

# EVANS BROS.

QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS

Established in 1895

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB

Tel: (01570) 422395 Fax: (01570) 423548 Website: [www.evansbros.co.uk](http://www.evansbros.co.uk)



**Wernllwyd Ffaldybrennin, Llanwrda, Carmarthenshire, SA19 8QQ**

**Guide Price £795,000**

A rare opportunity to purchase a recently renovated 3 bedroom, 4 reception, 3 bath/shower room smallholding set in a quiet valley some 4.3 miles to the south east of the market town of Lampeter. The property is set 60 meters back from a tranquil side public road offering peace and privacy with no near neighbours. The land extends to approximately 15.6 acres with further land available by separate negotiation.

\*\*\*NO CHAIN\*\*\*

## DESCRIPTION



A rare opportunity has arisen to purchase a recently renovated 3 bedroom, 4 reception, 3 bath/shower room smallholding set in a quiet valley some 4.3 acres to the south east of the market town of Lampeter. The property is set approximately 60 metres back from a tranquil side public road offering peace and privacy with no near neighbours. We believe the property potentially dates as far back as the eighteenth century. The current owners purchased the farm some nine years ago and have sympathetically restored the property to a high standard. The Barn array location offers a typical Welsh farm 'L' shape.

The outbuildings provide capacious space allowing for the accommodation, amongst other things, of tractor and farm machinery and hay.

The stone barn is currently used as a workshop but has planning permission potential.

The countryside views are majestic, offering sights to infinity with very few other buildings visible. Peace and tranquility are assured.

To the south east, the three mountain sisters , Bannau Brycheiniog, Picws Du and Waun Lefrith dominate the skyline.

## THE ACCOMMODATION:

Inside accommodation comprises three reception rooms plus an enormous open plan kitchen diner, large glass room, three bedrooms and three bath/shower rooms. Sympathetic refurbishment removed a 4th bedroom which could easily be reinstated should the accommodation be required.

Sympathetic refurbishment has heavily utilised oak in the doors, architraves, skirtings, beams and roof trusses. Flooring has largely used porcelain floor tiles mimicking stripped oak floor boards to the ground floors and oak blocks to the first floor bedrooms.

During the renovation, considerable thought was given to the costs of heating the property. Walls were insulated using

plasterboard backed by 75 mm Kingspan for the majority of the property with a double layer being used in the kitchen/diner. Three of the rooms can be heated by wood burners for which free fuel is available if you make use of the fallen trees on the land.

## KITCHEN



A huge and grand family space made for socialising and entertaining vaulting into the oak beamed roof space above. A minstrel gallery offers a view of the proceedings as it meanders to the galleried bedroom above.

Heated by three media: under floor heating fed from a separate boiler; a woodburner and an LPG two oven Aga. Floors are quarried stone.

Four bifold doors offer unobstructed views over the enveloping countryside and lead to the front stone walled patio area.

## DINING ROOM



A magnificent open plan room vaulted in to a ceiling space supported by oak trusses. The space is overlooked by the minstrel gallery above.

## MINSTREL GALLERY



Meandering up from the dining room, the minstrel gallery offers views of the proceedings below as well as access to the galleried bedroom.

## DRAWING ROOM

24'5" x 17'4" (7.44m x 5.28m)



An impressive, grand, vaulted space cradled by a wealth of oak providing uninterrupted views over the surrounding valley. Light pours in from the five oak bidfold doors and velux roof lights. The fully tiled floor conceals the underfloor heating. Accessed through a sturdy oak panelled door, a superlative space to live and entertain in.

## DRAWING ROOM



## LIVING ROOM

15'10" x 21' (4.83m x 6.40m)



A large family room, currently split as a living area and office. An imposing feature stone fireplace overlooks the space. French doors lead off to the glass room. The room is fully tiled and includes oak beams and an oak staircase leading to the upstairs accommodation. Feature mock Victorian radiators provide the warmth. Oak doors complete the scene.

Recently, this room was divided to provide a 4th bedroom that could easily be reinstated if required.

### SNUG

8'5" x 15'4" (2.57m x 4.67m)



Another downstairs reception room, used to be the kitchen for the original house, includes a feature lime and stone fireplace and fully tiled floor.

### THE GLASS ROOM



A breath taking glass structure across the front of the property offering a panorama across the fields. The fourteen sliding glass panels move over each other so the room can be nearly opened fully. Flooring is from quarried stone.

### UTILITY ROOM

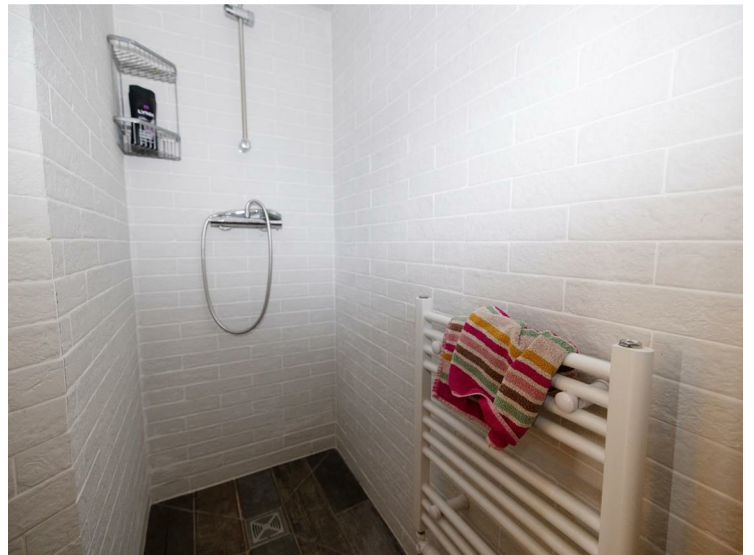
31'6" x 7'5" (9.60m x 2.26m)



Access via the Snug or via a back door. Fully tiled, plumbing and space for washing machine.

### WET ROOM

2'11" x 3' (0.89m x 0.91m)



Fully tiled wet room with thermostatic shower, toilet, wash hand basin and towel rail.

## COAT HALL



Leads off through a separate oak door to outside, quarried stone floor and feature mock Victorian radiator

## MAIN BOILER ROOM



Worcester Bosch Greenstar lpg fed system condensing boiler with pressurisation unit feeding hot water and central heating to the majority of the house.  
Gledhill indirect 2101 hot water storage calorifier.

## 2ND BOILER ROOM/OUTSIDE W.C.

Housing the LPG fed Ferroli boiler providing underfloor heating to the dining room/kitchen. W.C., wash hand basin, light and electric tubular frost heater.

## UPSTAIRS -

## MASTER BEDROOM



Another room displaying a wealth of oak supporting a vaulted ceiling. Three windows lead to a vista across the land. Oak block flooring.

## ENSUITE WET ROOM



Fully tiled, Aqualisa push button power shower, toilet and wash hand basin

## GUEST BEDROOM



A romantic and peaceful double aspect bedroom offering a wealth of afternoon light. Walk in wardrobe, wood block flooring with complimentary oak doors, architrave and skirting. Feature mock Victorian radiator.

## GALLERY BEDROOM



Accessed via the Minstrel Gallery, the third bedroom displays a feature lime and stone wall, exposed oak trusses, vaulted ceiling and stripped floor boards and useful full length cupboards.

## MAIN BATHROOM



Impressive copper clad cast iron bath complete with telephone hand set style period shower and taps. Toilet, wash hand basin with storage under, fully tiled in Victorian style, radiator and tiled floor.

## EXTERNALLY

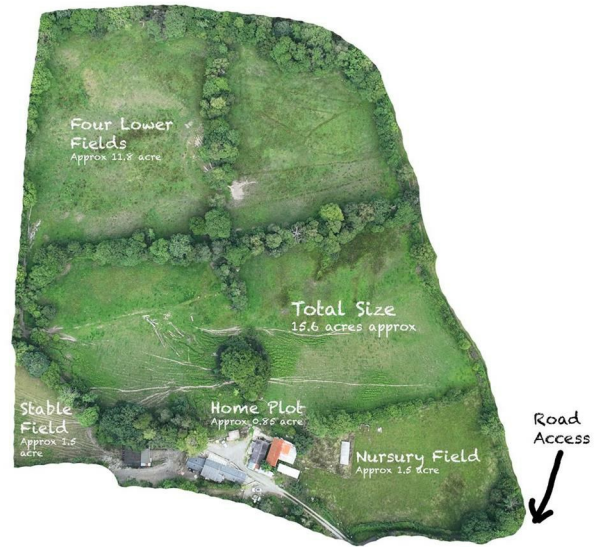


A capacious array of outside barn space comprising a principal stone barn under a partial slate roof, corrugated metal barn and cluster of block buildings comprising a chicken house and further storage rooms. The stone barn is ripe for conversion (subject to necessary planning consent).

## CHICKEN HOUSE



## THE LAND



## METAL BARN



Approximately 15.6 acres of pastureland set out as follows -

Four lower fields fenced around the entire perimeter with access to stream water on the east boundary.  
One nursery field, fully fenced adjacent to the access road with gated access to the arrival yard and to the lower fields.  
Stable field behind the stable block with vehicular track access to the lower field.  
Homestead, stable block, barns and arrival yard.

Additional land is available by separate negotiation.

## Stables



Two wooden loose boxes comprising a stable block set on a concrete base. Gated and fenced tacking area to the front, covered pony shelter to the rear and track leading down to the lower fields.



## THE VIEW



COUNCIL TAX BAND - D

Amount Payable: £1909 <http://www.mycounciltax.org.uk/>





**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		

**England & Wales** EU Directive 2002/91/EC



5 NOTT SQUARE, **CARMARTHEN**,  
CARMARTHENSHIRE, SA31 1PG  
**Tel:** (01267) 236611



MART OFFICE, **LLANYBYDDER**,  
CEREDIGION, SA40 9UE  
**Tel:** (01570) 480444



1 MARKET STREET, **ABERAERON**,  
CEREDIGION, SA46 0AS  
**Tel:** (01545) 570462

**Partners** Evans Brothers Ltd, Mr D.T.H Evans F.R.I.C.S., Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R. Evans M.R.I.C.S.,