



Ysgubor Fawr, Myddfai, Llandovery,  
Carmarthenshire, SA20 0PQ



**\* Substantial Period Farmhouse Offering Generous Accommodation Space \***

**\* 4 Reception Rooms. 5 Bedrooms (1 ensuite) \***

**\* Good Sized Garden and Grounds \***

**\* Together With 11 Acres \***

**\* Idyllic Location Within ¼ Mile of Myddfai Village \***

**\* Additional Land Available by Separate Negotiation \***

**Guide Price £795,000**

**Situation** Ysgubor Fawr occupies an idyllic position just outside the popular village of Myddfai, in the famous Brecon Beacons National Park. Myddfai has an active local community as well as being a popular tourist destination. Myddfai is only about 4 miles south of the busy market town of Llandovery with a good choice of shops and services as well as public and private education (the latter being the renowned Llandovery College). The historic town of Brecon is about 23 miles away to the east, again providing excellent shopping facilities and public and private education, (the latter being Christ College Brecon).

#### **Ysgubor Fawr Farmhouse and Land**

Ysgubor Fawr Farmhouse provides a large 4 reception room, 5-bedroom period home (thought to date c.1905) providing generous accommodation space with character features and modern touches.

#### **Farmhouse Accommodation**

**Ground Floor** A smart entrance porch with tiled floor leads into the reception hall with parquet flooring with doors off to the main reception rooms. On the right is the main reception room with wood flooring and a fine open fireplace with marble surround and mantel taking centre stage. On the left is a second reception room again with an ornate open fireplace. A door at the end of the hall leads to the dining room that was formerly the old kitchen and still retains the charming old cooking range and bread oven. A door leads off to a useful utility room and cloakroom. A door leads through to the large kitchen breakfast room that has been completed in recent years to provide a most comfortable and practical modern space. Featuring smart bespoke hand painted fitted units, integrated dishwasher, range cooker with extractor hood and limestone flooring with underfloor heating. Open plan to the kitchen is a comfortable dining/reception room that has lovely views to the village and opens out onto a patio and enclosed area of the garden.

**Inner Porch** with tiled floor.

**Hallway** with parquet flooring. Staircase to first floor. Radiator.

**Drawing Room** 16'5 x 14'1 with wooden flooring and feature fireplace. Radiator.

**Living Room** 12'6 x 10'10 with original fireplace. Radiator.

**Boiler Room** 9'10 x 6'11 with quarry tiled floor. Oil fired boiler. Radiator.

**Separate Toilet** with tiled floor. Low level WC and pedestal wash hand basin.

**Dining Room** 18'1 x 12'2 with tiled floor and fireplace with original cooking range. Radiator.

**Kitchen/ Diner** 18'8 x 13'1 with floor and eye level cupboard. Rangemaster with 5 ring hob and double oven, fridge freezer and plumbing for a dishwasher. Extractor fan. Tiled flooring and understairs cupboard. Patio doors to rear. Radiator. Door to storage room with oil tank.

**First Floor** The stairs rise from the reception hall to the first-floor accommodation. This floor includes 5 bedrooms, 3 bedrooms facing the front of the house and 2 on the side. One bedroom has an ensuite shower room while the other bedrooms have the use of a family bathroom. A secondary staircase also leads back down to the ground floor and opens out into the kitchen.

**Bedroom 1** 9'10 x 9'0 with fireplace. Radiator.

**Bedroom 2** 12'6 x 7'3 with radiator.

**Bathroom** with low level WC and wash hand basin. Panelled bath with shower attachment. Part tiled walls.

**Bedroom 3** 16'5 x 12'2 with fireplace. Radiator.

**Bedroom 4** 15'1 x 12'6 with wooden floor. Original fireplace with tiled hearth. Radiator.

**Bedroom 5** 12'10 x 6'7 with radiator.

**Ensuite** with low level WC, pedestal hand wash basin, shower cubicle. Heated towel rail. Airing cupboard with hot water tank.

### Externally

To the front of the property, there is ample off-road parking for multiple vehicles. A well-maintained lawned garden extends across the front and side of the home. Character stone barns with conversion potential and other useful outbuildings. The grounds total just under eleven acres, please refer to land map attached.

**Broadband & Mobile Phone** Broadband is available in the vicinity and the mobile phone signal in the area is deemed to be good.

**Services** With mains water and electricity. Private drainage via septic tank. Oil fired central heating.

**Viewing** Strictly by appointment please through the selling agents Messrs Clew Tompkinson & Francis through whom all negotiations should be conducted. Please contact our Llandovery Office (01550) 720440.

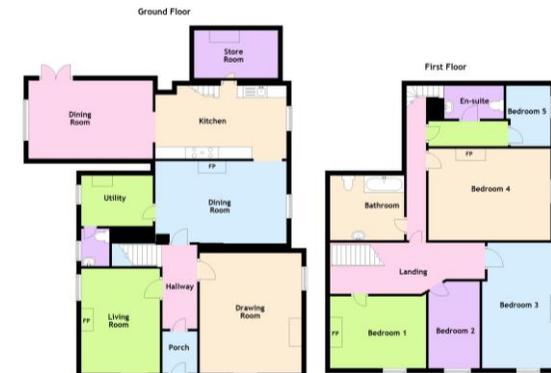
**Council Tax** Band F

**Tenure & Possession** The tenure of the property is freehold with vacant possession upon completion.

**Wayleaves, Easements and Rights of Way** The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water, and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Conditions of Sale or not. Please check with the Highways Department at the local County Council for the exact location of public footpaths/bridleways.

**Plans, Areas, Schedules, Measurements** Plans, Areas, Schedules, Measurements are approximate and for identification and reference purposes only. The purchaser(s) shall be deemed to have satisfied himself as to the description of the property. Any error or misstatement shall not annul a sale or entitle any party to compensation in respect thereof.

**Agents Notes** A pre-application enquiry to Brecon Beacons National Park with regard to conversion of the barn into 2 or 3 self-contained holiday lets has concluded that 'the principle of development is deemed acceptable'. Further details available on request. The vendors are willing to provide a separate vehicular access over retained land to this barn if required.



**VIEWING: CONTACT THE AGENTS: Llandovery Office**  
Tel: 01550 720 440 E-Mail: [llandovery@ctf-uk.com](mailto:llandovery@ctf-uk.com) Web Site: [www.ctf-uk.com](http://www.ctf-uk.com)  
Property Misdescriptions Act 1991

All dimensions are approximate and for guidance purposes only. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not tested any services nor the central heating system.

### Professional Services

Our 14 Chartered Surveyors based at our offices in Powys, Herefordshire, West Glamorgan and Carmarthen, value and survey all types of property including RICS Home Buyers Reports and structural surveys for house buyers. Our Chartered Surveyor Department can advise upon the preparation of plans, grants, building regulations and planning applications.

**MORTGAGE SERVICES** - In order to assist our customers we offer a confidential mortgage advisory service without obligation or charge. This service is available by appointment in any of our offices

Website: [www.ctf-uk.com](http://www.ctf-uk.com)

