

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
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Bwlchcoed, Gwyddgrug, Pencader, Carmarthenshire, SA39 9BJ

Asking Price £700,000

A rurally positioned 12 acre smallholding with an attractive traditional homestead having an impressive refurbished 3 bedroomed farmhouse, 2 stone barns with potential for conversion, modern barns and useful lands with stream frontage. Located in a private location shared with one other property, this is ideal for those seeking the rural lifestyle yet being convenient to the local towns and with a lovely aspect over the surrounding country side.
 Option of a further 6.5 acres of productive pasture land.

Close to Brechfa forest and only some 20 minutes North of Carmarthen

LOCATION



Situated in a peaceful rural surroundings with attractive views, approximately half a mile from the A485 roadway in the village of Gwyddgrug, some 20 minutes North of Carmarthen but also convenient to Llanybydder, Llandysul, Newcastle Emlyn and Lampeter. The property has a lovely rural aspect, located at the end of a shared driveway with a neighbour to the rear of the homestead.

DESCRIPTION



A traditional farmstead in a tucked away location with one close neighbour having a fully refurbished and renovated spacious farmhouse having been completely insulated with the benefit of oil fired central heating and uPVC double glazing and offering accommodation of high residential appeal with good quality kitchen and bathroom. The property has to be internally inspected to be fully appreciated.

the property also has the benefit of double glazed windows with a feature front conservatory, enjoying the views and in our considered opinion is a turn key purchase requiring no further works, being well presented and ready for immediate occupation.

The Farmhouse provides more particularly the following -

SIDE ENTRANCE DOOR TO PORCH

9'7" x 8'6" (2.92m x 2.59m)



Tiled floor, double aspect windows, door to -

UTILITY ROOM

11'5" x 7'10" (3.48m x 2.39m)



With good quality range of kitchen units at base and wall level incorporating single drainer sink unit, space for washing machine and tumble dryer, extensive work surfaces, Worcester oil fired central heating boiler, tiled walls, door to -

CLOAKROOM



With toilet

MAIN HALLWAY



With recently installed oak staircase to first floor, attractive tiled flooring, radiator.

On the further side is a useful Study/Office area

KITCHEN/ DINING ROOM

14'8" x 13'5" (4.47m x 4.09m)



This room is complemented by good quality fitted kitchen units at base and wall level having a stainless steel sink unit, 4 ring ceramic hob with extractor hood over, electric oven, integrated Bosch microwave, integrated dishwasher, attractive tiled walls, feature wood effect flooring, modern contemporary styled upright radiator.

There is a further Dresser style unit matching the kitchen units. Door to conservatory.

FIREPLACE



There is a feature double sided wood burning stove set on a slate hearth, access from the kitchen and living room

LIVING ROOM

24'8" x 13'5" (7.52m x 4.09m)



An impressive large room with plenty of room for relaxing and entertaining with the central fireplace having the double sided multi fuel stove shared with the kitchen two radiators

FRONT CONSERVATORY

30' x 10' (9.14m x 3.05m)



Of uPVC construction having two sets of patio doors opening to the sides. This enjoys a lovely aspect over the farmyard, and the land and countryside beyond.

FIRST FLOOR

With access via oak staircase from the hallway to -

GALLERIED LANDING

Walk-in airing cupboard with radiator

BEDROOM 1

15'8" x 16'1" (4.78m x 4.90m)



A large light room with double aspect windows, radiators, access to loft space

BEDROOM 2

14'2" x 13'7" (4.32m x 4.14m)



With radiator, two front windows

BEDROOM 3

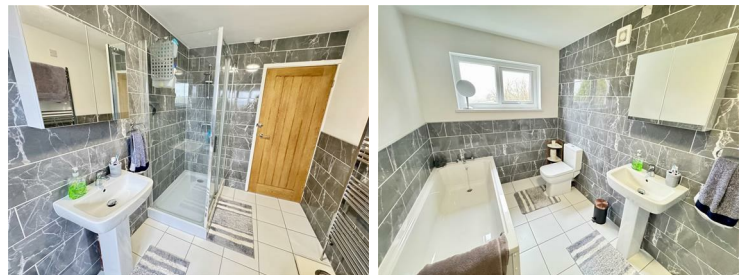
13'8" x 10'3" (4.17m x 3.12m)



Radiator, access to loft, front window

FEATURE BATHROOM

12' x 6'8" (3.66m x 2.03m)



Offering a newly fitted suite with the benefit of attractive tiled walls having panelled bath, wash hand basin, toilet, shower cubicle and heated towel rail.

EXTERNALLY



The property is approached via an initial shared lane leading to a private farmyard flanked by two traditional barns, in our opinion having potential for conversion in to further accommodation if required.

RANGE 1



Being the original stable block with coach house to side and workshop. This building has a rear leanto building used for loose boxes/livestock housing.

SECOND FORMER COWSHED



With leanto Dairy to front

STEEL FRAMED BARN

60' x 45' overall (18.29m x 13.72m overall)



Recently erected barn range, being diversely appealing with concreted floor, this would suit livestock housing, American style barn/stabling or indeed could be used for workshop/commercial purposes, offering good specification buildings with its own self contained yard area.

LAND



The lands mainly provided to the front of the property running down to a feature stream, one paddock to the rear.

OPTIONAL LAND



There is an optional parcel of land on the approach to the property being some 6.4 acres with a field shelter on a concrete base - GUIDE PRICE: £50,000.

SERVICES

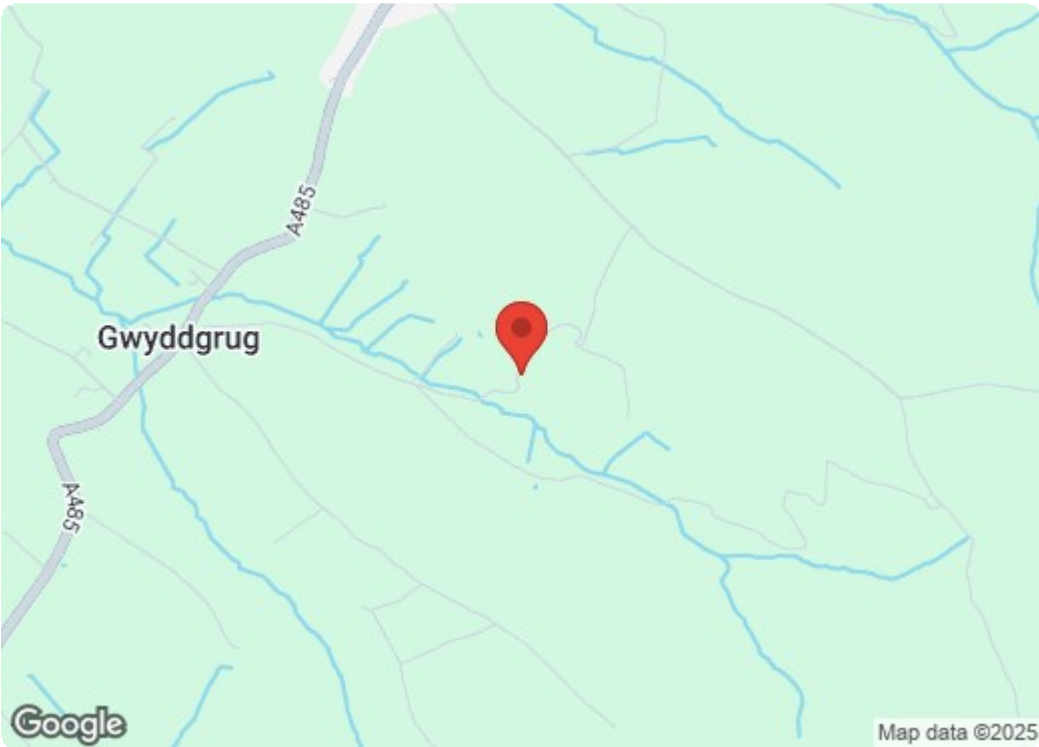
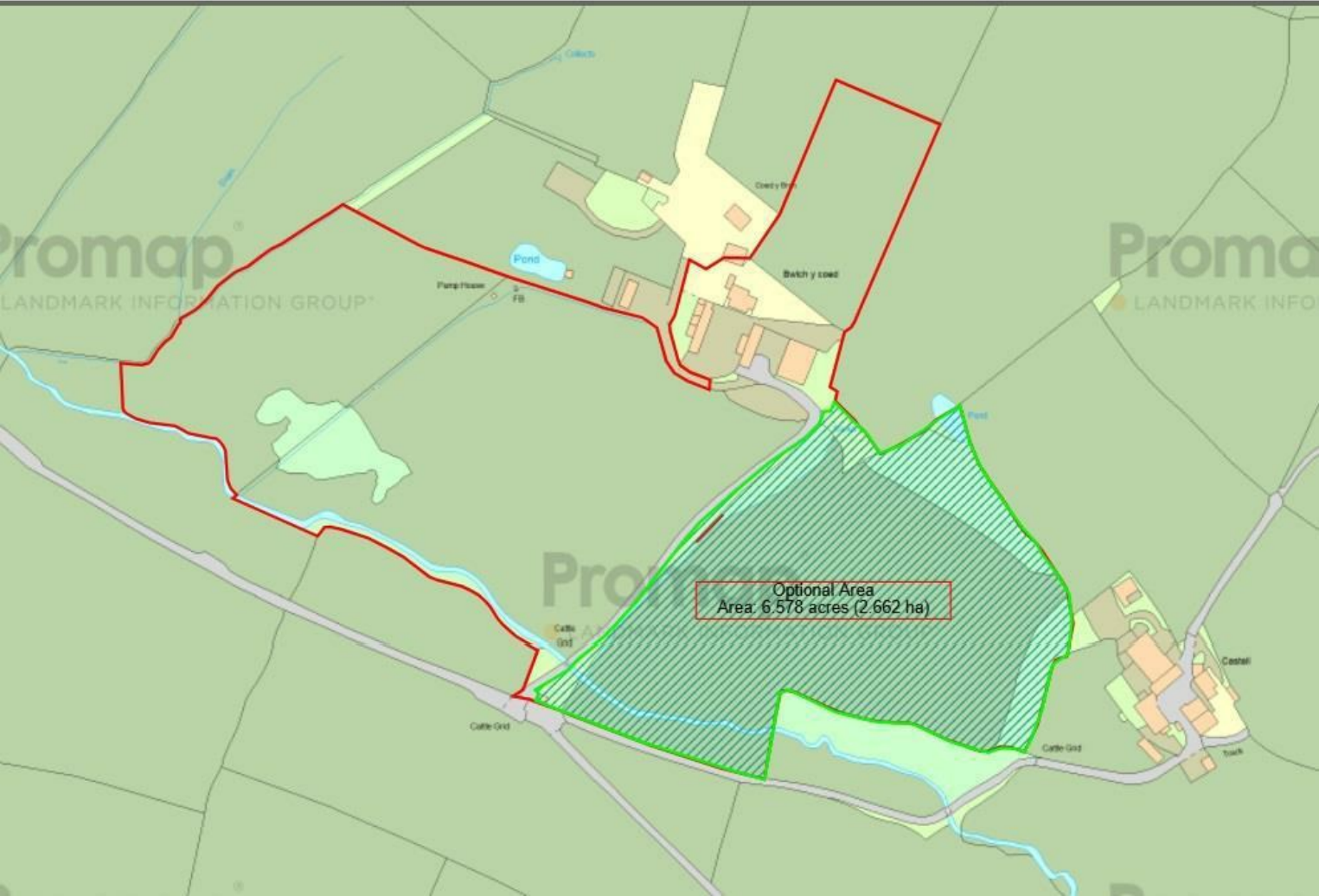
We are informed the property benefits from connection to mains electricity, private water from borehole, private drainage, oil fired central heating, broadband available.

DIRECTIONS

From Lampeter take the A485 roadway towards Carmarthen, proceed through Llanybydder, Llanllwni and New Inn and in the village of Gwyddgrug take the left hand turning and turn immediately left again, continue along this road to its termination, just before a cattle grid, turn left on to a farm lane being the entrance of Bwlchcoed and continue to the property.

COUNCIL TAX BAND - D

Amount Payable: £2048 <http://www.mycounciltax.org.uk/>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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