

New House, St. Clears, SA33 4JT

Offers in Region of £499,950

Contact Narberth Office

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New House

St. Clears, Carmarthen

Boasting incredible far-reaching countryside views, this detached four-bedroom smallholding offers an excellent balance of spacious accommodation, character features and versatile land, with approximately 5.49 acres of gently sloping grazing land. The accommodation has a wonderfully welcoming and homely feel, with generous proportions throughout, providing ample space for family life and entertaining guests. One of the property's real highlights is undoubtedly its outlook, with superb panoramic countryside views extending for miles and providing a beautiful backdrop to everyday life. The rural setting offers all the appeal of countryside living without feeling isolated, with St Clears town and the A40 approximately two miles away, providing convenient access to local amenities and wider road networks. There is also an excellent range of useful outbuildings, incorporating stables, sheds and versatile workspaces, offering plenty of potential for those wishing to keep a small number of animals, pursue hobbies or enjoy a variety of rural interests. Whether you are drawn to the idea of a smallholding or simply looking for a spacious and characterful home with an idyllic rural outlook, this property offers a wonderful opportunity to enjoy the best of countryside living. An internal viewing is highly recommended for full appreciation.

Accommodation
Decorative coloured double glazed front door opens to:

Front Porch
Double glazed windows to front and side, double glazed door opens to:

Living Room
A lovely spacious and homely room with wooden flooring, feature fireplace housing a wood burning stove, double glazed window to front, radiators, stairs rise to first floor, doors to:

Kitchen/Diner
Comprising a range of storage units with worktops over, one and a half bowl sink and drainer, tiled splash backs, plumbing for dishwasher and washing machine, space for range cooker and white goods, double glazed window to side, window opening through to sitting room, dining area with space for table and chairs, double glazed internal window to conservatory, radiator, opening leads through to:

Sitting Room
Large double glazed window to rear enjoying superb far reaching countryside views, radiator, fitted and built in storage/airing cupboards, built in boiler cupboard housing a Grant oil fired boiler serving the domestic hot water and central heating. Double glazed window and door to:

Conservatory
Double glazed external French doors and windows to rear and side, boasting superb far reaching countryside views, radiator.

Bedroom 4
Double glazed window to front, radiator, door to:

En-Suite
Comprising a shower enclosure, W.C, wash hand basin, heated towel radiator, conventional radiator, double glazed window to side, tiled walls.

First Floor Landing
Exposed beams, radiator, doors to all rooms.

Bedroom 1
Exposed ceiling beam, double glazed window to front, radiator, built in wardrobes.

Bedroom 2
Double glazed window to front, radiator.

Bedroom 3
Double glazed window to front, radiator, exposed ceiling beam, recessed shelving.

Bathroom
Comprising a corner bath with electric shower over, W.C, pedestal wash hand basin, frosted double glazed window to side, tiled walls, radiator.

Externally
To the front of the property there is a private driveway which provides ample off road car parking and turning space. This is well screened from the road by a mature evergreen hedge. The driveway also provides access to the side detached garage. On the side of the property there is a lovely garden area with greenhouse, pond, lawn and mixture of shrubs, trees and plants. There is a second driveway access point to this side, being secure and private with a gated entranceway. This provides yet more parking and turning space, as well as access to the range of sheds and outbuildings. At the rear of the property there is a good sized garden area laid mainly to lawn with some established fruit trees and shrubs. This garden space enjoys a fine outlook across the land which comes with the property and of the superb countryside which is situated beyond.

Land
The land amounts to approximately 5 acres of good clean grazing/pasture, whilst the house and grounds sit on roughly half an acre or thereabouts. The land is gently sloping and fenced, making it ideal for keeping animals such as ponies or sheep etc. Access to the land is easily found by use of the far side access driveway, which leads from the road, down past the outbuildings and into the land, or by a further two gated access points at either side of the land from the road.

Outbuildings
There are an excellent range of useful sheds, stables and workshop spaces by way of a connecting group of timber built buildings with a corrugated box profile pitched roof. There is a gated concrete holding yard, power and lighting and an electric roller garage door providing vehicular access to a workshop/garage area. Please see our floor plan for the actual layout. The current owners have previously used these buildings for keeping animals and for workshop spaces.

Potential Building Plot
Historically, planning permission was obtained for the erecting of a dwelling, but this has since lapsed. This was situated by the second driveway parking area, by the outbuildings and side garden.

Services

- Heating Source: Oil & Woodburning Stove
- Electric: Mains
- Water: Mains
- Drainage: Private
- Local Authority: Carmarthenshire County Council
- Council Tax Band: F
- EPC: E
- Tenure: Freehold and available with vacant possession upon completion.

Directions
The property is situated at the end of a small row of properties, and next to a mechanics garage, just outside the country village of Llangynin and roughly 2 miles from the town of St Clears which provides a traditional high street of shops and services to cater for most every day needs. From St Clears, there is easy access onto the A40, so driving to Carmarthen, Narberth, Haverfordwest etc is straight forward. What Three Words: ///banquets.copy.stunt - The property is easy located on the road from St Clears to Llangynin, on the right hand side, identified by our JJ Morris for sale sign.

Broadband
According to the Ofcom website, this property has standard 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 - 76%
- Three Voice & Data - 57%
- O2 Voice & Data - 70%
- Vodafone Voice & Data - 66%

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 Legislation
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.


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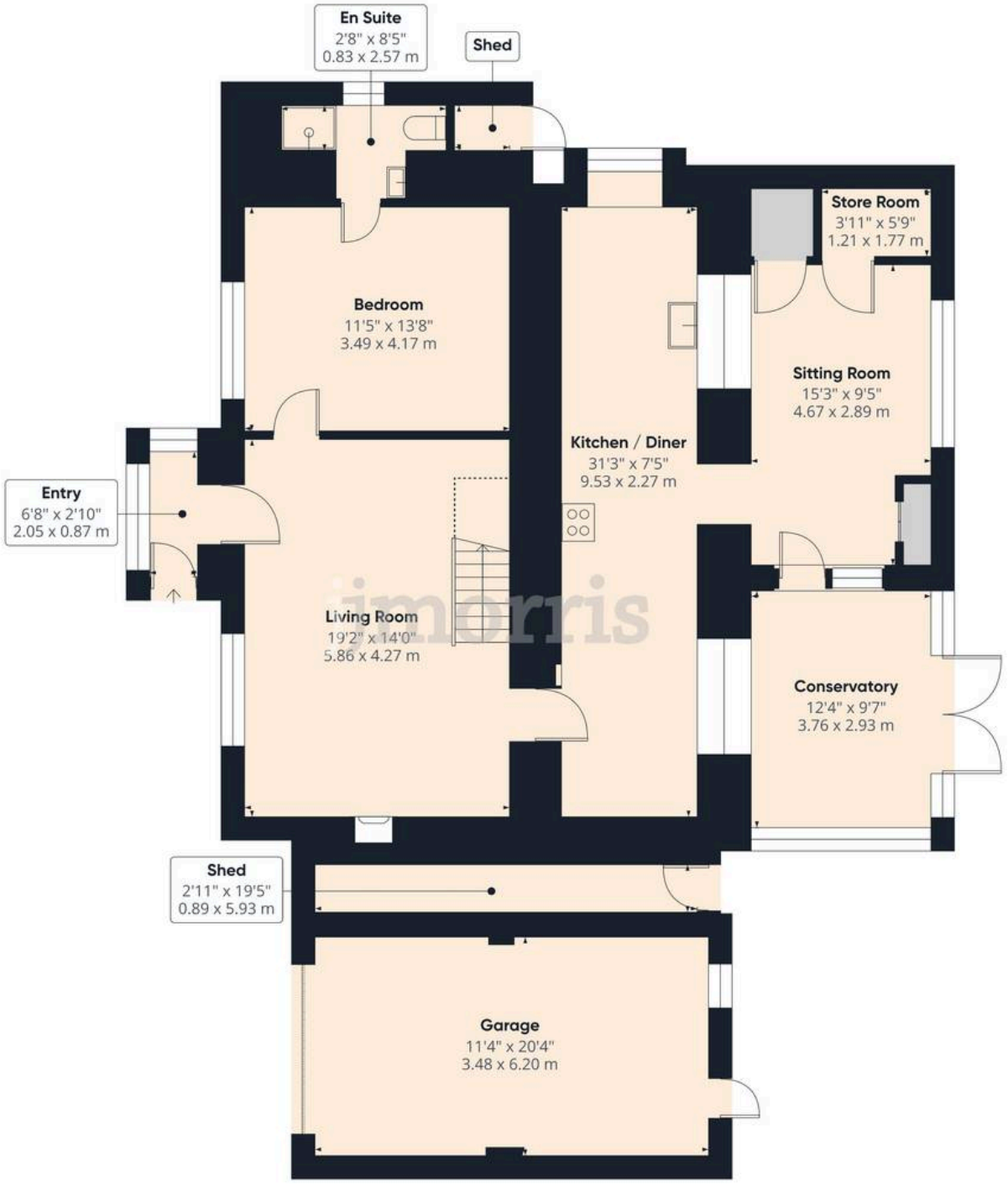

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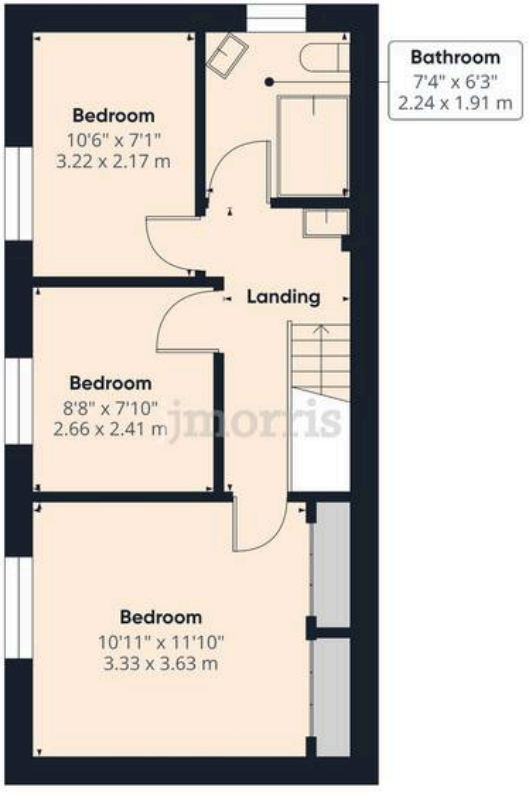

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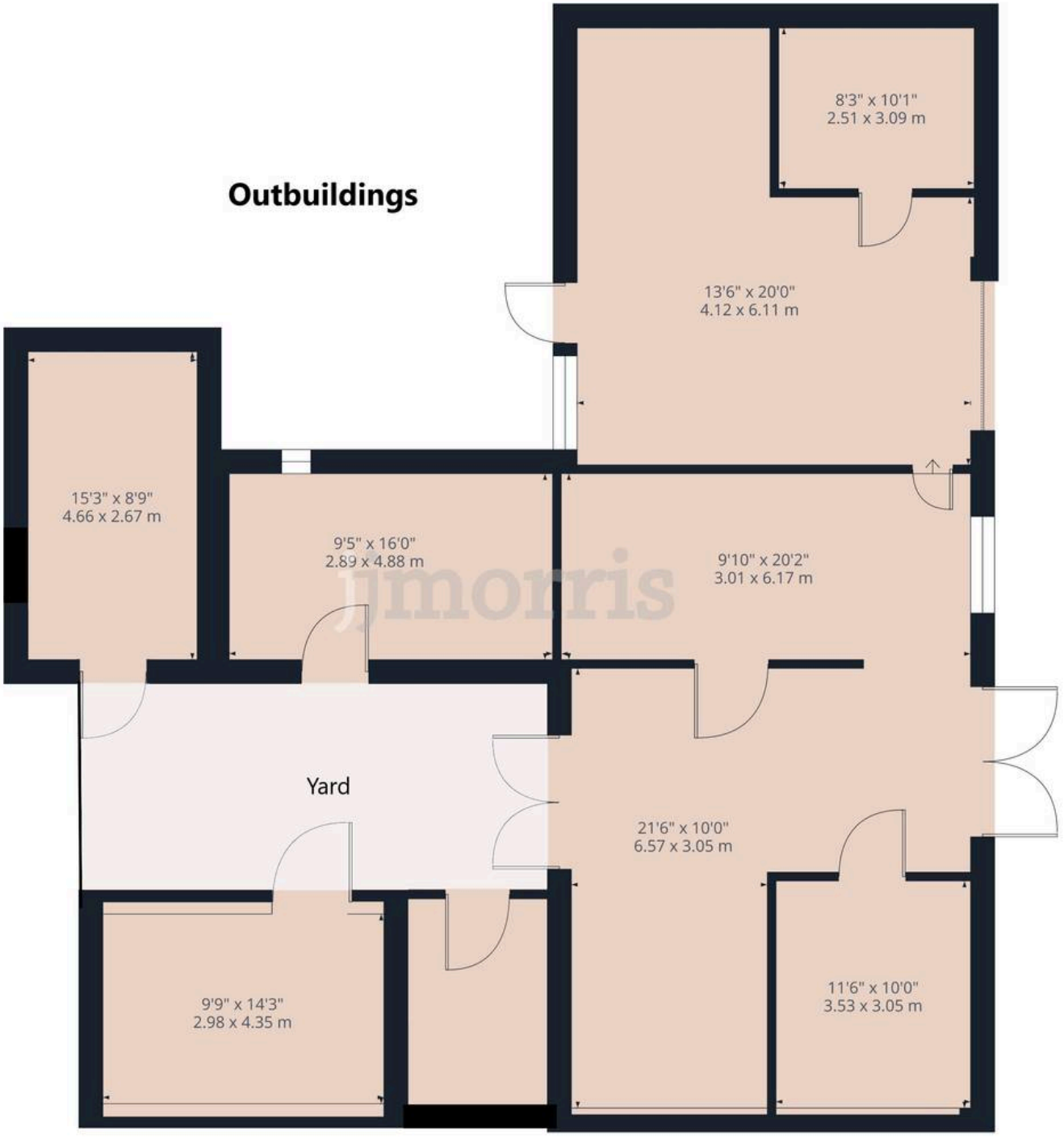


Floor 0 Building 1



Floor 1 Building 1

Outbuildings



S
E W
N

Floor 0 Building 2



JJ Morris Narberth

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