



- Charming Detached House with a Wealth of Character
- Three Bedrooms, Bathroom and Two Reception Rooms
- Scope to Extend into Adjoining Traditional Barn (STPC)
- Fabulous Multi-Purpose Barn and Two Stables ● Pasture Paddocks
- Approx. Seven Acres In All ● Lovely Secluded Rural Location

GENERAL AND SITUATION

Approximate Distances:

Newcastle Emlyn 4 miles • Llandysul 7 miles • Carmarthen 13 miles

A highly attractive three-bedroom period house, set in approx. seven acres with a superb multi-purpose barn, two stables, pasture paddocks and some woodland, in lovely secluded rural location.

The house is believed to date back to around 1800 and it retains much of its original character, with many exposed beams and deep-set windows with slate sills. It was extended into part of the adjoining traditional barn in the early 2000's and there is scope to convert the rest of the barn into further living accommodation if required, subject to any necessary permissions.

The adjoining paddocks and outbuildings are ideal for smallholding or private equestrian use and additionally there is a wooded bank on the opposite side of the country lane, running down to a small river.

There is a local village shop in nearby Drefach, and wider ranges of shops and amenities are provided by Newcastle Emlyn and Llandysul.

THE RESIDENCE

An extremely appealing, traditional-style stone and slate house with oil-fired central heating and double glazing. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Main Entrance** through the **Front Door** opens into a **Hallway** from which stairs rise to the **First Floor**, and a door to the left opens into a cosy **Living Room** which has a fireplace with logburner, and a further door to a **Dining Room** from which glazed double doors open out to the side garden.

The **Kitchen** is fitted with a range of built-in units with space for a range cooker and worksurfaces, incorporating a sink.

From the **Kitchen** there is access to a **Rear Hall** which includes a **Utility Area** with plumbing for washing machine and doors into a **Ground Floor Bedroom** and the **Family Bathroom**, which is fitted with a roll top bath with shower mixer tap, WC, wash hand basin and shower cubicle.

A further door from the **Rear Hall** opens into a **Utility Room** with fitted base cupboards and a stainless-steel sink.

There are **Two Further Bedroom** on the **First Floor**, one of which has fitted wardrobes.

External doors to the front of the house give access to a **Tack Room** and a **Boiler Room** which also has an **Outside WC**.





TRADITIONAL BARN

The **Adjoining Traditional Barn** has scope to be converted into further living areas, or a self-contained annexe, subject to any necessary permissions. It currently provides **Two Workshops**, a **Dog Room** and a large **Store** which has a door opening into the **Utility Room**.

OUTSIDE, OUTBUILDINGS & LAND

The property is approached off a minor country lane and there is ample parking for several vehicles.

There is a large enclosed side lawned garden with a **Patio**, **Polytunnel** and several **Raised Vegetable Beds**.

To the front of the house there are **Outbuildings** providing storage and **Poultry Housing**.

There is a fantastic **Multi-purpose Barn** which is timber clad under a corrugated roof, set on a concrete base with light and power supplies, roller shutter door and personnel door. A **Dutch Barn** adjoins, and there are **Two Timber Stables** each c. 12' x 12' (3.6m x 3.6m) with rubber matting.

The majority of **The Land** is divided into gently sloping, east-facing **Paddocks**, bordered by mature hedges and stock fencing. Natural water is supplied to a holding tank and there are some lovely views over the property and the surrounding countryside.

Additionally, there is a **Wooded Bank** on the opposite side of the lane, leading down to a small river.

IN ALL APPROX. 7 ACRES
(About 2.8 Hectares)



RURAL SCENE
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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

CARMARTHNSHIRE COUNTY COUNCIL
Tel: 01267 234567

SERVICES

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

TENURE Freehold **ENERGY RATING** E
COUNCIL TAX E

DIRECTIONS

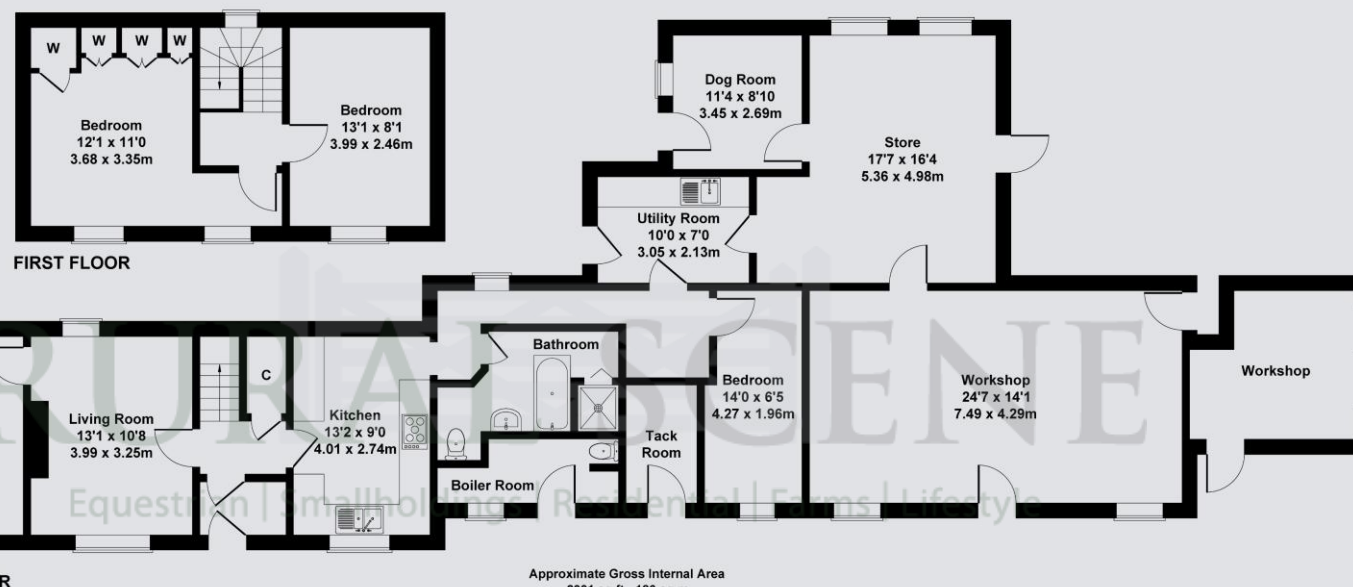
From Newcastle Emlyn head south on the B4333 for 2.5 miles, pass the right-hand turn for Capel Iwan and take the next turning left into a small lane, with a sign 'Unsuitable for Heavy Goods Vehicles'. Follow the lane for about 1 mile and the property will be found on the right-hand side.

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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 PENRHIW 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.



Approximate Gross Internal Area
2001 sq ft - 186 sq m
Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.