



- Beautifully Presented Detached Barn Conversion
- Two Bedrooms & Two Bathrooms ● Quality Fitted Kitchen and Spacious Living Room
- Large Barn & Garage / Store ● Beautiful Gardens with Summerhouse
- Good Quality Pasture Paddocks ● No Upward Chain
- Approx. 2.5 Acres In All

GENERAL AND SITUATION

Approximate Distances:
Pontyberem 2 miles • Cross Hands 4 miles • M4 J48 6 miles
Llanelli 8 miles • Carmarthen 11 miles

Set in approximately 2.5 acres of grounds including paddocks and outbuildings, this beautifully presented, high-specification barn conversion offers a wonderful blend of rural charm, generous space and modern comfort, all in an easily accessible countryside setting.

Originally a traditional stone barn, the property was thoughtfully converted in 2010 and has been extensively refurbished by the current owner to create a light, stylish home with impressive room proportions, tall vaulted ceilings and high-quality finishes throughout. Although currently arranged as a two-bedroom home, the layout provides excellent scope to reconfigure and create a third bedroom, should a buyer wish. A further highlight is the inclusion of photo-voltaic solar panels with a favourable feed-in tariff, generating an income of approx. £3,000 per annum.

Outside, the land has been enjoyed as a smallholding, with space previously used for keeping animals such as pigs, alpacas and goats, making it ideal for those seeking a more self-sufficient or outdoor lifestyle.

Despite its rural feel, the property is conveniently located just two miles from Pontyberem, which offers an excellent range of everyday amenities including shops, a primary school and medical facilities. The A48 at Cross Hands is close by, providing swift access to Carmarthen and the M4 motorway beyond.

THE RESIDENCE

This detached former stone barn enjoys oil-fired central heating (new high-specification boiler fitted Dec 2024) and double-glazed windows. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

A welcoming **Reception Hall** with boiler cupboard; a spacious **Living Room** featuring windows to two aspects, double doors opening onto the garden and a free-standing log burner; and a well-appointed **Kitchen/Dining Room** fitted with modern units, hardwood work surfaces, integrated appliances and doors opening onto a raised rear decking area.

The generous **Main Bedroom** enjoys front and rear aspects and is complemented by a **Dressing Room/Study** and an **En-Suite Shower Room**. There is a **Second Bedroom** and a stylish **Main Bathroom** fitted with both bath and separate shower.

Overall, this is a rare opportunity to acquire a distinctive country home offering space, flexibility and lifestyle appeal in a highly convenient rural location.





OUTSIDE, OUTBUILDINGS & LAND

The property is approached via a private gated entrance, opening onto a generous gravelled driveway providing ample parking, framed by attractive shrub borders and giving an immediate sense of privacy on arrival.

There is a particularly useful **Outbuilding**, measuring approximately 24'6 x 18'4 (7.5m x 5.6m), constructed with block walls beneath a box-profile roof and set on a concrete base. The building benefits from light and power, along with a practical mezzanine storage area, offering excellent versatility for workshop, storage or smallholding use.

In addition, there is a **Detached Garage/Store** of timber construction, measuring approximately 19'8 x 17'2 (6m x 5.2m), with twin timber doors and a gravelled floor, ideal for further storage, machinery or vehicles.

The gardens wrap around to the rear of the property and have been thoughtfully laid out to provide a variety of spaces to enjoy throughout the seasons. Features include areas of lawn bordered by mature shrubs and flower beds, two separate timber decking areas, a gravelled seating area and a charming summerhouse, creating ideal spots for outdoor dining and relaxation.

Beyond this, a well-established vegetable garden offers excellent growing space, complemented by a selection of fruit trees and soft fruits, together with a substantial 30' **Polytunnel**, perfect for those seeking a more self-sufficient lifestyle.

The Land extends beyond the garden into a range of well-maintained paddocks, divided into several enclosures with stock fencing and a field shelter. Two paddocks are currently used for hay cropping, while the lower paddock has been planted with a variety of young trees, adding to the long-term landscape and environmental appeal of the property.

IN ALL APPROX. 2.5 ACRES
(About 1 Hectare)

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle

01264 850700 | postbox@ruralscene.co.uk | www.ruralscene.co.uk



VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

CARMARTHENSHERE COUNTY COUNCIL

Tel: 01267 234567

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, OIL-FIRED CENTRAL HEATING, TELEPHONE and STARLINK BROADBAND (300MB - connected and available subject to normal transfer regulations)

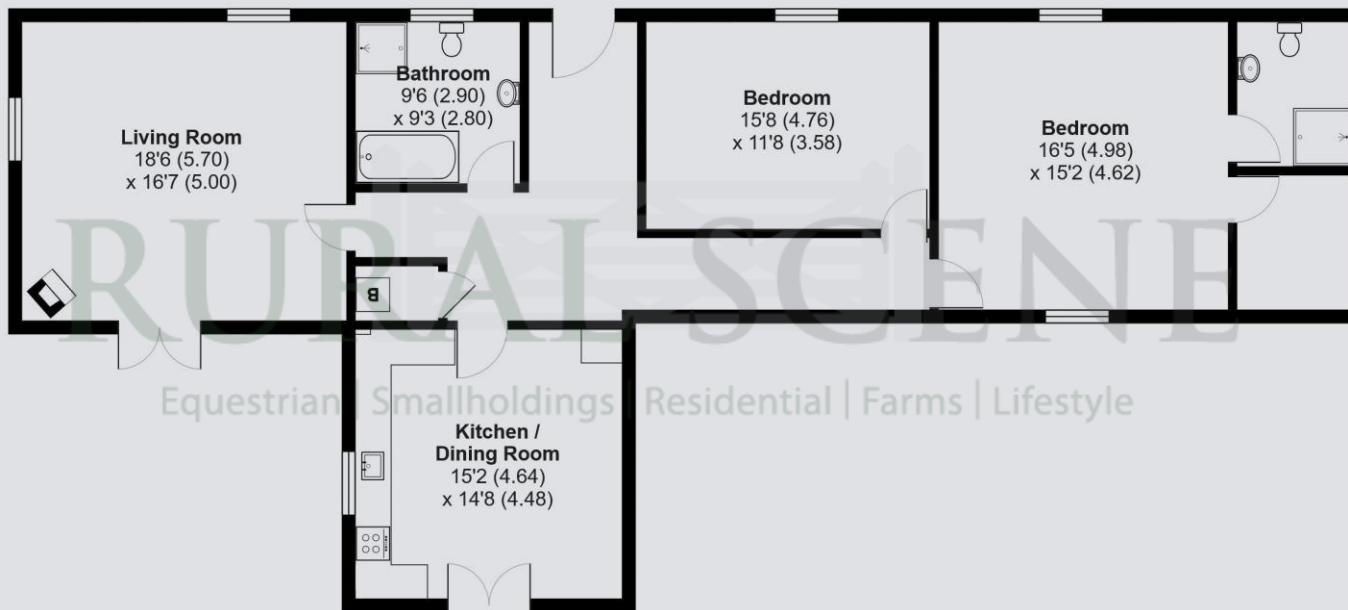
PHOTOVOLTAIC SOLAR PANELS with Feed-In Tariff

TENURE Freehold ENERGY RATING B COUNCIL TAX C

DIRECTIONS

From Pontyberem take the B4306 towards Llannon, continue for just under two miles and the property will be found on the right-hand side.

what3words /// distilled.bloomers.hops



Floorplan for identification only. Not to scale. Not to be used for estimating or measuring purposes

01264 850700 | postbox@ruralscene.co.uk | www.ruralscene.co.uk

N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes. Rural Scene have visited BROADGATE BARN but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.