

Terry Thomas & Co

ESTATE AGENTS



The Manse, King Street Laugharne, SA33 4RY

An impressive Grade II listed double-fronted, three-storey residence, The Manse is a home of exceptional scale and character, retaining a wealth of original features throughout. Extending over multiple levels and complemented by generous gardens and outbuildings, the property offers outstanding potential for sympathetic modernisation. A property of considerable scale and period charm, The Manse presents a rare opportunity to restore and enhance a distinguished home of real character. To the rear, the property is set within extensive gardens and grounds, complemented by adjoining stone-built outbuildings and workshops, providing excellent scope for a variety of uses subject to the necessary consents.

Offers in the region of £380,000

The Manse King Street

Laugharne, SA33 4RY



A Distinguished Period Residence

A Distinguished Period Residence of Exceptional Character. An impressive double-fronted, three-storey residence, The Manse is a home of exceptional scale and character, retaining a wealth of original features throughout. Extending over multiple levels and complemented by generous gardens and outbuildings, the property offers outstanding potential for sympathetic modernisation.

Ground Floor

A canopied stone porch leads to the original entrance door and into a welcoming hallway, finished with slate flooring and an original staircase rising to the upper floors.

Principal Reception Room

5.73m x 4.55m (maximum into recess)

Features a white painted fire surround with cast iron inset set on a slate hearth. The room benefits from both a double-glazed box sash window to the rear and an original sash window to the front, along with exposed timber floorboards, a dado rail, and decorative coving.

The Drawing Room

17'6" x 13'5" (into recess) (5.34m x 4.10m (into recess))

This room includes a feature fireplace with cast iron inset, tiled side panels, and slate hearth, as well as a sash window to the front. A door leads through to the rear passage.

Lower Ground Floor

A rear passageway with tiled flooring provides access to the garden and incorporates a practical boot room area, along with a connecting door to the dining room.

Kitchen

4.71m x 3.69m

Features a traditional AGA set within a former

fireplace, fitted base units with stainless steel sink, and space for appliances. An open plan arrangement leads into a garden room measuring approximately 4.73m x 3.87m, with a pitched, partially glazed vaulted roof, a circular stained glass window, and glazed door opening onto the rear garden. Quarry tiled flooring continues throughout this space.

A part-glazed door leads to a former WC and shower area, both retaining plumbing but requiring completion.

The Cellar

12'9" x 9'8" (3.90m x 2.97m)

The cellar, accessed from the passage, has restricted ceiling height and flagstone flooring, with the main area measuring approximately 3.90m x 2.97m and including a former coal chute.

First Floor & Mezzanine

18'2" (maximum, narrowing to 13'5") x 15'3" (5.55m (maximum, narrowing to 4.10m) x 4.65m)

At mezzanine level, the principal bedroom includes a walk-in wardrobe and access to loft space and a double-glazed box sash window.

Former Bathroom

8'4" x 6'2" (2.55m x 1.89m)

Retains plumbing facilities. A separate former WC also remains, with plumbing for a low-level suite and wash hand basin.

Bedroom 2

17'5" x 13'4" (5.33m x 4.08m)

Located to the front, features a cast iron fireplace and sash window with shutters.

Bedroom 3

17'2" x 16'6" (5.25m x 5.03m)

The bedroom is particularly spacious, with dual aspect sash windows and exposed timber flooring.

Second Floor

Bedroom 4

17'5" x 13'4" (into recess) (5.32m x 4.07m (into recess))

Includes a sash window and exposed timber flooring.

Bedroom 5

8'7" x 6'1" (2.63m x 1.86m)

Suitable as a home office.

Bedroom 6

17'2" x 16'5" (5.25m x 5.01m)

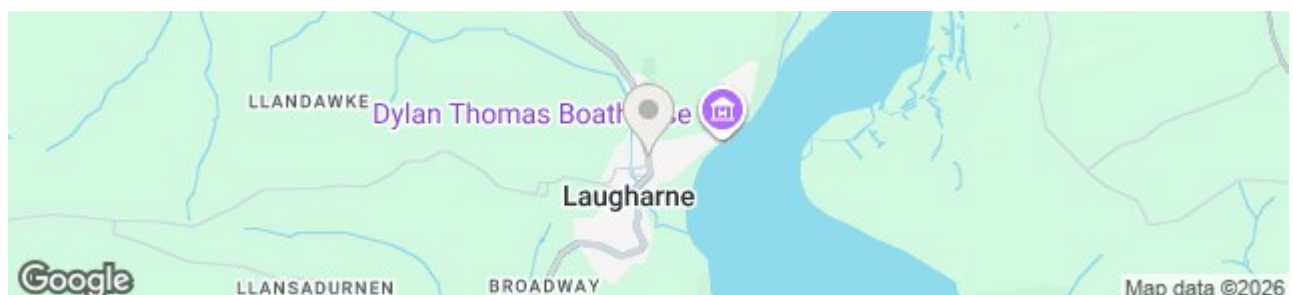
Another large room with built-in storage and dual aspect windows.

Staircase leading to Attic Room

Offering further potential

Exterior

The Manse also has the benefit of a side, Integral side passageway that goes from the front of the property to the rear garden. To the rear, the property is set within extensive gardens and grounds, complemented by adjoining stone-built outbuildings and workshops, providing excellent scope for a variety of uses subject to the necessary consents.





Floor Plan



Type: House
Tenure: Freehold
Council Tax Band: G

Services: Mains Electricity, Water, Drainage and Oil.

Appliances: Any appliances/boilers mentioned in these details have not been tested by ourselves.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Cambrian Place Cambrian Place, Carmarthen, Carmarthenshire, SA31 1QG
 Tel: 01267 235330 Email: sales@terrythomas.co.uk <https://www.terrythomas.co.uk>

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 (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	