



Brunant, Meidrim – SA33 5PR

In Excess of £450,000

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Brunant

Meidrim, Carmarthen

Nestled in a tranquil and secluded setting, an incredibly charming country cottage with approximately 7 acres, offering a rare opportunity to embrace rural living with modern style and comfort. The property is beautifully presented, blending bright and airy living with retained cottage character throughout its spacious open-plan accommodation. There are 2 double bedrooms, each with their own contemporary en-suite, providing privacy and convenience for the owner and visiting guests. The cottage enjoys a commanding position within a lush green valley setting, with spectacular far-reaching views of an ever-changing backdrop of natural beauty. Whether you are captivated by breath-taking sunrises or the wonder of star-filled night skies, the panoramic outlook is truly exceptional! There is a detached workshop/garage, ample parking and turning, plus a wooden 20ft x 10ft field shelter, ideal for equestrian or livestock interests. Tucked away at the end of a no-through minor road, this peaceful cottage home offers wonderful privacy and serenity, making it perfect for those seeking a countryside lifestyle, away from busy roads and noisy neighbours. Viewing is essential to fully appreciate this exceptional cottage & land package.



Situation

The property is situated on its own in a beautiful rural position, approximately 250m down a minor council no-through road, in the county of West Carmarthenshire. Near by villages include Meidrim and Trelech and Talog, whilst the towns of St Clears and Carmarthen are approximately 7 and 10 miles distant. The area around the property is predominately made up of small farms and smallholdings, amongst rolling green fields and countryside. This is an area enjoyed by people seeking a quiet and slower pace of life.

Accommodation

Double glazed front door opens into:

Lounge/Diner

A bright and airy open space with vaulted ceiling, feature exposed A-frame ceiling beams, Velux roof windows, inglenook fireplace with woodburning stove, tiled flooring, double glazed windows to front, electric radiators, steps lead up to kitchen, doors open to bedrooms and large opening leads on to:

Conservatory

Situated on the side of the cottage with direct views over the lower land and down the valley, with double glazed windows, external French doors to outside decking, electric radiator and double glazed roof.

Kitchen

Another light and airy room with vaulted ceiling, exposed feature A-frame ceiling beams, roof sky light windows, mainly freestanding kitchen cupboard units with stainless steel double sink, 4 ring electric hob, extractor hood, single oven, built in pantry style cupboards, space for fridge/freezer, plumbing for washing machine, tiled flooring, part tiled walls, electric radiator and area for hanging coats etc with external UPVC door to front.

Bedroom 1

Double glazed external French doors to side enjoying the fantastic view, tiled flooring, recessed storage area behind door, electric radiator, door opens to:

En-Suite

Comprising a tiled shower cubical, wall mounted wash hand basin, W.C, tiled floor, frosted double glazed window to rear, heated towel radiator.

Bedroom 2

Double glazed external French doors to rear opening onto the outside decking and enjoying the impressive views, tiled floor, electric radiator, recessed storage area, door to:

En-Suite

Comprising a tiled shower cubical, wall mounted wash hand basin, W.C, tiled floor, frosted double glazed window to rear, heated towel radiator.

Externally

To the front of the cottage there is a good size hardstanding driveway providing ample off road parking and turning space, plus access to the detached garage/workshop. A wooden deck runs around the property from the side to the rear, providing a lovely seating area from where to sit and enjoy the views. Lawned gardens wrap around the rear and both sides.

The Land

Please see our boundary plan for identification. The land amounts to approximately 7 acres in total size, being stock fenced and of varying levels. On the top section there is a timber field shelter measuring 20x10ft. The land enjoys vehicular gated access.

Directions

From the village of Meidrim, take the B4299 signposted Trelech/Newcastle Emlyn. Travel for approximately 2.6 miles and take the right hand turning at a form junction, signposted to Alma/Pandy. Stay on this road and proceed straight ahead without turning for 1.3 miles, passing Godrellain Farm on the left hand side. Keep going straight ahead until you see a NO THROUGH ROAD SIGN and a sign saying NOT SUITABLE FOR MOTOR VEHICLES. Go straight down here for roughly 250m and you will come to the property.

Services

- Heating Source: Electric
- Electric: Mains
- Water: Mains
- Drainage: Private
- Local Authority: Carmarthenshire County Council
- Council Tax Band: TBC
- EPC: TBC
- Tenure: Freehold and available with vacant possession upon completion.

Broadband

According to the Ofcom website, this property has both standard and superfast broadband available. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Mobile Reception

The Ofcom website states that the property has the following indoor mobile coverage EE Voice & Data – 73% Three Voice & Data – 53% O2 Voice & Data – 63% Vodafone Voice & Data – 70% Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Anti-Money Laundering

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.











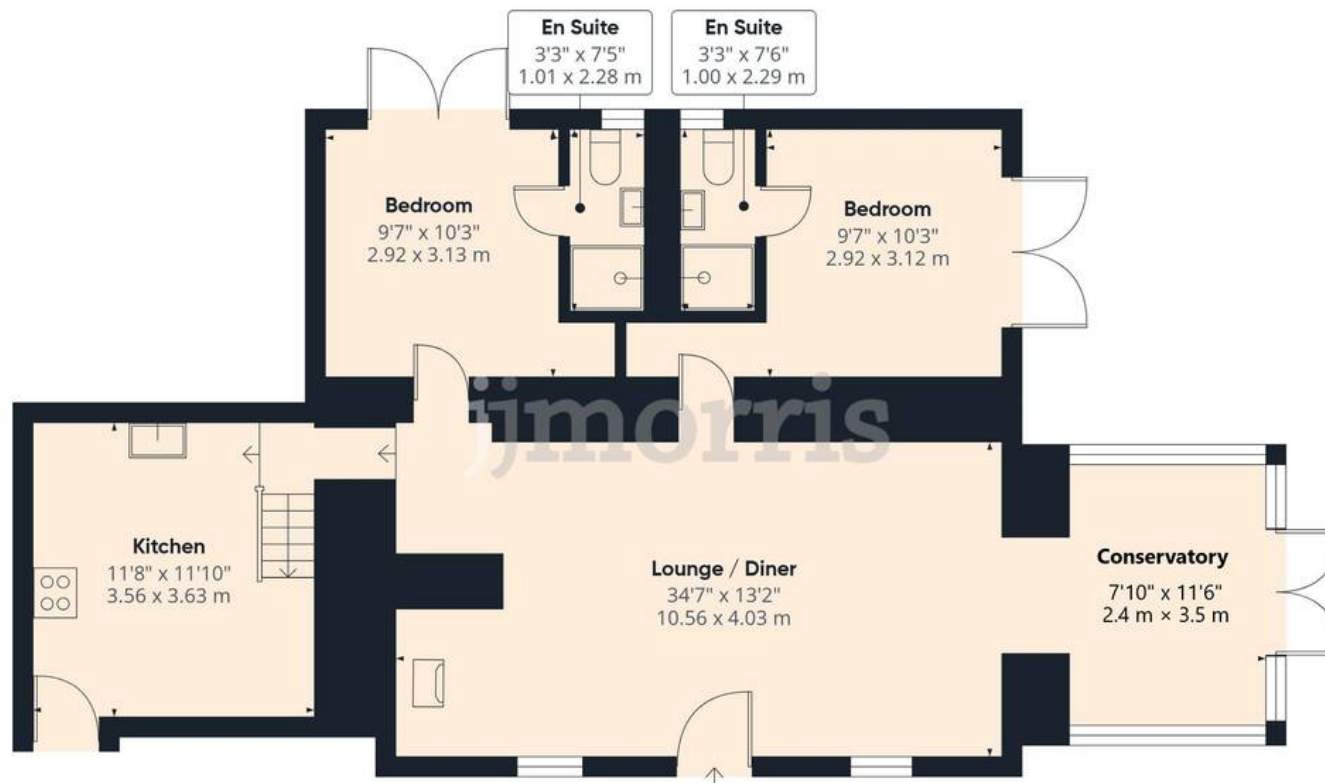




For Guidance Only







Floor 0 Building 1



Floor 0 Building 2

HM Land Registry
Current title plan

Title number **CYM420268**
Ordnance Survey map reference **SN3026SE**
Scale **1:2500**
Administrative area **Carmarthenshire / Sir
Gaerfyrddin**



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