



Old Barn House, Ponthenry – SA15 5RN

Offers in Region of £699,950

jmorris.com



Old Barn House

Ponthenry, Llanelli

An exciting opportunity to acquire a small farm in a very accessible location yet set away from the roadway, incorporating a large traditionally constructed barn conversion which is ideally suited for family occupation and approximately 45 acres of land. The residence is well proportioned and stands within a generous plot with ample parking space. There are various outbuildings which are suited for workshops/machinery storage but could be easily adapted for livestock purposes. An excellent opportunity to purchase a delightful lifestyle property with land that offers further potential to develop this small farm. Please note that the vendor would consider offers for less land.

Occupying a pleasant location in the Carmarthenshire countryside in the small village of Ponthenri which is situated in the middle of the Gwendraeth Valley, halfway between the towns of Carmarthen and Llanelli. The popular Ffos Las racecourse is only a short drive away from the property and the larger towns of Carmarthen and Llanelli both provide a comprehensive array of services and lie some 8-9 miles distant respectively from the property. Conveniently located, the property benefits from excellent transport links to the A48 and the M4 corridor.



Accommodation

Kitchen/Dining Room

Dimensions: 3.96m.21.03m x 5.49m.23.77m (13.69" x 18.78"). Well proportioned affording a range of fitted wall and base units with a 'Rangemaster' oven and electric hob with an extractor fan above. 1.5 stainless steel sink with drainer unit. Enjoying a triple aspect with windows to the fore and side, radiator, part tiled walls with some exposed stone walls leading to:

Sitting Room

Dimensions: 6.35m x 4.27m.18.29m (20'10" x 14.60"). With patio doors that lead to the outside patio and garden area. Stone fireplace housing the oil fired Rayburn with exposed stone walling. Hard wood floor with window to the rear and radiator.

Inner Hallway

Dimensions: 2.51m x 7.70m (8'3" x 25'3"). With stable door, exposed stone wall and coat hanging area. Hard wood stairs lead to the first floor.

Snug/Office

Dimensions: 3.86m x 4.50m (12'8" x 14'9"). The focal point of the room is the wood burning stove with hard wood floor, window to side and radiator. Hard wood glazed door leads to the outside.

Cloak Room

Dimensions: 2.03m x 2.18m (6'8" x 7'2"). With utility facility, W.C. and wash hand basin.

Bedroom 5/ Utility Room

Dimensions: 4.04m x 5.36m (13'3" x 17'7"). Utility room with potential for a 5th bedroom. Includes an electric 'P' shaped shower and wash hand basin with vanity unit above. Room for fridge, freezer etc. Hard wood floor and glazed door with exposed stone wall.

First Floor Landing

Dimensions: 1.14m x 8.23m (3'9" x 27'24"). Hard wood floor, 'velux' window, storage space and radiator with doors leading to:

Family Bathroom

Dimensions: 2.29m x 4.70m (7'6" x 15'5"). 'L' shaped bathroom with 'velux' windows including W.C., free standing roll top bath with hand held shower attachments, wash hand basin, radiator and radiator style towel rail.

Bedroom 4

Dimensions: 4.09mft x 3.10m (13'5ft x 10'2"). Incorporating two 'velux' windows, hard wood floor, radiator and exposed stone wall.

Bedroom 3

Dimensions: 3.81m x 3.10m (12'6" x 10'2"). Benefitting from two 'velux' windows, radiator and wooden floor.

Bedroom 2

Dimensions: 6.65m x 3.10m (21'10" x 10'2"). Incorporating two 'velux' windows, radiator, shower, towel style radiator and wooden floor.

Master Bedroom

Dimensions: 5.64m x 3.86m (18'6" x 12'8"). With two 'velux' windows, radiator, wooden floor and concealed ceiling lights.

External and Patio Area

The property sits within large grounds with a secure garden and parking area for multiple cars. Delightful patio area to the rear which overlooks the grounds. There is considerable potential to develop the grounds further, offering considerable scope to any keen gardener.

Traditional Stone Barn

Detached stone barn. Dry storage/ Log storage area.

Outbuildings

Workshop approx. 21ft x 45ft with concrete floor. Store shed approx. 21ft x 60ft with hard standing floor. Steel framed shed 30ft x 30ft (in the process of being roofed) Approximate measurements only. Ideally suited for machinery storage or could easily be adapted for livestock purposes.

The Land

Extending to some 11.31 acres in total, the land is level and laid to permanent pasture and is ideally suited to those looking for land for livestock or those looking to embark on a conservation project. Please note that the vendor will be erecting a new boundary within field 2. More land is available upon request. N.B. There are footpaths crossing the land.

Services

The property has the benefit of mains electricity and solar panels, along with mains water and private drainage. Heating is via an air source heat pump and wood burners.

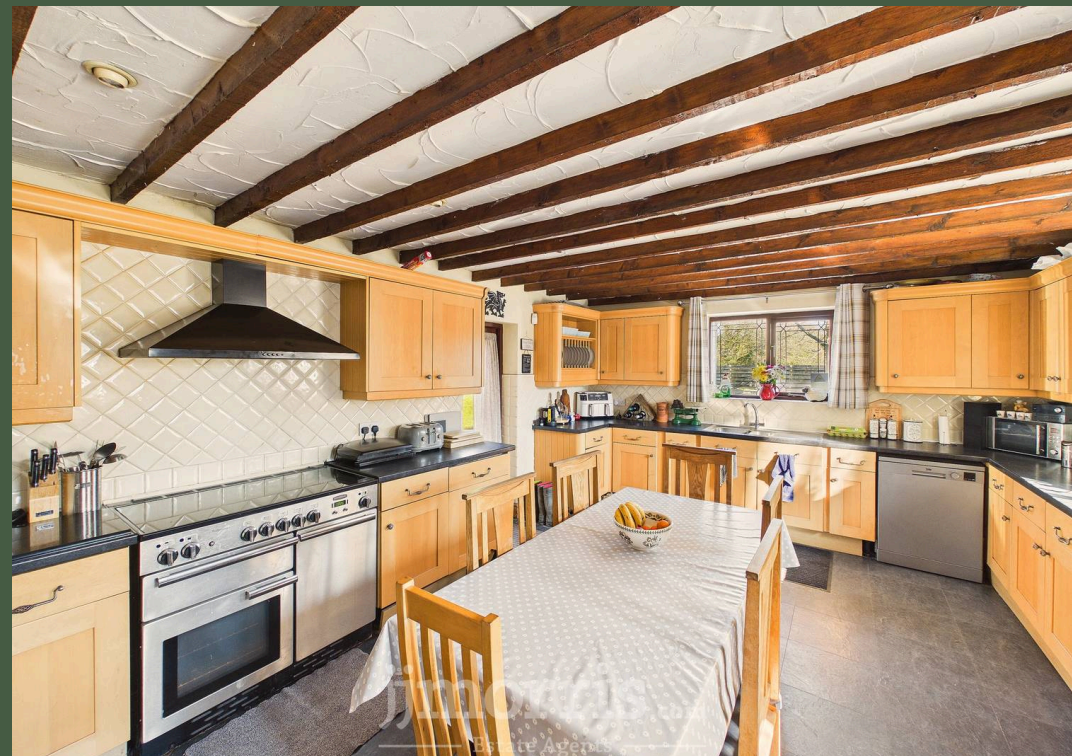
Local Authority: Carmarthenshire County Council

Council Tax band: D

EPC Energy Efficiency Rating: D

Directions

From the direction of Carmarthen, proceed along the A484 roadway passing through the hamlet of Cwmffrwd, taking the B4309 in Cwmffrwd signposted 'Pontyates and Pontyberem'. Continue along the B4309 passing through Bancycapel, Pontantwn and Meinciau. Once through the village of Meinciau, you will see a signpost on the left hand side, for the restaurant "The Baltic inn", take the left hand turning and follow the lane ahead until you reach the small village. Take the first right turn as you reach the "The Baltic Inn" and follow the lane ahead until you reach the property. What 3 Words -
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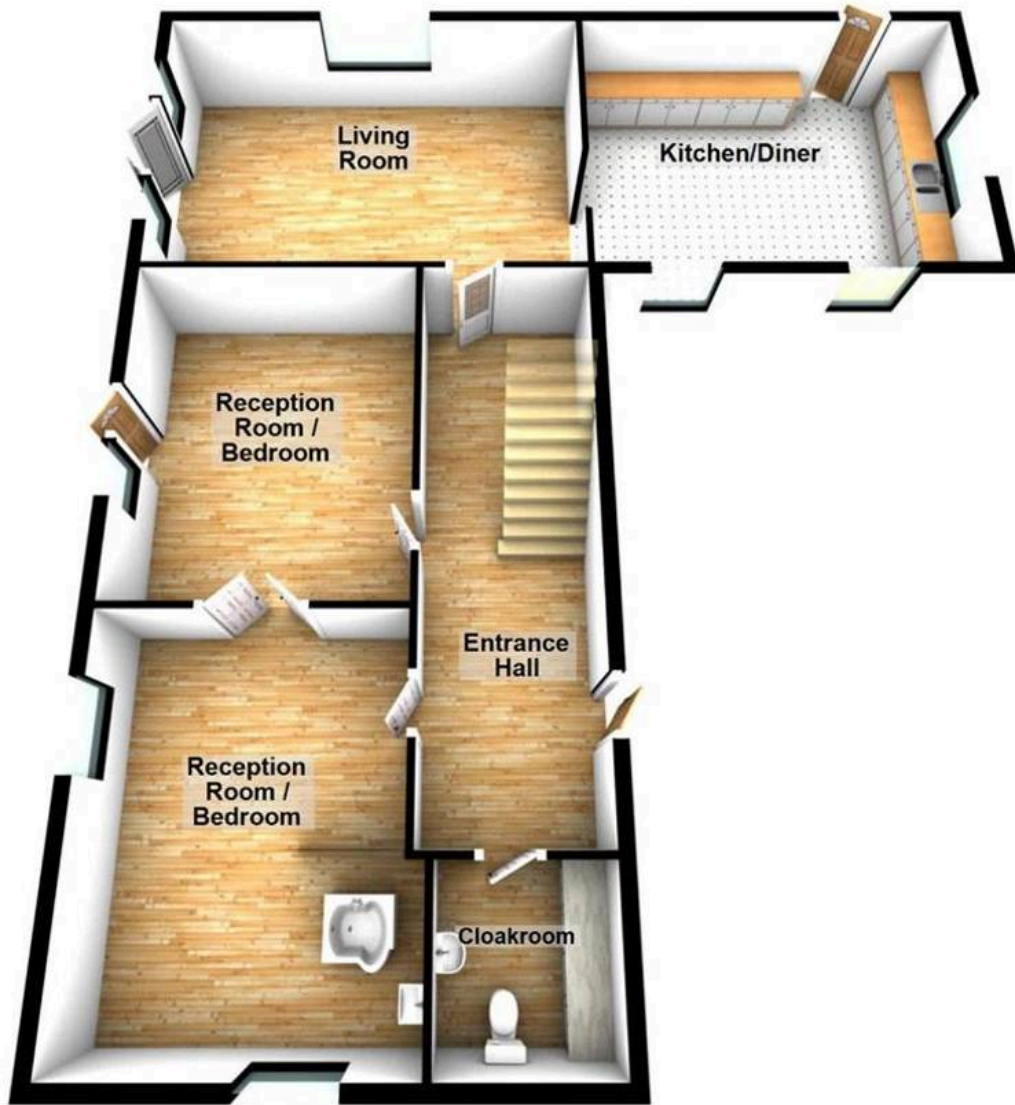




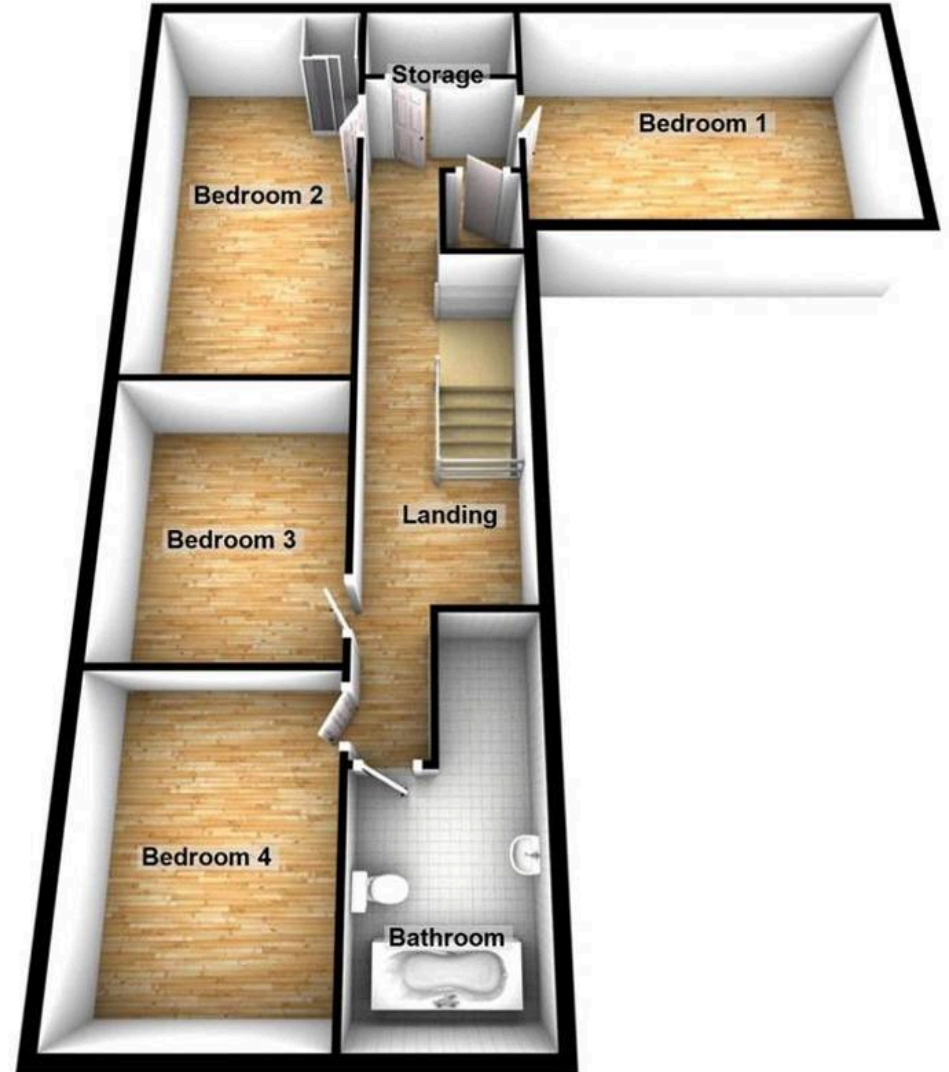




Ground Floor



First Floor





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