



- Character Detached Three Bedroom Traditional Style House
- Fabulous Range of Outbuildings with Twenty Loose Boxes and Stores
 - Gently-Sloping West-Facing Pasture Paddocks
 - Approx. 15 Acres In All
 - Historically Run as a Horse Stud Farm



GENERAL AND SITUATION

Approximate Distances:
Pencader 3 miles • Lampeter 10 miles • Carmarthen 13 miles

A characterful detached three-bedroom traditional-style house, set in approx. fifteen acres with a fabulous range of barns and stables, in a rural location with easy access onto the nearby Llanllwni Mountain.

The property has been home to the current owners for more than twenty years and they have operated a successful Arabian horse stud, following on from its previous use as a sports horse stud. The facilities are ideally set up for equestrian use and for those interested in hacking, there is access in the local area to many miles of riding on the nearby Llanllwni Mountain and the adjoining Brechfa Forest.

The house is believed to have been built in 1928 and is of a traditional style, typical to the local area.

The property has good access onto the A485 which links Carmarthen to Lampeter, and there are ranges of local shops and amenities in nearby Pencader and Llanybydder.



THE RESIDENCE

A detached family home 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 **Hall**, from which stairs rise to the **First Floor** and a door opens into the heart of the home, which is the fantastic, open-plan **Living, Dining Room/Kitchen**. The **Kitchen Area** is fitted with built-in units and worksurfaces with a sink, gas cooker point and plumbing for dishwasher.

There is a rear **Boot Room** with a red and black tiled floor and two external rear doors. Completing the **Ground Floor** accommodation is a **Study** which has a parquet floor.

On the **First Floor** there are **Three Good-Sized bedrooms**, one of which has an **Adjoining Dressing Room**, plus there is a **Family Bathroom** fitted with a corner bath, WC and wash hand basin.

From the front windows of the upstairs bedrooms, there are some lovely far-reaching views over the surrounding countryside.





OUTSIDE, OUTBUILDINGS & LAND

The property is approached off a side lane, through a wide-splayed entrance on a private driveway. To the right of the entrance is a **Double Garage** c. 31'6 x 17'5 (9.6m x 5.3m) with space for two cars.

There is a lawned garden to the rear and side of the house, enclosed with post and rail fencing.

The outbuildings and equestrian facilities are adjacent to the house and comprise the following with approximate sizes:

Timber Stable Yard with a box profile roof and concrete base providing **Four Loose Boxes** each c 11'9 x 11'7 (3.6m x 3.5m)

Dutch Barn c. 26' x 18' (7.9m x 5.5m) with oval GI roof and **Adjoining Lean-to** divided into **Two Loose Boxes** each c. 17'8 x 14'2 (5.4m x 4.3m)

Covered Stable Yard c. 45'8 x 38'8 (13.9m x 11.8m) block walls with GI roof, concrete base, light, power and water supplies, with **Six Internal Loose Boxes** c. 17' x 15' (5.2m x 4.6m), 17' x 14' (5.2m x 4.3m), 17' x 13'6 (5.2m x 4.1m), 17'7 x 12'5 (5.4m x 3.8m), 13'3 x 12'6 (4m x 3.6m) and 14'7 x 12'6 (4.4m x 3.8m)

Isolation Box c. 16'6 x 15'9 (5m x 4.8m)

Further Range of Timber Loose Boxes with box profile roof and an enclosed concrete yard, providing **Seven Loose Boxes**, three at 11'6 x 11'6 (3.5m x 3.5m), two at 14' x 11'3 (4.3m x 3.4m), two at 15'4 x 15'4 (4.7m x 4.7m)

Beyond the stables is a grass **Turnout Paddock** enclosed with post and rail fencing.

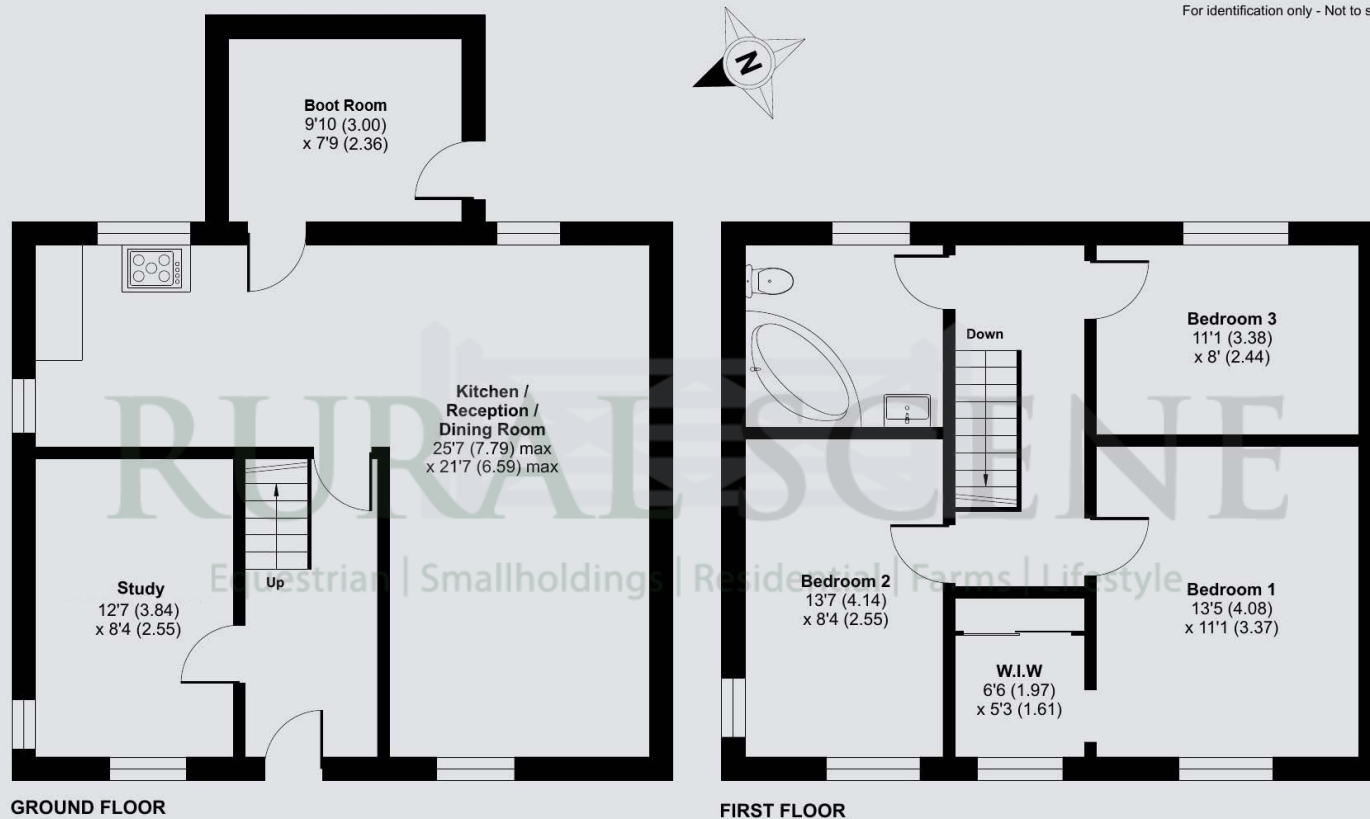
The Land adjoins in gently-sloping, west-facing pasture paddocks, enclosed with mature hedges.

IN ALL APPROX. 15 ACRES
(About 6 Hectares)

RURAL SCENE
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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

CARMARTHENSIRE 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** E **COUNCIL TAX** G

DIRECTIONS

Heading north on the A485 at New Inn continue for just under one mile and turn right into an un-named lane. The entrance to the property will then be found almost immediately on the right-hand side.

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2026. Produced for Rural Scene. REF: 1448107

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