

WERNANT Gwernogle, Carmarthenshire SA32 7RZ

Offers Over £550,000



- Highly Appealing Three Bedroom Characterful Cottage
- Range of Useful Outbuildings ● Glorious Gardens with Stream and Summerhouse
 - Pasture Paddocks and Some Woodland
 - Approx. 14 Acres In All
- Wonderful Secluded Location

REF EO8439

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle

GENERAL AND SITUATION

Approximate Distances:

Brechfa 3 miles • Lampeter 14 miles • Llandeilo 15 miles
Carmarthen 15 miles • A48 Dual Carriageway 13 miles

A highly appealing three bedroom characterful cottage set in approx. fourteen acres, with a range of useful outbuildings, glorious gardens, pasture paddocks and some woodland, in a wonderfully tranquil setting.

The cottage dates back to the early 1800's and it is believed to have originally been single storey, with a thatched roof. It was extended in the early 1970's and has been home to the current owners since 1976. Nestled in a glorious setting, sunny and south-facing, bordered by a small stream, the cottage overlooks its own beautiful gardens which are highly colourful with a wide variety of flowers and ornamental shrubs. The outbuildings and paddocks are ideal for smallholding or private equestrian use.

Gwernogle benefits from dedicated school transport services to both Llandeilo and Carmarthen secondary schools. Just a short drive away is the thriving village of Brechfa which offers a charming parish church, a community run village shop, a small country hotel and a highly regarded pub/restaurant.

Surrounded by the stunning landscapes of Brechfa Forest and Llanllwni Mountain, the area is a haven for outdoor enthusiasts with an extensive network of scenic walking trails, world class mountain biking routes and excellent horse-riding facilities.

For a wider range of amenities, the attractive market town of Llandeilo, the university town of Lampeter and the historic county town of Carmarthen are all within easy reach. The nearby A48 dual carriageway provides convenient access to the M4 motorway, offering excellent connectivity across South Wales and beyond.

THE RESIDENCE

With solid fuel central heating and double-glazed windows, the accommodation in brief is as follows; please refer to the floor plan for approximate room sizes.

The **Main Entrance** is through a front door which opens directly into the **Living/Dining Room** which has a feature brick fireplace with inset dual-fuel logburner (which also has a back boiler for central heating), quarry tiled floor, painted ceiling beams, external front door, and stairs to the **First Floor** with understairs cupboard. A door opens through to the **Kitchen**, which has exposed ceiling beams, built-in wooden units, stainless steel sink, solid fuel Aga, plumbing for washing machine and a tiled floor.

There are **Three Bedrooms** on the **First Floor** plus a **Bathroom** fitted with a panelled bath with electric shower over, WC and wash hand basin.





OUTSIDE, OUTBUILDINGS & LAND

The property is set at the end of a no through country lane from which a private gated entrance leads onto a driveway that runs down to a large hard-surfaced parking and turning area.

The house is surrounded by the most beautiful gardens with lawns, a wide variety of ornamental shrubs and flowers, dissected by a pretty natural stream and an area of timber decking with a **Summerhouse**.

The **Outbuildings** lie adjacent to the residence and comprise a **Large Barn/Workshop** with several **Adjoining Stores**, a **Single Garage** with up and over door, **Further Workshop**, and an **Open-Fronted Car Port/Implement Store**.

Please refer to the floorplan for the layout and approx. sizes of the outbuildings.

The Land adjoins in two main blocks, dissected by the country lane. It is divided into **Four Good Quality Pasture Paddocks**, plus two areas of **Natural Broadleaf Woodland**.

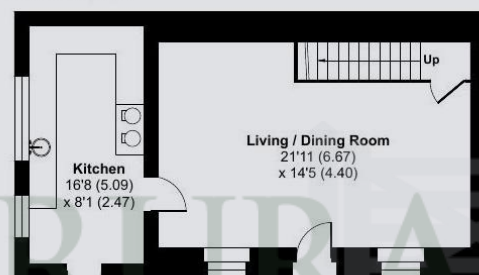
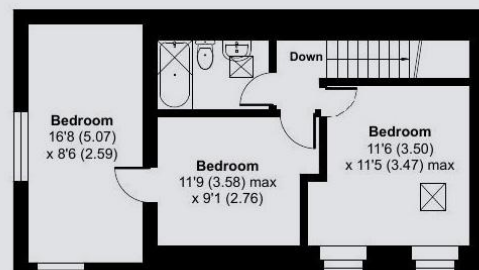
The paddocks have been used for grazing and hay-cropping in recent years.

IN ALL APPROX. 14 ACRES
(About 5.7 Hectares)

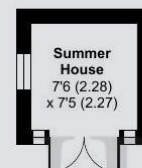


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Approximate Area = 930 sq ft / 86.3 sq m
 Garage = 413 sq ft / 38.3 sq m
 Outbuildings = 1021 sq ft / 94.8 sq m
 Total = 2364 sq ft / 219.4 sq m
 For identification only - Not to scale



OUTBUILDING 4

VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

CARMARTHENSHIRE COUNTY COUNCIL
 Tel: 01267 234567

SERVICES

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

TENURE Freehold ENERGY RATING E COUNCIL TAX D

DIRECTIONS

From Brechfa take the B4310 east for just under a mile and as the road bears round to the right, continue straight on into a country lane. Follow this lane for just over two miles to the hamlet of Gwernogle, proceed up the hill and turn sharp left into the minor lane that leads to Wernant.

what3words ///televise.topical.riding

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