



## Velindre Farm House Whitemill, Carmarthen, Carmarthenshire, SA32 7ET

### Offers In The Region Of £359,500

- Charming detached cottage in picturesque Whitemill near Carmarthen
- Versatile accommodation with three reception rooms
- Wealth of original character and charming period features
- Eco-friendly Air Source Heat Pump and Solar Panel heating system
- Rare opportunity to acquire a character home full of charm and potential
- Stunning south-facing views across the beautiful Towy Valley
- Three cosy bedrooms and two bathrooms
- Recently undergoing refurbishment with scope for personalisation
- Delightful countryside setting in grounds 0.25 acre.
- EPC E - prior to Air Source and Solar

# Velindre Farm House Whitemill, Carmarthen SA32 7ET

Welcome to this charming detached cottage, beautifully situated in the picturesque hamlet of Whitemill near Carmarthen, enjoying stunning south-facing views across the breathtaking Towy Valley countryside.

Full of warmth and character, this delightful home offers versatile accommodation with three reception rooms, providing ample space for both family living and entertaining, together with three cosy bedrooms and two bathrooms. The cottage retains many wonderful original features which combine beautifully with the improvements carried out in recent times, creating a home of immense charm and further potential.

The property has been the subject of considerable refurbishment, yet still offers purchasers the opportunity to place their own stamp on the accommodation and create a truly special countryside retreat.

Further benefits include an eco-friendly Air Source Heat Pump and Solar Panel heating system, ensuring comfort and efficiency throughout the seasons.

Set in a fabulous rural location with magnificent views and endless appeal, this is a rare opportunity to acquire a versatile cottage brimming with character and potential and is set in grounds of 0.25 acre

Viewing is highly recommended to fully appreciate the setting, views and charm this wonderful property has to offer.



Council Tax Band: F



### KITCHEN/LIVING ROOM

23'11" x 10'3"

A newly fitted kitchen area with Belfast sink unit and mixer tap. Fitted range base cupboards with oak work surface and tiled surround. Multifuel stove. Stone effect tiled floor. Vaulted beam ceiling with skylight. Feature areas pointed stone wall. 2 Radiators.

### INNER LOBBY

Radiator

### SHOWER ROOM

5'10" x 5'2"

### UTILITY ROOM

11'8" x 10'2"

Hot water storage system. Radiator

### SITTING ROOM



15'8" x 9'10"

Feature open fireplace in stone surround and stone hearth. Exposed ceiling beams. Wall lights. Wall alcove with shelves. 2 Radiators.

### LOUNGE



15'11" x 15'6"

Decorative fireplace. Exposed ceiling beams. Open stairs to first floor. Access to under stairs cupboard. Ceiling downlighting. Radiator.

### INNER HALL

17'8" x 4'9" max

Staircase to bedroom/living room. Pointed stone wall.

### BEDROOM/LIVING ROOM



17'5" 14'1"

Vaulted pine panel ceiling. Attractive balustrade and pine panelled floor. French doors to side patio and garden. 3 Radiators.

### FIRST FLOOR

### HALF LANDING

Radiator

## LANDING



Pine panelled ceiling.

## BEDROOM



15'10" x 11'7"  
Vaulted beam ceiling and lofted storage area. Fitted wardrobes and dressing area. Pine panelled floor. 2 Radiators.

## BEDROOM



15'8" x 11'3" max  
Vaulted beamed ceiling with lofted storage area. Exposed wall timbers. Pine floor boards. Radiator

## BATHROOM

9'1" x 6'4"

Panelled bath, pedestal hand basin and low level WC. Pine panelled ceiling. Exposed wall timbers. Painted panel floor.

## OUTSIDE

The property stands in grounds of 0.25 acre or thereabouts. To the rear of the house is a spacious tarmac courtyard providing ample parking.

## FRONT GARDEN

Immediately to the front of the house is a paved courtyard with gated access to the lawned garden around which there are many mature trees and shrubs. At the side of the house is a paved patio.

## TENURE & POSSESSION

We are advised that the property is freehold with vacant possession on completion

## SERVICES

We are advised that the property is connected to mains electricity and water. Private drainage

## OUT OF OFFICE HOURS

Jonathan Morgan 07989 296883

## NB

These details are a general guideline for intending purchasers and do not constitute an offer of contract. Morgan Carpenters have visited the property, but not surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage etc. The Sellers have checked and approved the details, however purchasers must rely on their own and/or their Surveyor's inspections and the Solicitors enquiries to determine the overall condition, size and acreage of the property, and also any Planning, Rights of Way, Easements, or other matters relating to it.

## PROOF OF ID

In order to comply with anti-money laundering regulations, Morgan Carpenter Ltd require all buyers to provide us with: (i) proof of identity (ii) proof of current residential address The following documents must be presented in all cases: IDENTITY DOCUMENTS: A photographic ID, such as current passport or UK driving licence EVIDENCE OF ADDRESS: A bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

## VIEWING

By appointment with Morgan Carpenter 01558 821269

## WEBSITE

View all our properties on:  
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[www.onthemarket.com](http://www.onthemarket.com)





## Directions

## Viewings

Viewings by arrangement only. Call 01558821269 to make an appointment.

## EPC Rating:

E

