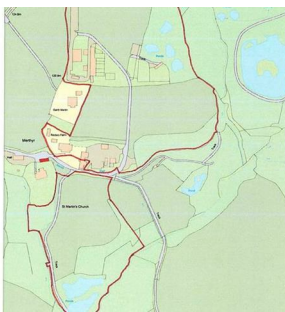


Terry Thomas & Co

ESTATE AGENTS



Rectory Farm Henfwlch Road Carmarthen, SA33 5EG

Rectory Farm is set in a delightful rural location, enjoying far-reaching views across rolling countryside and approached via a consolidated driveway. This attractive former Rectory offers a rare opportunity to enjoy refined country living within a peaceful rural setting, combining historic character with comfortable modern accommodation to create an elegant yet practical family home.

The property is set within approximately 17.11 acres of land and gardens and benefits from a range of useful outbuildings, including planning for siting of static caravan/chalet a traditional stone barn range, adjoining lean-to storage buildings providing additional utility space, three stables positioned to the rear, and a steel-framed general-purpose agricultural building. Six wildlife ponds enhance both biodiversity and the natural setting, further complementing this exceptional rural lifestyle offering.

Offers in the region of £645,000

Rectory Farm Henfwlch Road

Carmarthen, SA33 5EG



Entrance Porch/Conservatory

38'4" x 8'0" (11.7m x 2.46m)

The space features double-glazed windows to three sides beneath a polycarbonate roof, with slate tiled flooring throughout and French doors forming the main entrance.

Hallway

uPVC double glazed stable door leading through to the kitchen and a further uPVC double glazed door leading through to the hallway. The entrance hallway features wood-effect flooring and benefits from a useful understairs storage cupboard. An original internal door leads through to the lounge, adding to the home's retained period charm.

Kitchen

13'8" x 12'1" (4.19m x 3.69m)

A characterful Kitchen with fitted base units with wood-effect work surface over, incorporating a single drainer sink, plumbing for both a dishwasher and washing machine. There is an LP gas cooker point and a panelled radiator. uPVC double-glazed window to the fore affords extensive views across the surrounding countryside, while traditional slate flooring runs throughout.

The room retains charming original features including ceiling-mounted meat hooks and an original internal door leading through to the dining room, complemented by a useful larder cupboard. A uPVC double-glazed door provides access to the utility room and scullery beyond.

Utility Room

(7'7" x 16'2") ((2.33m x 4.94m))

A practical yet characterful utility room featuring uPVC double-glazed doors to the side, including double doors, and a uPVC double-glazed window to the rear providing natural light. There is ample space for fridge freezers, with a durable concreted floor in keeping with the room's functional origins. An open passageway leads through to the adjoining scullery,

Scullery

19'8" x 6'11" (6.01 x 2.12m)

A traditional scullery retaining its original working character, with two single-glazed windows to the rear providing natural light, ideal for utility use or storage.

Dining Room

13'6" x 12'2" (4.14m x 3.73m)

A striking feature fireplace with cast-iron fire inset and decorative tiled side plates, forming an attractive focal point to the room. Panelled radiator with grills, thermostatic controlled. uPVC double-glazed windows to the fore allow in ample natural light. The room is finished with a classic quarry tiled floor, enhancing the property's period character.

Lounge

13'9" x 13'6" (4.21m x 4.14m)

Two panelled radiators, wood effect flooring. A feature open fireplace with slate hearth provides a charming focal point to the room, uPVC double-glazed window to the fore, allowing for natural light.

Staircase to first floor

From the half landing, the staircase continues to a mezzanine level with a rear landing area. Fitted with a panel radiator with grills, thermostatically controlled.

Bedroom 1

17'4" x 8'4" (5.3m x 2.55m)

Panelled radiator with grills. uPVC double glazed window to the side.

Family Bathroom

12'4" x 7'1" (3.77m x 2.16m)

A modern bathroom suite comprising a spacious double open walk-in shower with chrome mixer shower, incorporating both body jets and a rainfall shower head. An oval-shaped freestanding bath with chrome mixer tap and shower attachment provides a striking centrepiece. The suite is completed by a close-coupled economy flush WC and pedestal wash hand basin. Marbled wall panels extend from floor to ceiling, complemented by a wall-mounted chrome ladder-style towel radiator. A uPVC double-glazed window to the side provides natural light and ventilation.

First Floor

At first-floor level, the front landing area doubles as a versatile office space, featuring a full-height uPVC double-glazed window that offers extensive views over the surrounding countryside.

Bedroom 2

13'4" x 13'5" (4.07m x 4.09m)

uPVC double-glazed windows to the fore offer extensive views over the surrounding countryside. The room is heated by two panel radiators with grills, thermostatically controlled, and features a charming Victorian cast-iron fireplace, adding period character and elegance.

Bedroom 3

13'6" x 13'10" (4.12m x 4.23m)

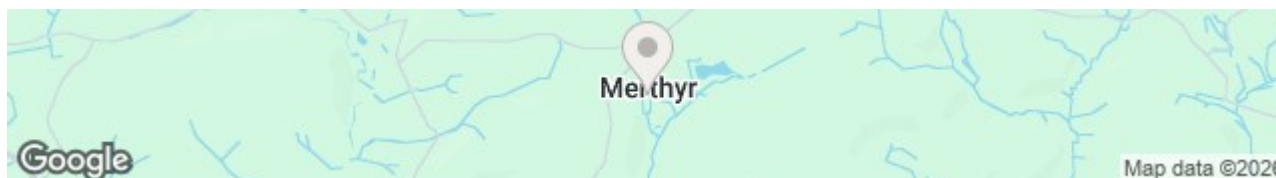
uPVC double glazed window to the fore. Two panel radiators with grills, thermostatically controlled, featuring a Victorian Cast iron fireplace.

Shower room

The shower room comprises a corner shower enclosure with a chrome mixer shower, incorporating body jets and a rainfall shower head. A wash hand basin is fitted within a vanity unit, accompanied by a close-coupled WC. Natural light is provided by uPVC double-glazed windows to the rear and side. The room is finished with a ceramic-tiled floor and a wall-mounted chrome ladder-style towel radiator.

Externally

Main farm has 17.11 acres including the garden. Positioned within a picturesque rural landscape, enjoying sweeping panoramic views across open, rolling countryside. Set within a hamlet, approached via a consolidated driveway that immediately conveys a sense of arrival. An attractive side courtyard featuring a characterful stone barn range beneath a pitched corrugated roof, offering both architectural interest and exceptional versatility. Compound yard area which incorporates planning consent for static caravan/chalet. Adjoining lean-to stores providing valuable ancillary accommodation with scope for enhancement or alternative uses. Three well-positioned stables to the rear, ideally suited to equestrian pursuits or refined country living. A substantial steel-framed, general-purpose agricultural building, thoughtfully equipped with power and lighting and adaptable to a variety of uses. Six established wildlife ponds enrich the setting, creating a serene natural environment and enhancing biodiversity and visual appeal.





Floor Plan



Type: Farm
Tenure: Freehold
Council Tax Band: F

Services: Property services include oil-fired central heating, mains electricity and water, and a private drainage system.

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

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.

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