

# Finest

PROPERTIES

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Velfrey Road | Whitland

Waungron Uchaf





# “An elevated detached farmhouse with land, woodland and panoramic valley views”

## The Property

Set in an elevated position above the surrounding valley, this distinctive detached farmhouse dates back approximately 350 years and carries with it a quiet confidence born of age, craftsmanship and survival. Built in stone with render and shaped by generations of careful stewardship, the house sits comfortably within its landscape, with wildlife quite literally on the doorstep and long views unfolding across open countryside in every direction. Traditional form remains clearly legible throughout, softened and shaped over time by a series of considered changes that allow the house to function with ease today, while its original character, proportions and material honesty continue to define the way it is experienced.

Arrival is via a central porch which draws you into a welcoming hallway connecting the principal living spaces. The ground floor living room is a calm and quietly characterful space, framed by a wide garden facing window that draws in soft natural light throughout the day. Its proportions allow for both a comfortable main seating arrangement and quieter reading corners, while the outlook across the garden lends the room a gentle sense of connection to the landscape beyond.

A bright and well-proportioned ground floor bedroom enjoys its own en suite shower room, making it particularly well suited to guests or single-level living if required. A broad window draws in soft natural light and frames leafy garden views, giving the room a calm, outward-looking feel that is both private and quietly connected to the surrounding setting.

Completing this level, a beautifully appointed family bathroom centres on a freestanding bath set beneath original exposed beams and textured historic stonework, a striking reminder of the building's age and construction. A generous walk-in rainfall shower sits alongside, finished in dark stone tiling with glazed screening, while timber cabinetry, contemporary sanitaryware and discreet downlighting bring a refined modern contrast to the historic fabric.



Returning to the hallway, the stairs descend to the lower ground floor where the layout opens into a relaxed and well balanced sequence of spaces. The inglenook room is a generous and deeply atmospheric setting, centred on a substantial stone fireplace with a wood burning stove set deep into the original recess beneath original timber lintels. This is a room shaped by the house's history, with exposed stone walls, deep hearth stones and original structural beams all visible. The thick walls give the room a naturally balanced feel, warm and cosy in winter, yet cool through the summer months, making it a space the current owners gravitate to for everyday living, often settling into the inglenook itself to watch television beside the fire. Subtle alcoves and the depth of the stonework lend a strong sense of enclosure and retreat, giving the room a quiet intimacy that feels entirely in keeping with the age of the house.

Next door, a dedicated study offers a calm and characterful work from home setting, equally well suited to creative pursuits such as crafting. Warmed by its own wood burning stove and framed by exposed beams that lend a clear sense of age and texture, the room feels both settled and inviting. A broad window draws in natural light and opens out to long valley views across the surrounding countryside, giving the space an uplifting, outward-looking quality despite its quietly tucked away position.

The kitchen and dining room are arranged together on this level, fitted with extensive oak cabinetry, broad work surfaces and a substantial range cooker set







beneath a wide tiled splashback and extractor. The dining area sits comfortably alongside, creating an easy, everyday space for cooking, dining and relaxed conversation. A separate pantry next door provides valuable additional storage and keeps the main room neatly arranged.

Stairs rise to the first floor, which is arranged around a central landing linking three well proportioned double bedrooms. The principal bedroom enjoys a calm outlook across the gardens and open countryside and benefits from its own en suite shower room. Two further double bedrooms are both light and well balanced, each enjoying peaceful views across the surrounding landscape, with wildlife frequently visible from the windows, reinforcing the sense that the countryside truly begins at the doorstep.

Above, the second floor loft level introduces two further generous rooms set beneath the original roof structure. Exposed beams, angled ceilings and areas of stonework give these spaces strong character and a direct connection to the building's age, offering excellent scope, subject to the necessary consents, for use as additional bedrooms, studio spaces or occasional accommodation. A central loft storage area provides useful supplementary space at this upper level.

Google Maps

what3words



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## Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

## Services

Mains electricity and water. Oil heating and wood burner/open fires. Foul Drainage to Septic Tank.

Postcode Council Tax EPC Tenure

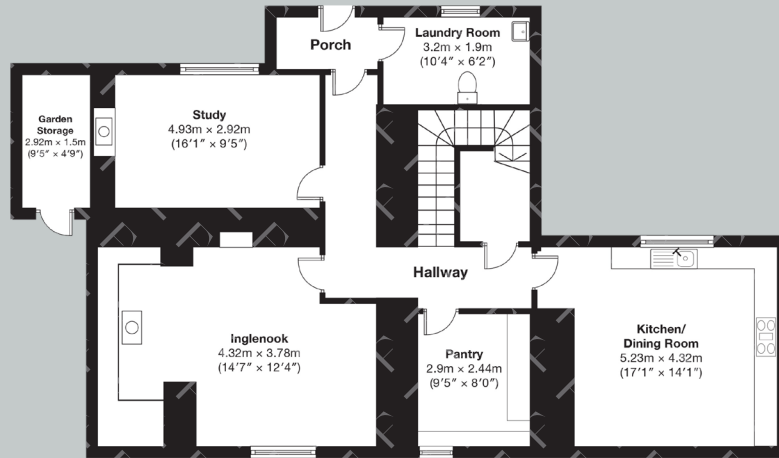
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Band G

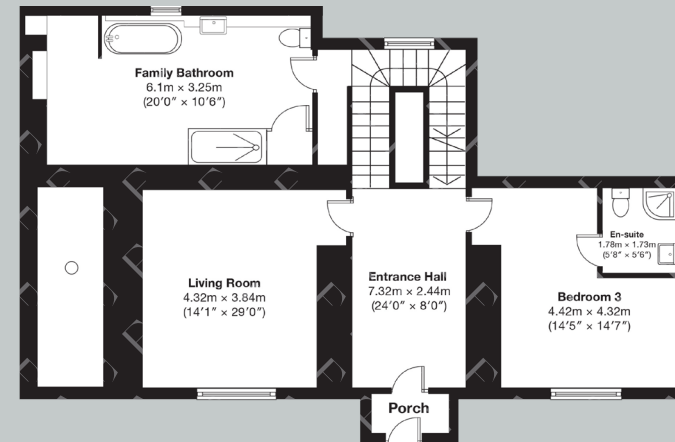
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Freehold

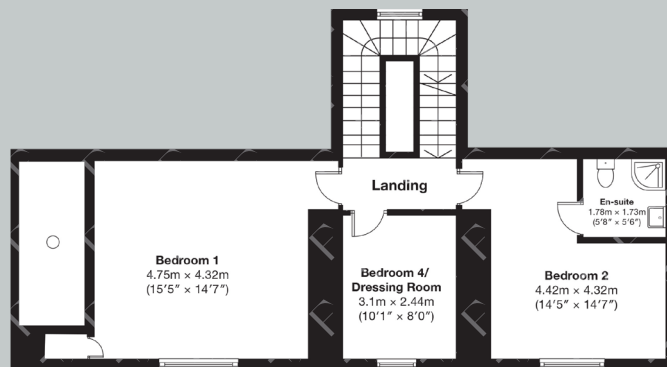
# Floor Plans



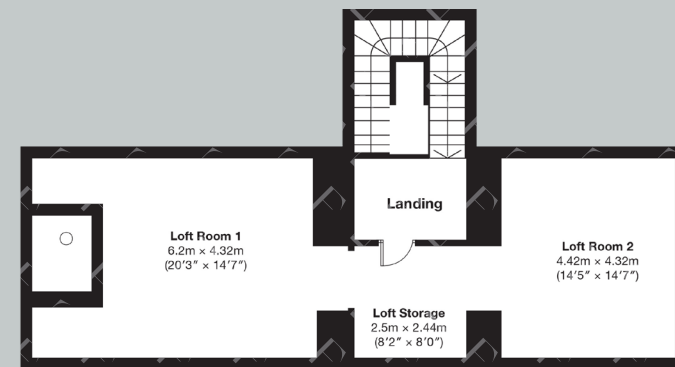
Lower Ground Floor



Ground Floor



First Floor



Second Floor / Loft

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Viewings Strictly by Appointment



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