

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



Erw'r Hwch Rhandirmwyn, Llandoverly, Carmarthenshire, SA20 0NY

Guide Price £409,500

A superbly positioned traditional former farm house with a wealth of history, dating back to c1500, beautifully set in the upper reaches of the Towy valley enjoying far reaching views, offering characterful, improvable up to 4 bedrooomed accommodation together with mature gardens and grounds and paddock area on all approximately 1 acre. Superbly positioned on the edge of the rural community of Rhandirmwyn with far reaching views, close to Llandoverly nestling in the foothills of the Cambrian mountains.

Location



One of the main attractions of this property is its attractive tucked away location, commanding far reaching picturesque views of the upper reaches of the Towy valley located in the outskirts of the rural community of Rhandirmwyn which offers basic amenities including a public house. Nestling in the foothills of the Cambrian Mountains being some 7 miles from Llandovery which offers an excellent range of local facilities being a traditional market town with the usual array of traditional shops, businesses and schooling, etc.

The property is also convenient destination town of Llandeilo to the South and the traditional market town of Lampeter to the West. The property is located in open countryside on the edge of the noted Towy Forest an area popular with those having country pursuits at heart including walking, bird watching, mountain biking etc. The property is located in the foothills of the Cambrian Mountains and the Llyn Brienne Dam being an area renowned for its natural beauty.

Description



Erw'r Hwch comprises of a former Welsh Farmhouse of a Longhouse style offering characterful accommodation and deserving of some sympathetic modernisation and improvement. The property affords more particularly the following accommodation :-

Front Entrance Door

Leading to

Side Conservatory

21' x 6'6 (6.40m x 1.98m)



Patio Doors to side, separate front and rear entrance doors.

Dining Room

13'5 x 13'8 (4.09m x 4.17m)



Characterful room with feature fireplace having wood burning stove, beamed ceiling, 2 front windows and front entrance door. Door leading to;

Living Room

14'8 x 13'8 (4.47m x 4.17m)



With inglenook style fireplace with wood burning stove inset, beamed ceiling, door leading to

Side Lobby

Separate entrance door.

Kitchen

16'10 x 6'8 (5.13m x 2.03m)



With range a base units incorporating Belfast sink unit, double door to rear porch.

Rear Utility Room

With single drainer sink unit, cloakroom off with wc,

Second Lobby

Secondary Staircase to First Floor. Door to Integral Garage

Study / Bedroom 4

14'9 x 6'6 (4.50m x 1.98m)

With open vaulted ceiling having Velux roof window, side stable type entrance door.

First Floor

Main Landing

Rear Bathroom

Having bath with shower attachment, wc, wash hand basin.

Bedroom 3

14'1 x 13'6 max (4.29m x 4.11m max)

2 front windows, exposed A frame.

Bedroom 2

14' x 13'5 (4.27m x 4.09m)



Access to airing cupboard with copper cylinder

Master Bedroom (with secondary Staircase).

19'10 x 16 overall (6.05m x 4.88m overall)



With double aspect windows, exposed vaulted ceiling, night storage heater, 3 front windows, 1 side window. Door to

Rear En-suite bathroom



With bath having electric shower unit over, wash hand basin, toilet.

Integral Garage

13'10 x 15' (4.22m x 4.57m)

Externally



The property is approached by a gated driveway leading to front parking area, side extensive garden and grounds and paddock area in all approximately 1 acre.

Optional Barn

57' x 27'5" (17.37m x 8.36m)



There is a neighbouring stone barn with the benefit of planning permission for conversion into a dwelling application number E/05470. This is available for purchase by separate negotiation together with approx 0.53 acres of surrounding land. The barn can fairly be described as its own property with a separate driveway and with some development having taken place. See land plan for further detail.

Optional Barn Grounds



Optional Barn Driveway



Views from Optional Barn



Agents Notes



As a package this property offers a unique lifestyle opportunity not to be missed with immense potential for a holiday let business (STC) or as a multi-generational property in a truly breathtaking part of Wales with stunning far reaching views.

Directions

From Lampeter the property is best approached by taking the A482, continue to the village of Pumpsaint, after passing through the village turn left sign posted The Gold Mines, on reaching a 'T' junction, turn left again, follow this road all the way until passing a small community called Nant y Bai and the property can then be found on the right hand side as identified by the agents For Sale board before coming to Rhandirmwyn.

WHAT3WORDS: rate.married.doubts

Please note

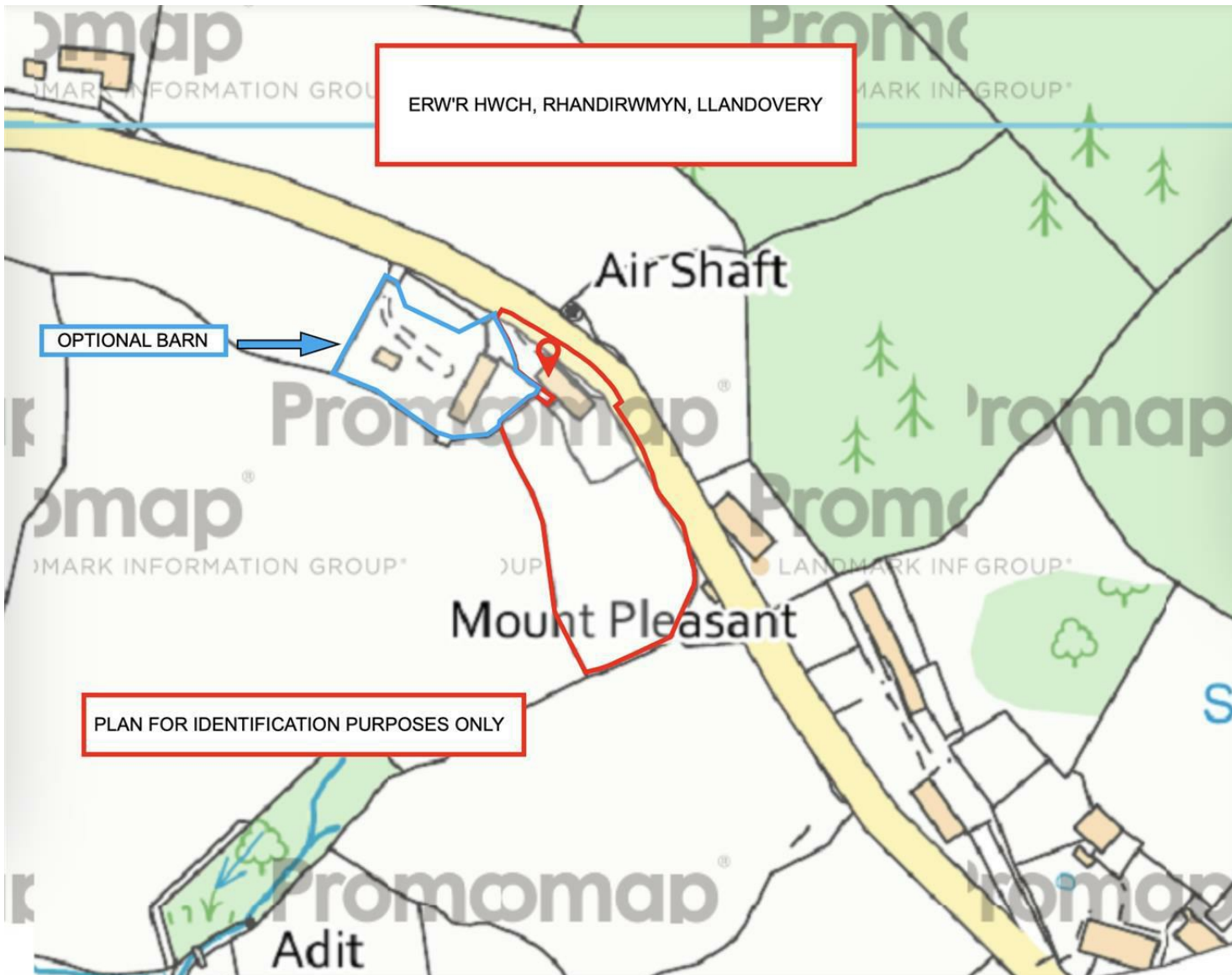
There is a small patch of Japanese knotweed present within the boundary of the property in the lower garden area, we are informed by the vendor that this has been there 50 years and never spread.

Services

We are informed the property benefits to connection to mains electricity, mains water, private drainage. Part economy 7 heating

Council Tax Band C

Amount payable £1582 per annum



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	30	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		71
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	14	
(1-20) G		
<i>Not environmentally friendly - higher CO₂ 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