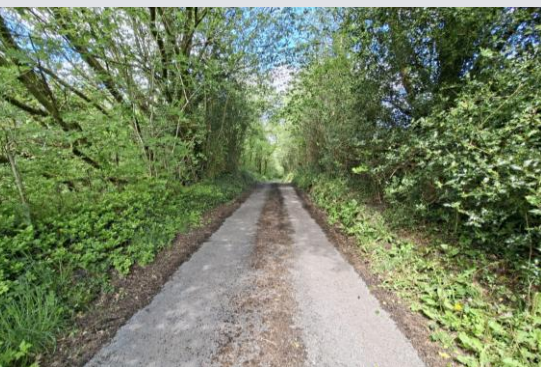




- Fantastic Detached Four Bedroom Family Home
 - Integral Double Garage
- Superb Range of Barns and Stables ● Good Quality Pasture Paddocks
 - Approx. 14.5 Acres In All
- Wonderfully Secluded Location with Breath-Taking Views



GENERAL AND SITUATION

Approximate Distances:
Ammanford 2 miles • Llandeilo 7 miles • M4 Motorway 7 miles
Swansea 16 miles • Carmarthen 19 miles

A wonderfully secluded four-bedroom family home, set in approx. 14.5 acres, with a fabulous range of outbuildings and stables in a superb setting on the fringe of the Black Mountain, with breathtaking views.

The house provides a practical and comfortable family home with generously proportioned rooms and it is in a slightly elevated position to take full advantage of the views from all front-facing windows. In the Agent's opinion it is ideally suited to private equestrian use and has varied business potential, subject to any necessary permissions, with high-quality stabling and a fantastic large barn, which the current owners use as an indoor school. The local area is well-served with pony clubs and the popular Beacons Equestrian Centre, which holds many affiliated and unaffiliated competitions, lessons and activities. Mountain hacking is available on the Black Mountain, which is just a short distance further up the country lane.

There is a good range of local shops, supermarkets and local amenities close by in Ammanford, and the popular market town of Llandeilo is also within easy reach. The M4 Motorway at Pont Abraham is about seven miles, providing a fast link to Swansea, Carmarthen and Cardiff.



THE RESIDENCE

An engaging four-bedroom detached house with double-glazed windows, oil-fired central heating and solar PV panels. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Main Entrance** is through a front door which opens into a **Reception Hall** which has a striking black and white tiled floor, large storage cupboard and stairs rising to the **First Floor**.

The **Kitchen/Breakfast Room** is to the rear of the house and has large glazed double external doors opening out to the rear decking, a range of built-in storage cupboards with work surfaces incorporating single sink, four ring gas hob, electric oven and integral dishwasher.

The sizeable **Living/Dining Room** has a central brick fireplace with inset logburner, matching brick tv plinth, and glazed double doors leading through to a **Conservatory**.

There is a separate **Breakfast Room/Study**, a **Utility Room** with built-in storage cupboards, sink, plumbing for washing machine and oil-fired boiler, plus a ground floor **Wet Room** with a shower and WC.

There are **Four Large Bedrooms** on the **First Floor**, and a **Family Bathroom** fitted with a roll top bath, WC and wash hand basin.



OUTSIDE, OUTBUILDINGS & LAND

The property is approached off the country lane along a private drive which extends for about 250 yards, passing the stables and terminating at the front of the house, where there is ample parking space for numerous vehicles. Low brick walls flank the front lawns and there is an **Orchard Garden** to the side with a variety of fruit trees including apple, pear, cherry and plum.

To the rear of the house is a secluded, enclosed timber deck, with a **Pond**.

A **Double Garage** adjoins the house and has a walk-in attic above, accessed from bedroom four, with scope for conversion, subject to any necessary permissions.

Set a short distance away from the house is a block-built **Stable Yard** with a box profile roof, on a concrete base, providing **Four Large Loose Boxes**, plus a **Feed Room**.

The fantastic **Main Outbuilding** is built of steel portal frame with box profile cladding and roof, light, power and water supplies, roller shutter door providing an **Open Barn** which is currently used as an **Indoor School**, **Four Internal Loose Boxes**, a **Workshop** with work benches and electric sockets, plus a **Mezzanine Storage Area** with removable handrail for loading.

Adjoining the main outbuilding is an **Outdoor Turnout Area** with sand and carpet fibre surface.

The Land adjoins in **Five Main Paddocks** of very gently sloping, south-west facing pasture, with mature hedges along the main borders and water supplied to field troughs.

In one of the paddocks there is a **Double Field Shelter**, and another paddock has an oval sand-surfaced **Trotting Track** around its perimeter.

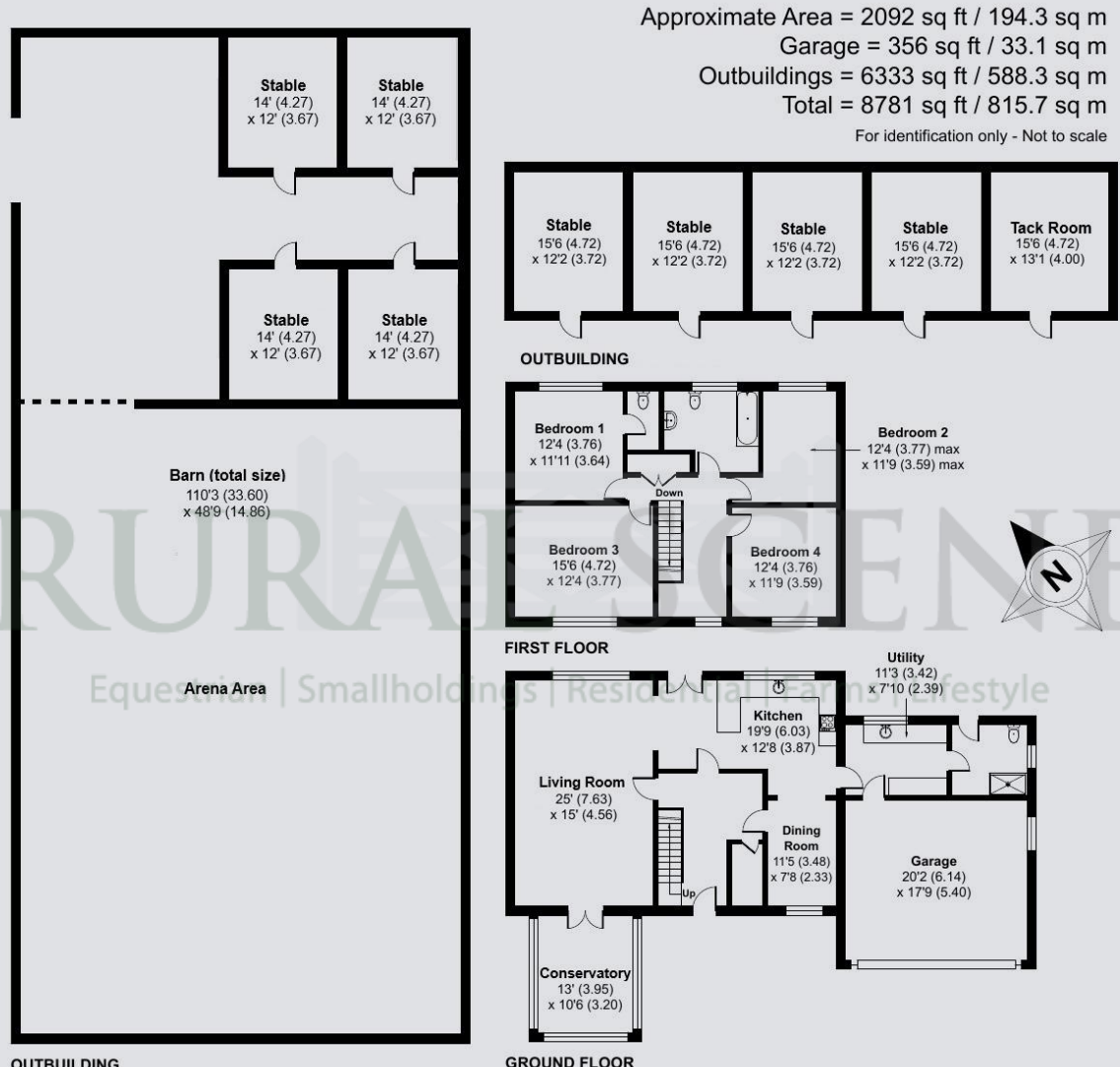
IN ALL APPROX. 14.5 ACRES
(About 5.9 Hectares)

RURAL SCENE

Equestrian | Smallholdings | Residential | Farms | Lifestyle

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VIEWING
 Strictly by appointment only with the Agents

LOCAL AUTHORITY
 CARMARTHENSHIRE COUNTY COUNCIL
 Tel: 01267 234567

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

TENURE Freehold **ENERGY RATING** D **COUNCIL TAX** F

DIRECTIONS
 From Ammanford head north along Wern-Ddu Road and turn right after just over half a mile into Heol Ddu. Continue for just over half a mile and the private entrance drive to the property is on the left-hand side.

what3words /// gazed.paddlers.conducted



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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 WAUN GOCH 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.

