

COED Y GOF Pumpsaint, Llanwrda, Carmarthenshire SA19 8DQ

Offers Over £695,000



- Highly Appealing, Characterful Three Bedroom Traditional Cottage
 - Two Holiday Cottages Producing Excellent Income
- Traditional Stone Barn with Scope for Conversion (STPC) • Various Other Outbuildings
 - Set in Large Gardens and Grounds with Paddock and Woodland
 - Approx. 2.7 Acres In All • Wonderfully Secluded Rural Location

REF: EO8843

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle

GENERAL AND SITUATION

Approximate Distances:

Lampeter 10 miles • Llandeilo 14 miles • Carmarthen 24 miles

A characterful three bedroom traditional cottage, set in grounds of approx. 2.7 acres with two fabulous holiday cottages, a traditional stone barn and various other outbuildings in a wonderfully secluded rural location.

The house is believed to date back to around 1800 and it retains much of its original charm and character. The pair of superb holiday cottages, thoughtfully converted from a traditional stone barn in 2007, are finished to an excellent standard offering charming accommodation, providing an established and highly successful holiday letting business. Currently marketed through Sykes Cottages, the cottages generate an attractive annual income and whether continued as a thriving holiday let enterprise, utilised for multi-generational living, or retained for visiting family and friends, the cottages offer considerable flexibility and are being sold fully equipped with an inventory of fixtures and fittings included in the sale.

Planning permission has previously been granted for a substantial two-storey extension to the main house, under Application Ref: E/28456, although this permission has subsequently expired. There is also scope to convert the remaining stone barn to a separate residence or additional holiday cottages, subject to the necessary permissions.

The property occupies a particularly attractive rural location, not far from the small village of Pumpsaint within the beautiful Cothi Valley. The village is best known for the historic Dolaucothi Goldmines, the UK's only known Roman goldmine, now managed by the National Trust. There is a village hall / community centre and traditional country pub, and the surrounding countryside offers excellent walking, cycling and horse riding opportunities through quiet lanes, forestry tracks and local farmland. A wider range of everyday amenities, including supermarkets, independent shops, cafes, restaurants, doctors surgeries, schools and sporting facilities are provided by the University town of Lampeter, with further ranges close by in Llandovery and Llandeilo.

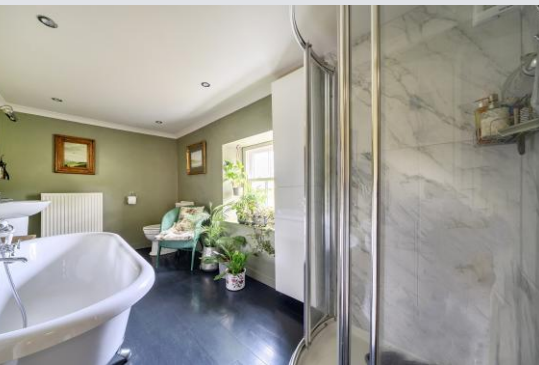
THE MAIN RESIDENCE

With oil fired central heating and double glazed windows (all windows in the farmhouse are sash except original 19th century leaded window in porch), the accommodation in brief is as follows; please refer to the floor plan for approximate room sizes.

The **Main Entrance** is through a feature arched door that leads into a side **Lobby** with built-in storage cupboards and a door opening through to the extremely characterful **Sitting Room** which has a red and black tiled floor, feature stone inglenook fireplace with inset log burner, and oak stairs rising to the first floor.

There is a separate **Dining Room** which has a slate floor and **Kitchen / Breakfast Room** which is fitted with an extensive range of built-in cupboards with worksurfaces incorporating a double Butler sink, built-in fridge and freezer, oil fired Rayburn, four-ring induction hob, plumbing for dishwasher, red and black tiled flooring.

There are **Three Bedrooms** on the first floor, two of which have exposed original floorboards, and a **Bathroom** fitted with a rolltop bath, WC, wash hand basin and shower cubicle.





THE HOLIDAY COTTAGES

Known as Nant Glas and Golwg Las, the two cottages were converted from an original stone barn in 2007.

Nant Glas provides **Two Bedrooms, Bathroom, Sitting Room and Kitchen / Diner** plus an externally accessed **Storage Cellar** below.

Golwg Las provides a **Bedroom, Bathroom, Sitting Room and Kitchen**.

OUTSIDE, OUTBUILDINGS & LAND

The property is approached along a farm track from which a gated access leads on to a private drive that runs down to an arrival yard with plenty of parking space for numerous vehicles.

Overlooking the arrival yard is the superb **Traditional Stone Barn**, the main part of which measures c. 36'9 x 16'7 (about 11.2m x 5m) with a mezzanine floor, light and power supplies, plus an **Adjoining Cart Shed** c. 18'5 x 10'9 (about 5.6m x 3.3m) and an external flight of steps leading up to a **Loft / Freezer Room** 16'9 x 10 (about 5.1m x 3m).

Behind the stone barn is a further range of outbuildings comprising as follows, with approximate sizes:

Dutch Barn 18'4 x 15'4 (about 5.6m x 4.7m) with mezzanine storage loft

Four-Bay Mono-Pitch Building 21'10 x 10'9 (about 6.6m x 3.3m)

Large Poultry Enclosure

There is a garden area to the side of the house with a number of mature trees and a vegetable patch with two raised beds and a **Polytunnel**.

There is an **Outside WC** behind the house.

The land comprises wildlife habitat with a mown path leading through plus conifer plantation and a paddock, a **Natural Stream** along the valley bottom and a **Wildlife Pond**.

IN ALL APPROX. 2.7 ACRES
(About 1.1 Hectares)

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01264 850700 | postbox@ruralscene.co.uk | www.ruralscene.co.uk



VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

CARMARTHENSHIRE COUNTY COUNCIL

Tel: 01267 234567

SERVICES

MAINS ELECTRICITY, PRIVATE WATER, PRIVATE DRAINAGE, OIL FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

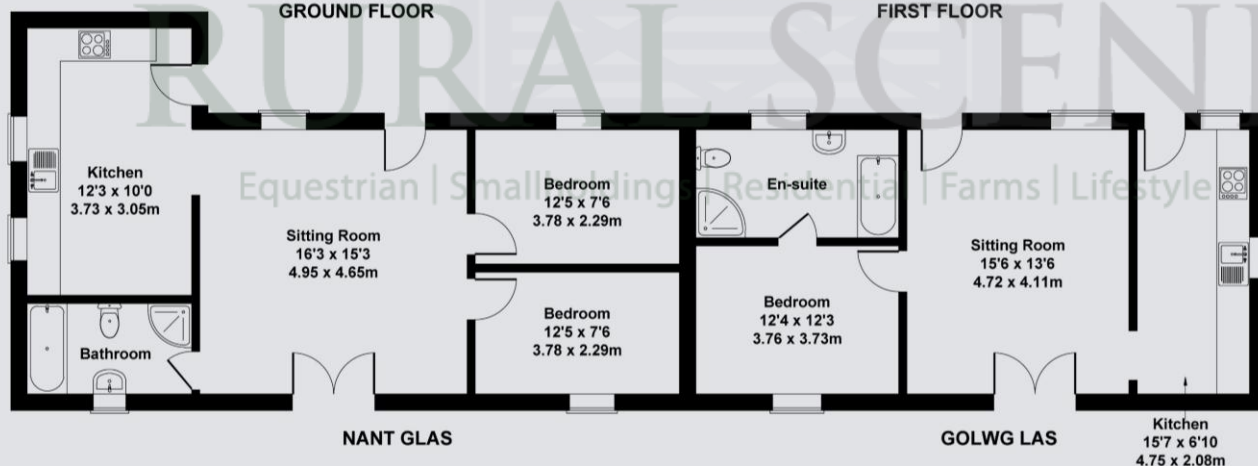
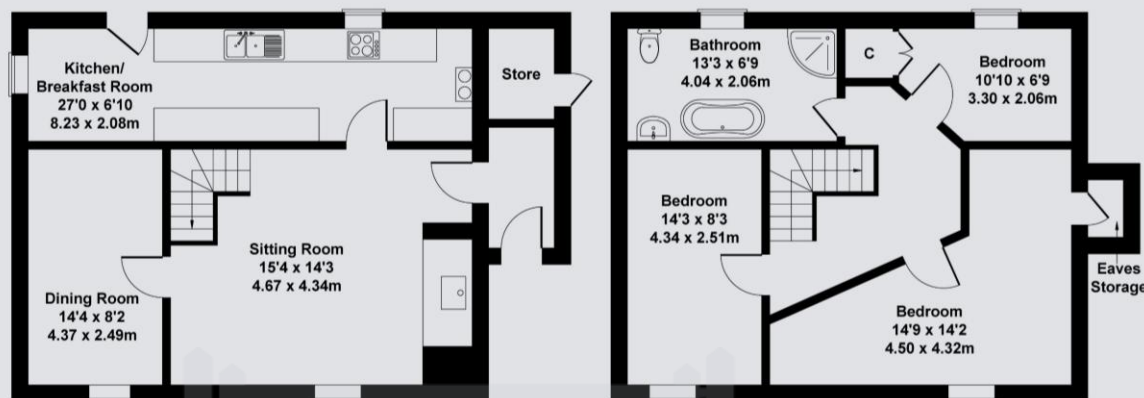
TENURE Freehold **COUNCIL TAX** E**ENERGY RATINGS**

Main Res E : Nant Glas D : Golwg Las D

DIRECTIONS

From the A40 at Llanwrda, head north on the A482 towards Lampeter. After 7 miles turn left, continue for just under 1 mile and as the lane bears left, fork right. After just under half a mile fork left in front of a farmhouse, follow the lane and as it bears around sharply to the left, continue straight on over the cattle grid and on to a track which leads to Coed y Gof.

what3words ///healers.envisage.coining

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