

Wern
Ty Mawr
Carmarthenshire

Asking Price £650,000

- EXCEPTIONAL COUNTRY SMALLHOLDING IN A PRIVATE RURAL SETTING - NO NEAR NEIGHBOURS
- SUBSTANTIAL, EXTENSIVELY RENOVATED RESIDENCE OFFERING VERSATILE ACCOMMODATION
- BREATHTAKING UNSPOILT COUNTRYSIDE VIEWS
- APPROXIMATELY 10.2 ACRES OF PASTURELAND SUITABLE FOR GRAZING, EQUESTRIAN USE OR CROPPING
- PICTURESQUE STREAM BISECTING THE LAND - ENHANCING ITS NATURAL BEAUTY AND BIODIVERSITY
- ATMOSPHERIC ANCIENT STONE RUINS - BELIEVED TO BE THE REMAINS OF A HISTORIC DROVERS' INN
- OWNERSHIP OF THE SURROUNDING LAND ENSURES COMPLETE PRIVACY, SECLUSION AND LONG-TERM CONTROL OF THE SETTING
- WITH HISTORICAL CONNECTIONS TO THE INFAMOUS 'OPERATION JULIE'
- PART ANNEXE APPEAL - POTENTIAL FOR SUITABLE FOR MULTI-GENERATIONAL LIVING
- AVAILABLE CHAIN FREE & READY FOR IMMEDIATE OCCUPATION



An exceptional 10.2-acre country smallholding offering complete privacy in a truly spectacular rural setting with no near neighbours. At its heart is a substantial, extensively renovated residence providing versatile accommodation of up to six bedrooms, beautifully combining character with modern comforts.

Surrounded by its own land, the property enjoys breathtaking panoramic views from several elevated vantage points, a picturesque stream meandering through the grounds, and an abundance of natural beauty. The land is rich in history, featuring the intriguing remains of ancient ruins, while the diverse habitats create a haven for wildlife, making this an idyllic retreat for nature lovers, conservation enthusiasts or those seeking a peaceful country lifestyle.

A rare opportunity to acquire a beautifully renovated home with acreage, exceptional privacy and captivating scenery, offering the perfect blend of lifestyle, seclusion and countryside charm. NO ONWARD CHAIN.

Location

Enviously situated in a no near neighbour location just off the hamlet of Ty-Mawr on the outskirts of the market town of Llanybydder. The exclusively private location is renowned as being a wildlife haven with a pretty meandering stream bisecting the lower lands of the property with a wide range of species regularly spotted within the grounds of the property.

The property is within easy reach of the popular market town of Llanybydder, a traditional West Wales community renowned for its rich agricultural heritage and famous weekly livestock market. The town provides a good range of everyday amenities including independent shops, supermarkets, cafés, public houses, a primary school, places of worship and healthcare facilities. Combining the tranquillity of country living with convenient access to local services, Llanybydder remains a highly desirable location for those seeking an authentic rural lifestyle in the heart of West Wales

Surrounded by the rolling countryside of the Teifi Valley, the area offers a wealth of opportunities for walking, cycling, horse riding and enjoying the natural beauty of rural Carmarthenshire. The larger market towns of Lampeter, Llandysul and Newcastle Emlyn are all within comfortable driving distance, providing a wider range of shopping, leisure and educational facilities.

Within easy travelling distance to the renowned Ceredigion Heritage Coastline to the West, 7 miles from the University and Market Town of Lampeter to the North, 20 miles North of the administrative town of Carmarthen which provides good access to the M4, along with rail transport and further services.

Description

A rare opportunity to acquire a unique lifestyle property combining history, character, exceptional scenery and modern family living. An impressive & newly renovated substantial country property providing versatile accommodation with up to 6 bedrooms, with part annexe potential, enhancing its multi-generational living appeal. The property benefits from solid oak flooring throughout the ground floor & is serviced by oil fired central heating & is uPVC double glazed throughout. The property has been extensively renovated over the years whilst retaining original character features & has also being re-wired & re-plumbed. The property holds some historical significance for those interested in 'Operation Julie'.

A Fascinating Historical Connection – Operation Julie

This property has a unique place in Welsh social history through its association with 'Operation Julie', the landmark police investigation of the 1970s that dismantled one of the world's largest illicit LSD manufacturing and distribution networks. The operation culminated in coordinated raids across the UK in 1977 and remains one of Britain's most famous undercover police investigations.

During this period, the property is believed to be occupied by a medical doctor who became involved in the wider Operation Julie investigation. Today, the property stands as a remarkable country residence, offering buyers the opportunity to own a home with a genuinely unique historical provenance alongside its exceptional setting and character.

The property affords more particularly the following -

Front Stone & Slate Porch

being an attractive character feature that adds to the overall appeal of the frontage of the property

Front Entrance Door to -

Reception Lobby

with tiled flooring, stairs to first floor & character stone & slate step, doors to -

Living Room

23'2" x 15'6" (7.06m x 4.72m)

A substantial & attractive front living room with a lovely feature stone inglenook fireplace with wood-burning stove inset, exposed character beams & window to orangery.

Orangery

31'8" x 6'4" (9.65m x 1.93m)

An impressive room labelled the 'Orangery, first emerging in 17th-century Renaissance Italy and popularized in the Netherlands, these structures were massive status symbols for the wealthy, showcasing both luxury and botanical knowledge. The front extension benefits from several character features such as an exposed stone wall, slate sills, tiled flooring & upper solid oak flooring with solid welsh oak step, rear entrance door & door to -

Utility Room

7'5" x 6'8" (2.26m x 2.03m)

with plumbing for automatic washing machine, freezer point & wash hand basin, door to garage / workshop.

Dining Room

15' x 10'3" (4.57m x 3.12m')

with patio doors opening out to a beautiful raised patio area, ideal for those alfresco summer evenings & as a vista point to enjoy the unspoilt countryside views, character beam & step down to -

Kitchen

13'8" 11'1" (4.17m 3.38m)

A newly fitted & impressive sage green kitchen with no expense spared, benefitting from a top of the range electric cooker & 5 ring electric hob with bespoke stainless steel cooker hood over with solid slate surround, 1 1/2 bowl sink with mixer tap, fitted dishwasher, built in fridge, exposed ceiling beams, spotlights & original tiled flooring.

Further Entrance Lobby

This section of the property in our opinion has part annexe potential, suitable for multi-generational living with its own front entrance door, shower room, bedroom / living room that is separate to the living quarters of the rest of the property, along with access to the central kitchen. Tiled flooring & doors to -

Shower Room

with a spacious walk in shower enclosure with dual shower heads, WC, pedestal wash hand basin, heated towel rail & spotlights

Living Room / Bedroom 6

15'7" x 10'9" (4.75m x 3.28m)

A highly flexible room to the ground floor, suitable as a hobby room / study or equally a further living room or bedroom if desired. With double aspect windows providing an abundance of natural light & far reaching country views, exposed ceiling beams

Boiler Room

with tiled flooring & hot water cylinder (we are informed with the capability to run solar PV if desired).

FIRST FLOOR

Landing

with veneered several front windows that keep the natural light flowing throughout the first floor, doors to -

Principle Bedroom

17'5" x 13'9" (5.31m x 4.19m)

A spacious room with dual aspect windows providing envious far reaching views & plenty of natural light, door to -

En-suite

with quadrant shower enclosure with double headed shower, pedestal wash hand basin & LED backlit & heated mirror, WC, heard towel rail, spotlights & extractor fan.

Bedroom 2

11'8" x 6'5" (3.56m x 1.96m)

with far reaching countryside views, equally suitable as a home office / study or hobby room with -



En-suite

with walk-in shower enclosure with double headed shower, pedestal wash hand basin & LED backlit & heated mirror, WC, heard towel rail, spotlights & extractor fan.

Bedroom 3

13'1" x 13'1" (3.99m x 3.99m)

with far reaching countryside views & access to loft space & great

Bedroom 4

12'2" x 10'3" (3.71m x 3.12m)

Bedroom 5

15'7" x 14'1" (4.75m x 4.29m)

with exposed rood beams & far reaching views

Family Bathroom

11'6" x 4'6" (3.51m x 1.37m)

with thermostat controlled bath & shower over, pedestal wash hand basin, WC, heated towel rail, extractor fan, spotlights & tiled flooring.

Garage / Workshop

17'6" x 8'2" (5.33m x 2.49m)

with electricity connected

Externally

The property is approached through a private lane & leads to beautifully maintained gardens that perfectly complement its idyllic countryside setting. To the front, a newly laid lawn is interspersed with pretty flower beds, and an abundance of colourful roses, creating a delightful display throughout the seasons.

A lovely patio to the rear provides the perfect space for outdoor dining, entertaining or simply relaxing while taking in the breathtaking, far-reaching and unspoilt views across the surrounding countryside. From sunrise to sunset, the ever-changing landscape offers a truly spectacular backdrop, reinforcing the property's exceptional sense of peace and seclusion.

The thoughtfully manicured gardens & the natural beauty of the surrounding landscape create an inviting outdoor environment that is equally suited to quiet enjoyment and entertaining family and friends.

Front Lawned Garden

having been recently laid to lawn & with various vibrant flowers & shrubs in an area renowned for its natural beauty

The Land

Extending to approximately 10.2 acres in all, the land envelops the property, providing complete privacy, security and control over the immediate surroundings. Predominantly laid to pasture, it offers excellent potential for grazing livestock, equestrian use or cropping, making it ideal for those seeking a genuine smallholding or lifestyle property.

A picturesque stream meanders through the land, naturally bisecting the holding and enhancing both its beauty and biodiversity. The varied habitats create a thriving haven for wildlife, with an abundance of native flora and fauna making this an exceptional setting for nature lovers.

The combination of open pasture, mature boundaries, watercourse and breathtaking countryside views creates a landscape of outstanding appeal, while ownership of the surrounding acreage ensures the property's unrivalled sense of seclusion is preserved for generations to come.

Historic Ruins

Nestled within the grounds are the atmospheric ruins of an historic stone building, believed to have once served as a drovers' inn during a time when livestock were regularly driven through the surrounding countryside. Rich in character and local folklore, the ruins provide a fascinating glimpse into the area's rural heritage and add a unique sense of history to the estate.

Now enveloped by nature, this evocative feature creates a striking focal point within the landscape, inviting exploration and offering a tangible connection to the property's past. Whether appreciated for its historical intrigue or simply as a charming feature of the grounds, the ruins form an integral part of this exceptional country smallholding's unique appeal.

Fishermans Seat

Nestled beside the gently flowing river is a charming slate seat, perfectly positioned to enjoy the tranquillity of the surrounding landscape. Whether used as a peaceful retreat for quiet reflection, an idyllic spot for artists seeking inspiration, or a secluded perch for anglers to enjoy the water's edge, this delightful feature epitomises the property's unique connection with nature. Surrounded by the sights and sounds of abundant wildlife, it is a place to pause, unwind and fully appreciate the beauty and serenity of this exceptional countryside setting.

Store House

Services

We are informed that the property benefits from mains water & electricity, private drainage. Fibre to the cabinet broadband available (subject to any connection charges)

Council Tax Band 'D'

Directions

What3Words: billiard.trucks.collides





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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 (CO ₂) Rating		
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