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Dol Llan Dol Llan Road, Llandysul, Carmarthenshire, SA44 4RL

Guide Price £1,550,000

AN ABSOLUTE GEM IN THE TEIFI VALLEY VIZ. 105 ACRE SPECIALIST EQUESTRIAN UNIT COMPRISING AN IMPOSING PROPRIETORS RESIDENCE, A TWO BEDROOM STONE/SLATE HOLIDAY COTTAGE, STONE AND SLATE HOLIDAY COTTAGE DIVIDED INTO GROUND AND FIRST FLOOR APARTMENTS, SAUNA, HOT TUB, POOL AND ORNAMENTAL PONDS. EXTENSIVE RANGE OF MODERN BUILDINGS VIZ 40M X 15M GENERAL PURPOSE SHED. A RANGE TO INCLUDE 12 STABLES, RIDING ARENA, FIRST FLOOR GROOM'S FLAT, 8 STABLE RANGE, 3 STABLE RANGE WITH LOFT OVER PART. THE LAND BEING MAINLY GOOD GRAZING/ CROPPING, EASILY ACCESSIBLE, STOCK PROOF FENCED WITH SOME WOODLAND, FISHING ON THE TEIFI RIVER.

PROPRIETORS RESIDENCE



An imposing stone and slate extended house built in 1848, extensively renovated and upgraded in the last 20 years to provide under floor heated upvc double glazed :-

ACCOMMODATION

(Dimensions approx) All principal rooms have adequate power points.

Front Entrance Door

Living Room

26' x 15' (7.92m x 4.57m)

Feature fireplace with log burner, tiled floor, staircase to first floor, door to :-

Kitchen / Dining Room

15' x 12'10" (4.57m x 3.91m)

Fully fitted kitchen with wall and base store units, working surfaces, single drainer sink h/c, built in oven and hob with extractor fan, dish washer, tiled floor, part tiled walls, side patio doors, front door.

FIRST FLOOR

Bedroom

26' x 15' (7.92m x 4.57m)

Laminate flooring, exposed roof trusses. With En-Suite

Jacuzzi Room (fully tiled)

17' x 12'10" (5.18m x 3.91m)

Shower cubicle, wc, two wash hand basins with base units, down lights.

THE STABLE (Holiday Cottage)



A detached, imposing stone and slate Cottage, night storage heated, upvc double glazed, providing accommodation viz.

Rear Entrance Door

Tiled floor.

Open plan Lounge/ Dining Room/ Kitchen

18' x 17' (5.49m x 5.18m)



Fitted kitchen with store units, single drainer sink h/c, built in hob and base oven with extractor fan, log burner, exposed beam ceiling, part tiled walls.

Double Bedroom

12' x 8'10" (3.66m x 2.69m)



Beamed ceiling, tiled floor.

Double Bedroom

10' x 9' (3.05m x 2.74m)



Tiled floor.

Lobby

Access to loft space, electric meter.

Shower Room (Fully tiled)

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WC, wash hand basin, shaver point, extractor fan.



Spacious rear tarmacd Parking area



Rear Patio Area & Lawned Garden



DEXTER COTTAGE

A detached stone and slate holiday Cottage, split into ground floor and first floor apartments viz.

Ground Floor

Front Entrance Patio Doors

Open plan Apartment

34' x 16' (10.36m x 4.88m)

to include Lounge/ Bedroom area with feature fireplace with log burner, tiled floor, down lights.

Kitchen Area



With wall and base units, working surfaces, 1 1/2 bowl sink h/c, washing machine, oven and hob, fridge/ freezer, rear entrance door to :-

Bathroom

Tiled floor, bath with shower over, wc, wash hand basin with base store cupboard, down lights.

External staircase to :-

First Floor Apartment

34' x 16' (10.36m x 4.88m)



Outside decking and balcony area. Apartment with dressing room.

Bathroom (fully tiled)

Bath, wash hand basin with base unit, wc, velux window, extractor fan.

Open Plan Lounge/ Dining Room/ Bedroom



With feature fireplace with log fire, base units with built in oven/ hob, single drainer sink h/c, beamed ceiling.

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An extensive range of purpose built outhouses in 4 Ranges, conveniently located on the periphery of the farmyard with private water and 3 phase electricity supply.

RANGE 1

General Purpose Outhouse

131'2" x 49'2" (40m x 15m)



Steel frame 7 bay concrete flooring with soakaways, sliding door access at both ends with concrete surround. (Currently utilised as a lambing shed and temporary stabling).

RANGE 2

8 Stable Block

108' x 60' (32.92m x 18.29m)



Modern steel frame, purpose built 8 stable block with tack and wash room with hot water.

Further 4 Stables



With built in timber store cupboards.

Riding Arena



With first floor :-

Groom's Flat



2 Bedroom Accommodation with open plan kitchen/ dining room, lounge, wood burner, access to balcony area.

Slurry Pit/ Dung Heap

RANGES 3 and 4



RANGE 3 (New Roof)

58' x 29' (17.68m x 8.84m)



5 Standard, 3 long stables.

RANGE 4 (New Roof)

59' x 27' (17.98m x 8.23m)



3 Stables, Store Shed / Garage, loft over part.

THE LAND



Extends, we are informed to circa 105 acres in compact,

convenient enclosures, stock proof fenced with private water supply, tanks to all fields. The River Teifi, renowned for salmon and sea trout fishing, forms the boundary on the western side (Dol Llan Farm having the right to 1 Rod).

There is about 12 acres of woodland with the remaining enclosures, being productive pasture suitable for grazing/cropping.

GENERAL COMMENTS

Dol Llan Equestrian Complex is located about 1 mile from Llandysul with privately owned drive off a quiet council bye road, leading to the homestead (Dol Llan Mansion having a right of way over the said private drive).

Parking Area



There are attractive iron gates with ample tarmac yard area for parking.

Attractive ornamental trees, shrubs, flower borders.

Fenced in Lawned Gardens



With Pool, Decking Area.

Timber House



For the Sauna and Hot Tub.

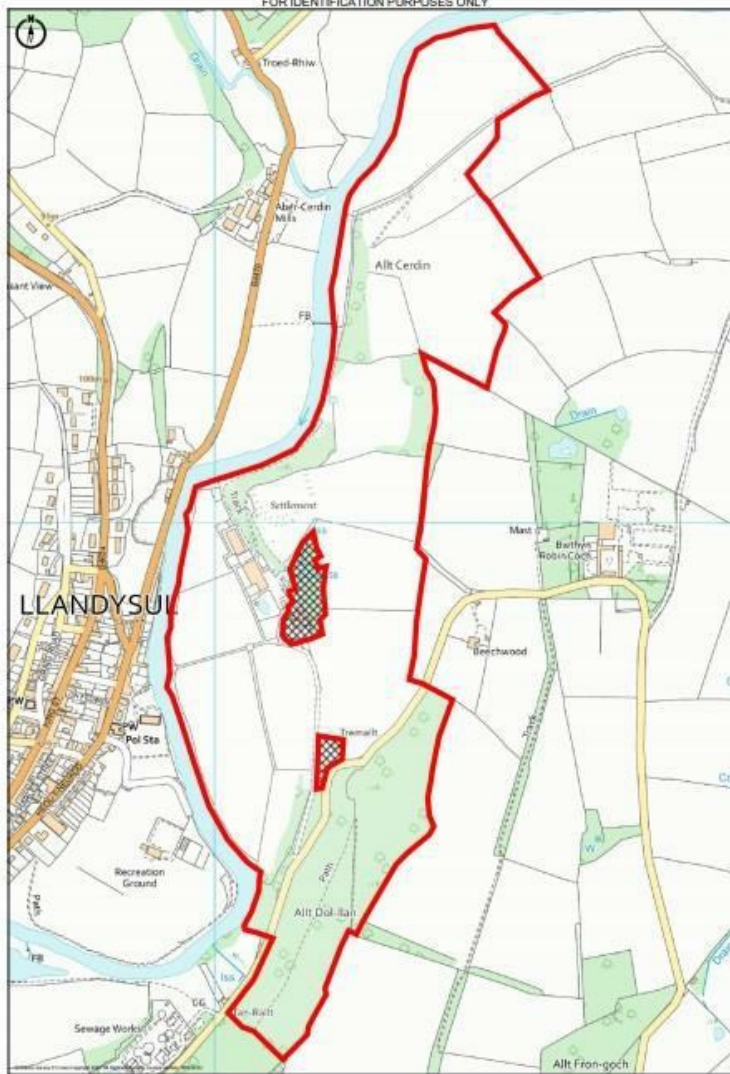
Ornamental Pond

Dol Llan can be considered an extensive specialist equestrian unit with immense residential appeal with a very successful holiday cottage business. (Accounts available for bone fide interested parties).

The property was extensively renovated and upgraded with no expense spared, within the last 20 years and is particularly well presented and a credit to the current owners.

Views to Front





Promap v2
LANDMARK INFORMATION

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Energy Efficiency Rating

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

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) 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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