

# EVANS BROS.

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## Tan Yr Allt Lwyd, Ffarmers, Ffarmers, Llanwrda, Carmarthenshire, SA19 8NX

**Open To Offers £445,000**

A superbly positioned "No Near Neighbours" secluded cottage offering characterful and refurbished accommodation set in 2.6 acres with detached stone barn and attractive views.

This Pretty cottage in the style of the traditional longhouse offers well presented accommodation with significant residential appeal with 3 large bedrooms, new bathroom and lounge with wood burner.

Attractive position with far reaching views over a pretty valley and some 8 miles from Lampeter

## LOCATION



If the rural way of life with no near neighbours (other than the sheep) is your dream then this may be the property for you. Located along an unassuming track off the Farmers to Llanddewi Brefi roadway in an elevated position commanding views over the Twrch Valley and towards the Cambrian Mountains.

The rural community of Farmers is located approx. 2 miles away with active village pub and hall and approx. 8 miles from the university town of Lampeter

## THE PROPERTY



Tan Yr Allt Lwyd is Welsh for "Under the Grey Wood" and is

a charming Welsh Longhouse offering complete tranquillity and privacy. This appealing stone cottage is worth visiting when there is a roaring fire to appreciate the welcoming feel extended here.

The property has been extensively renovated to include reroofing and with new LPG central heating system with retro styled radiators to add to the character of this cottage.

A real gem of a cottage that can only be appreciated on an internal viewing.

### FRONT ENTRANCE HALLWAY

with exposed beam ceiling

### UTILITY ROOM/STUDIO

16'8" x 12'9" (5.08 x 3.89)

off the hallway, currently the utility room with water treatment equipment for the private supply. washing machine.

### CLOAKROOM OFF

with washbasin, low level w.c., exposed beams and towel rail

### KITCHEN

16'0" x 13'2" (4.88 x 4.01)



with uPVC French doors to outside, aga electric cooker providing the cooking facilities, recently fitted kitchen units with ceramic sink unit, quarry tiled floors, stairs to first floor.

## LIVING ROOM

19'8" x 16'0" (5.99 x 4.88)



with feature stone "inglenook styled" fireplace having a woodburner inset for those cosy winter evenings, 3 windows to front and one to rear with deep sills providing light to this lovely room, beamed ceiling

## STAIRS TO LANDING

with velux window and exposed beams

## BEDROOM 1

15'8" x 10'2" (4.78 x 3.10)



exposed beams and Velux window and windows to front, exposed stone wall

## BEDROOM 2

11'9" x 9'4" (3.58 x 2.84)



with exposed beams and stone walling, Velux window and window overlooking the garden

## SHOWER ROOM



Recently fitted with a stylish suite having a double sized shower enclosure, ceramic sink unit, toilet, Velux roof window.

### BEDROOM 3

16'6" x 12,6" (5.03m x 3.66m,1.83m)



Front dormer window, Velux window to rear and exposed beams

### OUTSIDE



The privacy and secluded location of this cottage is extended to the grounds which are provided to the front and sides with patio to enjoy the views from. Extensive grassed garden with mature trees and lawns.

### DRIVEWAY



The property has a gated entrance to a gravelled driveway with ample parking and turning areas

### STONE BARN

19'5" x 16'9" (5.92m x 5.11m)



with concrete base, electric lighting, outside cold water tap,

### SERVICES

Mains Electricity, Private Water with water purification system Private Drainage. Telephone subject to Telecom Regulations. Broadband available.

## DIRECTIONS

What3Words: (to the bottom of the track) fewer.tunnel.ignites

From Lampeter take the A482 for Llandovery - after approx 6 miles turn left and follow the sign for Cae Iago Trekking Centre, go past Cae Iago and continue for approx 2 miles to a quarry (with a farm track going down to the left), turn Right up through the woods via a galvanised gate and up the track to the Property on the left. Please close the gates behind you

## VIEWS

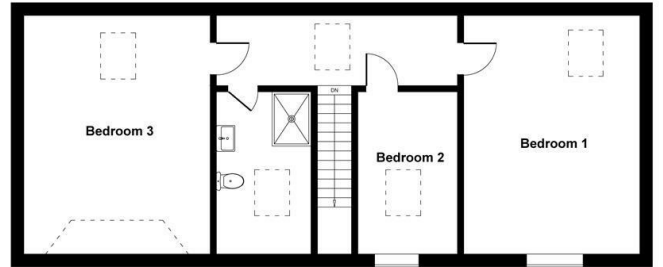
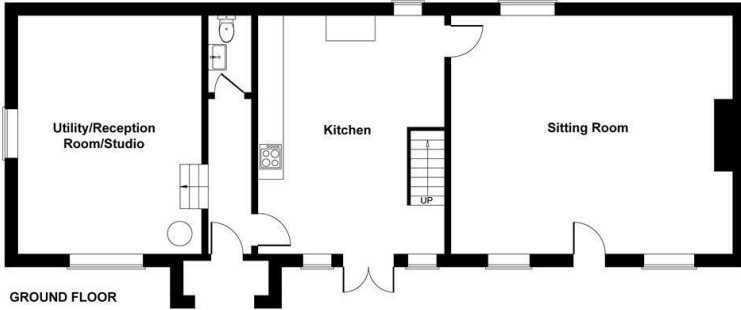


## THE LAND



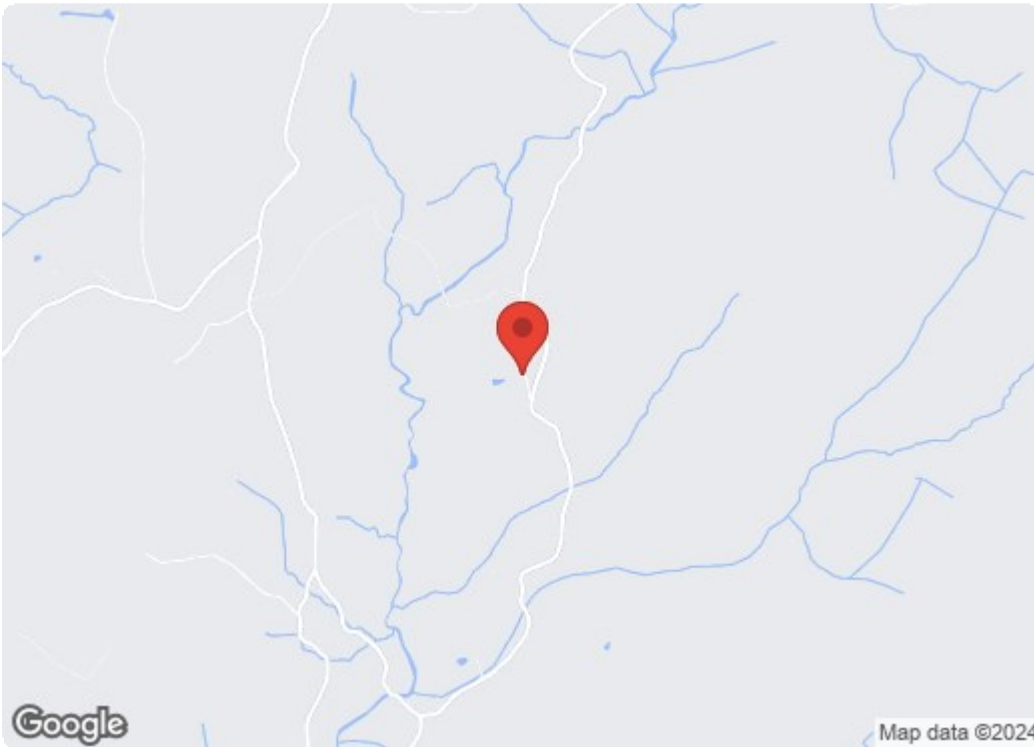
In total extends to approx. 2.675 Acres with natural fed pond. Garden area and stock proof fenced paddock of approx. 2.25 acres. The land has been left to revert to a natural habitat in recent years adding to the appeal of this country property.

## Tanralltlywd



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**  
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>43</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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