

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB  
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## Pantysgyfarnog, Harford,, Near Lampeter, Carmarthenshire, SA19 8EA

### Offers Over £630,000

A delightfully situated residential 7 acre smallholding comprising of a 3 bedroom, 3 bathroom former farmhouse having previously been extended and recently refurbished offering characterful accommodation, yet with a modern twist and a detached studio/annexe. The property is high in residential appeal with the benefit of oil fired central heating and uPVC double glazing together with solar pv panels and battery storage arrangement.

The property is delightfully situated in a south facing location, nicely set back off the A482 Lampeter to Pumpsaint roadway, approximately 4 miles from Lampeter and set in approximately 7 acres of land.

The property also has the benefit of a detached studio/annexe, being ideal for multi generational use, income generation or as home office/studio.

The property also has the benefit of a useful modern workshop, has 4 pasture paddocks surrounding the property with various field shelters.

## LOCATION



The property in our opinion is attractively located with no immediate neighbours and nicely set off the A482 Lampeter to Llanwrda roadway just to the west of the small community of Harford with petrol filling station and general stores, some 4 miles from Lampeter and being in an elevated position with attractive views having a sheltered southfacing location.

## DESCRIPTION



The property comprises an attractive former farmhouse having been extended and refurbished in recent times. The property offers attractive characterful accommodation with many retained features including stone walls, tiled floors and oak flooring to the first floor together with modern contemporary styled kitchen and bathroom fittings. The property has the benefit of oil fired central heating and double glazing and provides the following accommodation -

## FRONT COVERED VERANDAH



With double doors leading to -

## KITCHEN

20'11" x 9'9" (6.38m x 2.97m)



Bespoke contemporary style kitchen units at base level, with painted oak work surfaces, 1.5 bowl sink unit with mixer tap, electric cooker points, space for dishwasher. Further contemporary styled fitted kitchen units, double aspect windows including double doors to Verandah, tiled flooring.

## BREAKFAST/FAMILY ROOM/SNUG

17'3" x 9'10" (5.26m x 3.00m)



An attractive room with an impressive fireplace with a stone faced chimney breast having a wood burning stove inset, spot lighting.

### REAR HALLWAY

14'5" x 5'10" (4.39m x 1.78m)



With rear entrance door, velux roof windows, cloak cupboard, further storage cupboard, oak staircase to first floor.

### CLOAKROOM OFF

6'9" x 6'2" (2.06m x 1.88m)

With toilet, wash hand basin, designed to house corner shower unit, heated towel rail

### UTILITY ROOM

14'2" x 9'8" (4.32m x 2.95m)



With base units incorporating large sink unit, plumbing for automatic washing machine, oil fired combination boiler, rear entrance door, heated towel rail

### LIVING ROOM

21'6" x 13'10" (6.55m x 4.22m)



Again, an attractive room having an impressive fireplace with exposed stone chimney breast with beam over and wood burning stove inset.

Dining area with second fireplace on rear wall, 2 radiators, door to -

### SIDE STUDY/POTENTIAL GROUND FLOOR

#### BEDROOM

10'6" x 8'8" (3.20m x 2.64m)



Velux roof window, spot lighting, radiator

### OPENING FROM LIVING ROOM TO FURTHER RECEPTION/DIIN

20' x 8'9" (6.10m x 2.67m)

A light room with tiled floors, double doors to front, exposed stone walling, three side windows, feature coloured glass block window to rear study, currently used as a dining room.

## FIRST FLOOR - ACCESS VIA OAK STAIRCASE



Please note - all floors to first floor have attractive solid oak flooring, velux roof window, radiator, access to shelved storage cupboard

## MAIN FRONT BEDROOM 1



Approached initially by the en-suite bathroom area with a freestanding bath having mixer shower tap attachment, separate shower cubicle with power shower unit, wash hand basin, toilet, spot lighting, heated towel rail, double doors to built-in wardrobe area.

## BEDROOM AREA

13'8" x 10' (4.17m x 3.05m)



With double aspect windows, radiator, access to under eaves storage cupboards, exposed beams, separate access to loft

## REAR BEDROOM 2

11'10" x 8'4" plus recess 6'3" x 4'2" (3.61m x 2.54m plus recess 1.91m x 1.27m)



With radiator, double aspect windows, exposed beams

## ENSUITE SHOWER ROOM



With feature ceramic bowl sink unit, w.c., shower with power shower unit, heated towel rail, velux roof window

### BEDROOM 3

14'7" x 9'9" (4.45m x 2.97m)



Incorporating hanging wardrobe space, double aspect windows, radiator, door to -

### ENSUITE SHOWER ROOM



With feature ceramic bowl sink unit, w.c., shower with power shower unit, heated towel rail, velux roof window.

### EXTERNALLY



The property has an attractive approach via a stoned private driveway leading to the property with gravelled parking and turning areas, front paved terrace with covered pergola incorporating raised vegetable beds, aluminium greenhouse and further garden areas including orchard area.

### ANNEXE:



The property has a recently converted annexe, currently used for multi generational occupation by a family member together with home office and provides a versatile space either for multi generational accommodation as annexe to the main dwelling, home office or studio. The accommodation has insulated floors, walls and ceilings, an attractive open vaulted design allowing a feel of light and space from the 2 velux roof windows. The accommodation is heated by three infrared panel heaters and with a heated towel rail in the shower room. This provides:

## OPEN PLAN LIVING/BEDROOM AREA

18' x 15'10" overall (5.49m x 4.83m overall)



With open vaulted ceilings, partition leading to -

## STUDY AREA



## SHOWER ROOM



With contemporary suite having a shower, wash hand basin and toilet with heated towel rail

## GENERAL PURPOSE BARN/WORKSHOP

45' x 20' (13.72m x 6.10m)



On the approach to the property is a useful portal frame building 45' x 20' of galvanised portal frame construction with two open bays for storage and a third enclosed workshop bay with roller shutter door, two further timber workshops.

## THE LAND



Being level to some sloping areas rising to a further level area with fantastic views, nicely surrounds the property with four paddocks together with various field shelters.

## ACCESS LANE



## SERVICES



We are informed the property benefits from connection to mains electricity, we are informed with an 8kw ground mounted solar pv system and battery storage, mains water, private drainage, oil fired central heating, telephone subject to BT transfer regulations with fibre broadband connected.

## COUNCIL TAX BAND - D

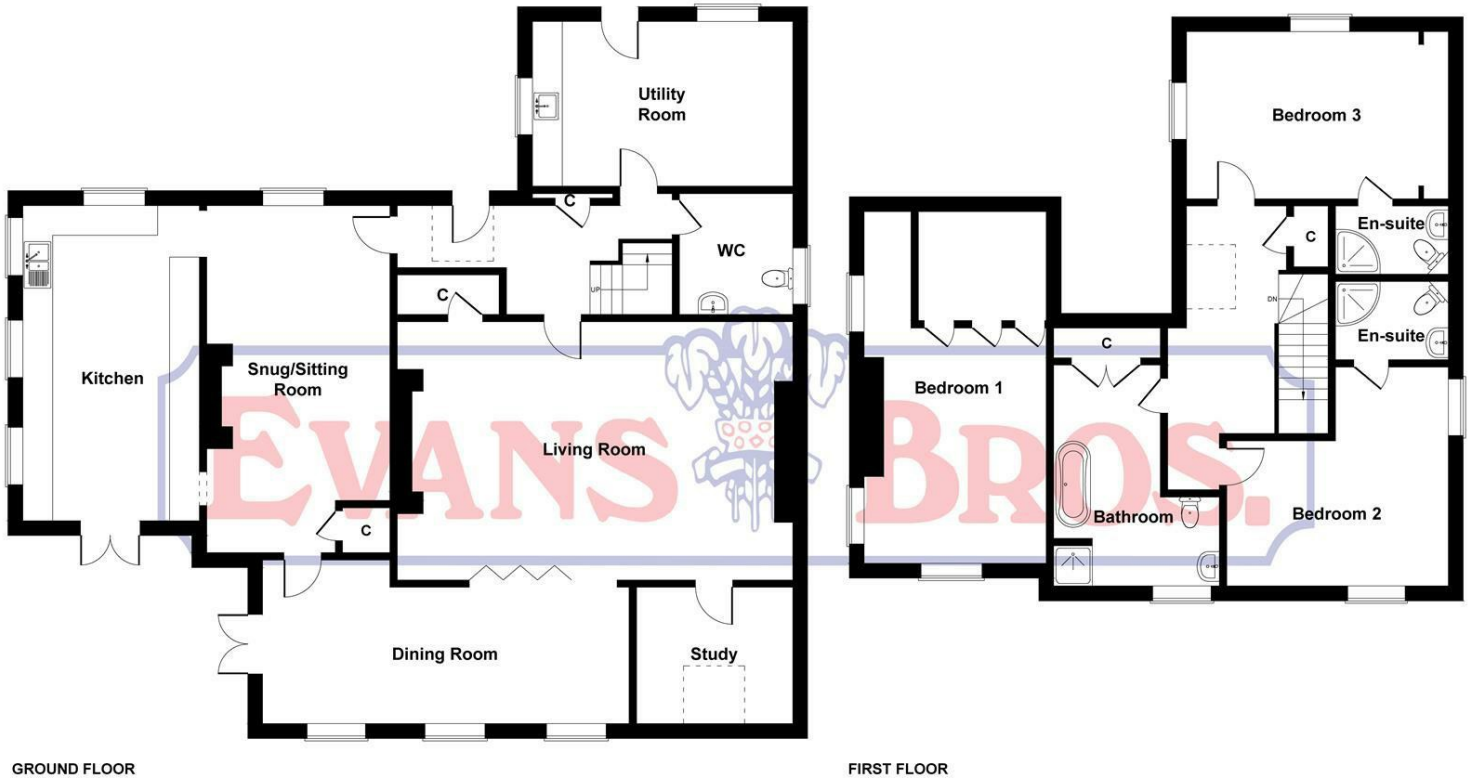


Amount Payable: £2232 <http://www.mycounciltax.org.uk>

## DIRECTIONS

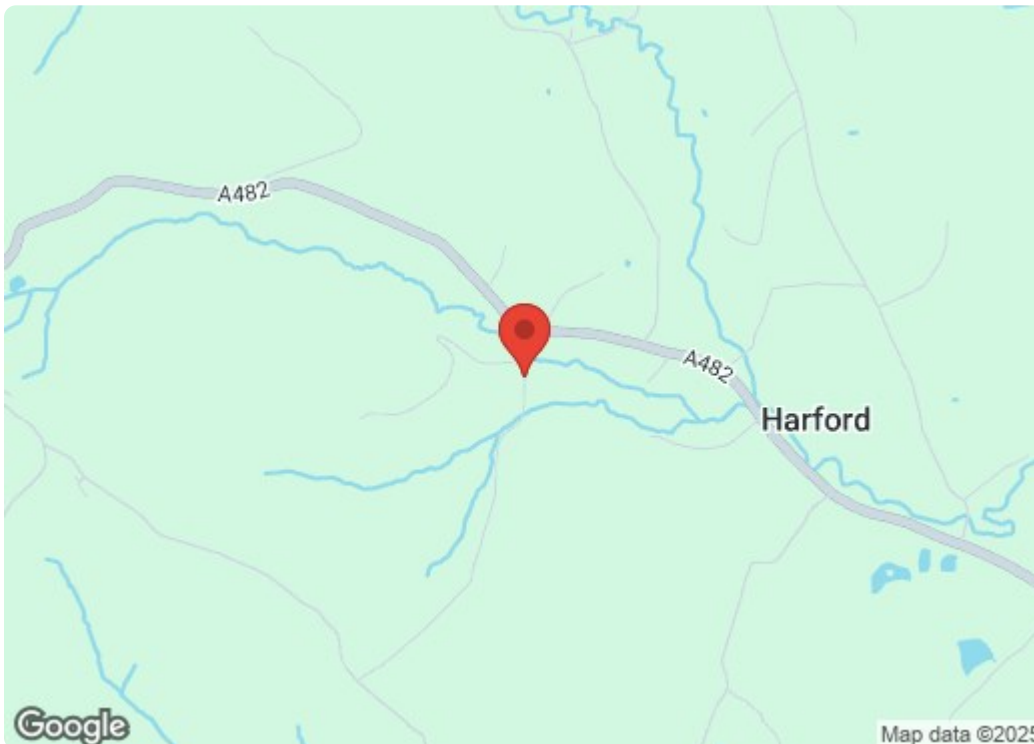
From Lampeter take the A482 road, continue out through Cwmann, over the top and after passing Tafarn Jem on your right, continue down the hill and the property is in a concealed entrance on the left hand side just before Caegwyn Farm Supplies.

## Pantysgyfarnog



**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.

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| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 90        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       | 58      |           |
| (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 <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         | 84        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       | 53      |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |



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