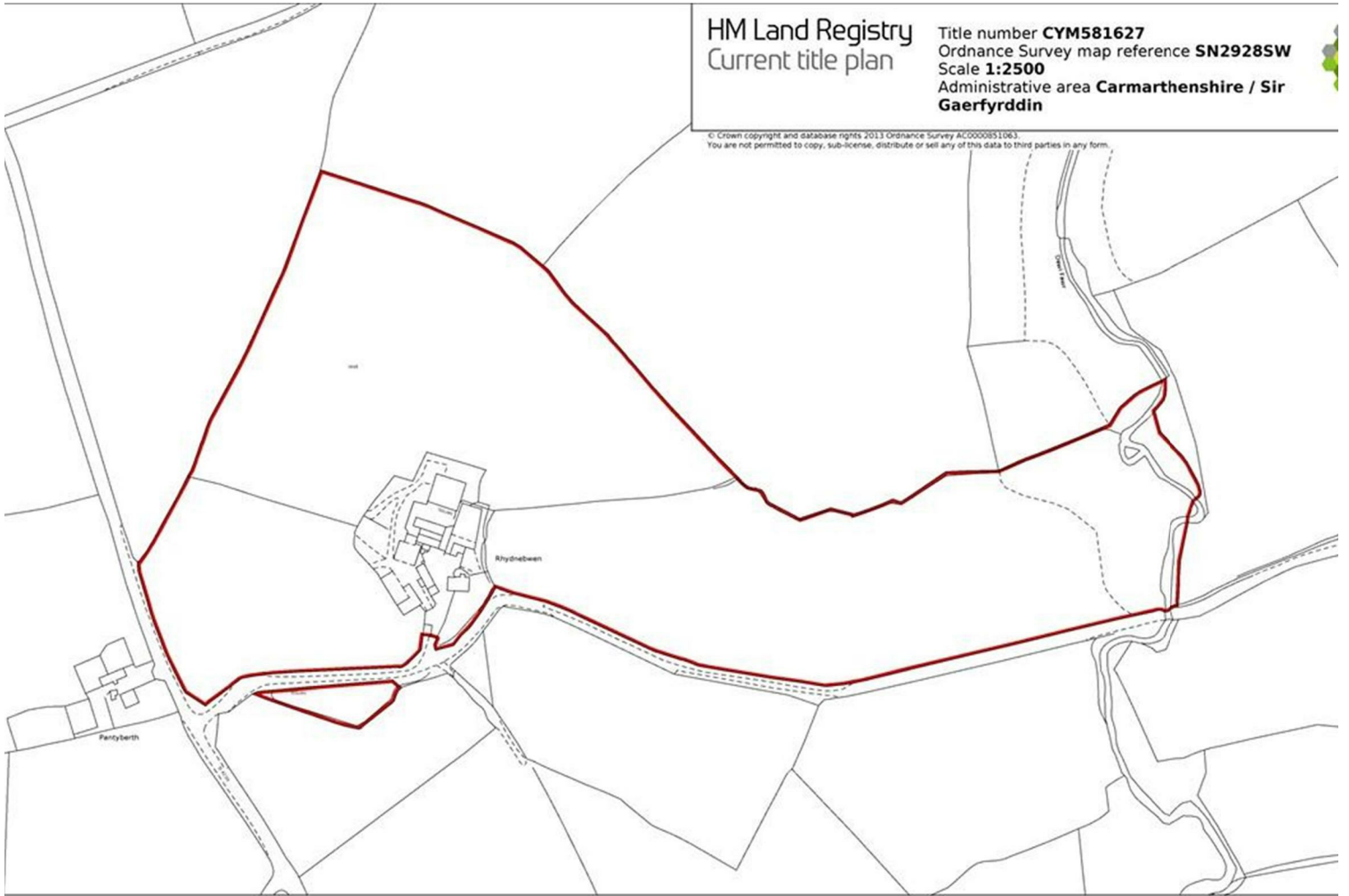
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their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

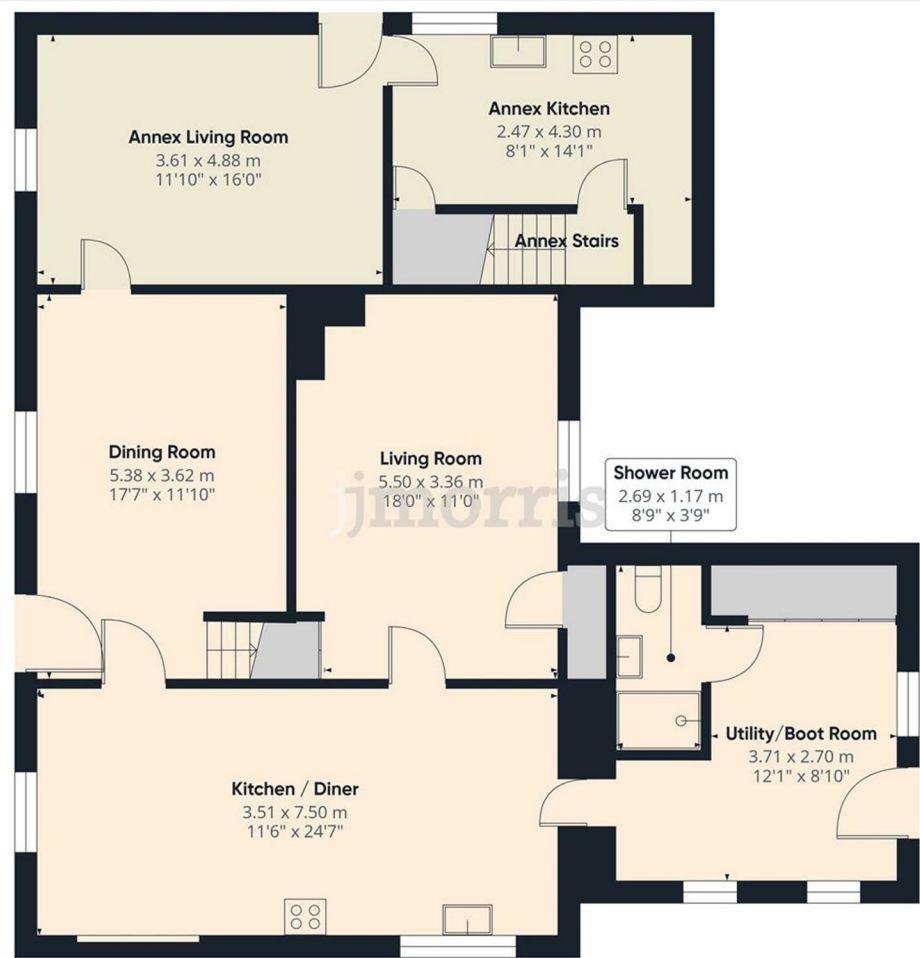
We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough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







Floor Plan

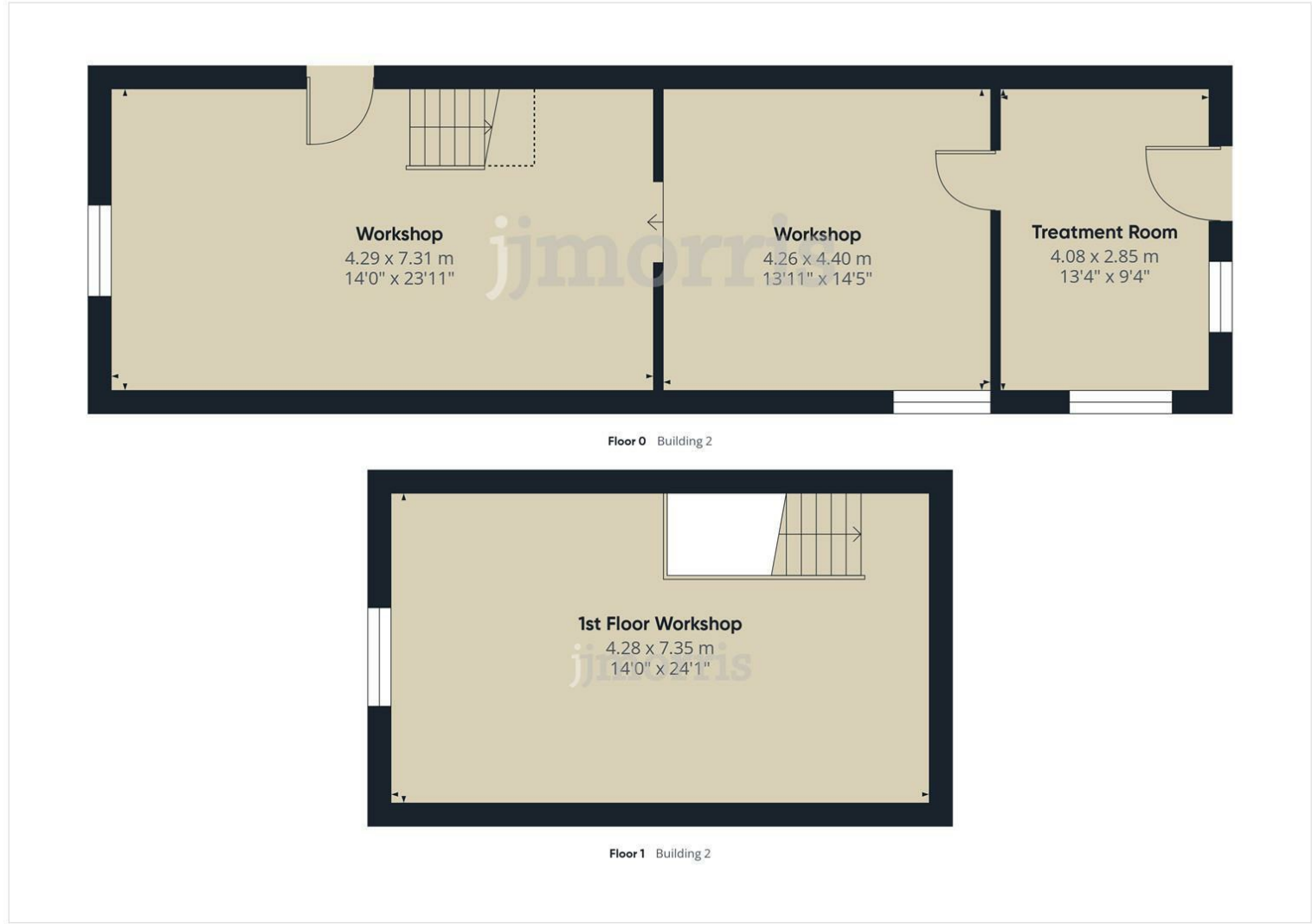


Floor 0 Building 1

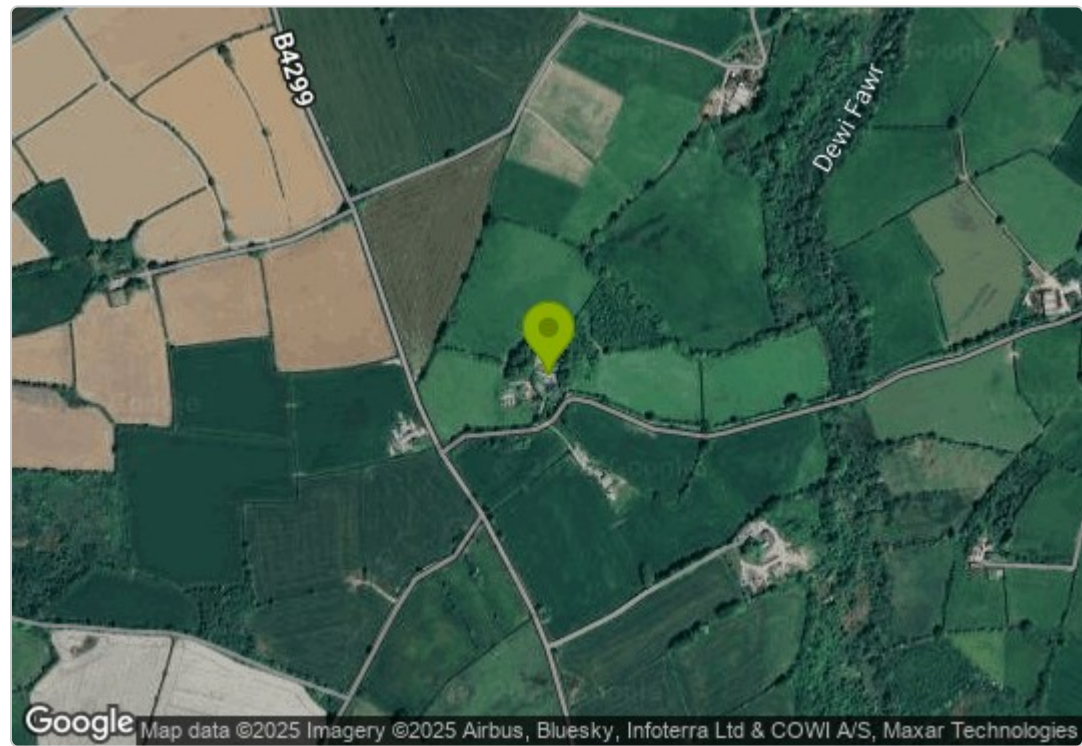


Floor 1 Building 1

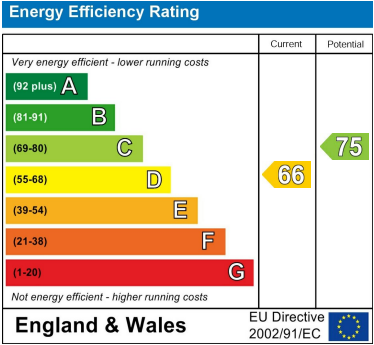
Floor Plan



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.