



# Old Barn House, Ponthenry – SA15 5RN

Offers in Region of £699,950

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## Old Barn House

Ponthenry, Llanelli

An exciting opportunity to acquire a small farm in a very accessible location yet set away from the roadway, incorporating a large traditionally constructed barn conversion which is ideally suited for family occupation and approximately 45 acres of land. The residence is well proportioned and stands within a generous plot with ample parking space. There are various outbuildings which are suited for workshops/machinery storage but could be easily adapted for livestock purposes. An excellent opportunity to purchase a delightful lifestyle property with land that offers further potential to develop this small farm. Please note that the vendor would consider offers for less land.

Occupying a pleasant location in the Carmarthenshire countryside in the small village of Ponthenri which is situated in the middle of the Gwendraeth Valley, halfway between the towns of Carmarthen and Llanelli. The popular Ffos Las racecourse is only a short drive away from the property and the larger towns of Carmarthen and Llanelli both provide a comprehensive array of services and lie some 8-9 miles distant respectively from the property. Conveniently located, the property benefits from excellent transport links to the A48 and the M4 corridor.



### **Accommodation**

#### **Kitchen/Dining Room**

Dimensions: 3.96m.21.03m x 5.49m.23.77m (13.69" x 18.78"). Well proportioned affording a range of fitted wall and base units with a 'Rangemaster' oven and electric hob with an extractor fan above. 1.5 stainless steel sink with drainer unit. Enjoying a triple aspect with windows to the fore and side, radiator, part tiled walls with some exposed stone walls leading to:

#### **Sitting Room**

Dimensions: 6.35m x 4.27m.18.29m (20'10" x 14.60"). With patio doors that lead to the outside patio and garden area. Stone fireplace housing the oil fired Rayburn with exposed stone walling. Hard wood floor with window to the rear and radiator.

#### **Inner Hallway**

Dimensions: 2.51m x 7.70m (8'3" x 25'3"). With stable door, exposed stone wall and coat hanging area. Hard wood stairs lead to the first floor.

#### **Snug/Office**

Dimensions: 3.86m x 4.50m (12'8" x 14'9"). The focal point of the room is the wood burning stove with hard wood floor, window to side and radiator. Hard wood glazed door leads to the outside.

#### **Cloak Room**

Dimensions: 2.03m x 2.18m (6'8" x 7'2"). With utility facility, W.C. and wash hand basin.

#### **Bedroom 5/ Utility Room**

Dimensions: 4.04m x 5.36m (13'3" x 17'7"). Utility room with potential for a 5th bedroom. Includes an electric 'P' shaped shower and wash hand basin with vanity unit above. Room for fridge, freezer etc. Hard wood floor and glazed door with exposed stone wall.

#### **First Floor Landing**

Dimensions: 1.14m x 8.23m (3'9" x 27'24"). Hard wood floor, 'velux' window, storage space and radiator with doors leading to:

#### **Family Bathroom**

Dimensions: 2.29m x 4.70m (7'6" x 15'5" ). 'L' shaped bathroom with 'velux' windows including W.C., free standing roll top bath with hand held shower attachments, wash hand basin, radiator and radiator style towel rail.

#### **Bedroom 4**

Dimensions: 4.09mft x 3.10m (13'5ft x 10'2" ). Incorporating two 'velux' windows, hard wood floor, radiator and exposed stone wall.

#### **Bedroom 3**

Dimensions: 3.81m x 3.10m (12'6" x 10'2"). Benefitting from two 'velux' windows, radiator and wooden floor.

#### **Bedroom 2**

Dimensions: 6.65m x 3.10m (21'10" x 10'2"). Incorporating two 'velux' windows, radiator, shower, towel style radiator and wooden floor.

#### **Master Bedroom**

Dimensions: 5.64m x 3.86m (18'6" x 12'8"). With two 'velux' windows, radiator, wooden floor and concealed ceiling lights.

#### **External and Patio Area**

The property sits within large grounds with a secure garden and parking area for multiple cars. Delightful patio area to the rear which overlooks the grounds. There is considerable potential to develop the grounds further, offering considerable scope to any keen gardener.

#### **Traditional Stone Barn**

Detached stone barn. Dry storage/ Log storage area.

#### **Outbuildings**

Workshop approx. 21ft x 45ft with concrete floor. Store shed approx. 21ft x 60ft with hard standing floor. Steel framed shed 30ft x 30ft (in the process of being roofed) Approximate measurements only. Ideally suited for machinery storage or could easily be adapted for livestock purposes.

#### **The Land**

Extending to approximately 45 acres of land in total, the land is level and laid to permanent pasture and is ideally suited to those looking for land for livestock or those looking to embark on a conservation project. N.B. There are footpaths crossing the land, please see land plan.

#### **Services**

The property has the benefit of mains electricity and solar panels, along with mains water and private drainage. Heating is via an air source heat pump and wood burners.

**Directions**

From the direction of Carmarthen, proceed along the A484 roadway passing through the hamlet of Cwmffrwd, taking the B4309 in Cwmffrwd signposted 'Pontyates and Pontyberem'. Continue along the B4309 passing through Bancycapel, Pontantwn and Meinciau. Once through the village of Meinciau, you will see a signpost on the left hand side, for the restaurant "The Baltic inn", take the left hand turning and follow the lane ahead until you reach the small village. Take the first right turn as you reach the "The Baltic Inn" and follow the lane ahead until you reach the property. What 3 Words -  
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**Local Authority**

Carmarthenshire County Council, County Hall, Carmarthen. Tel. 01267 234567

EPC: D

**Tenure**

The property is Freehold of tenure with vacant possession upon completion. (Legal adviser to confirm) Legal right of way along the lane to the property.

















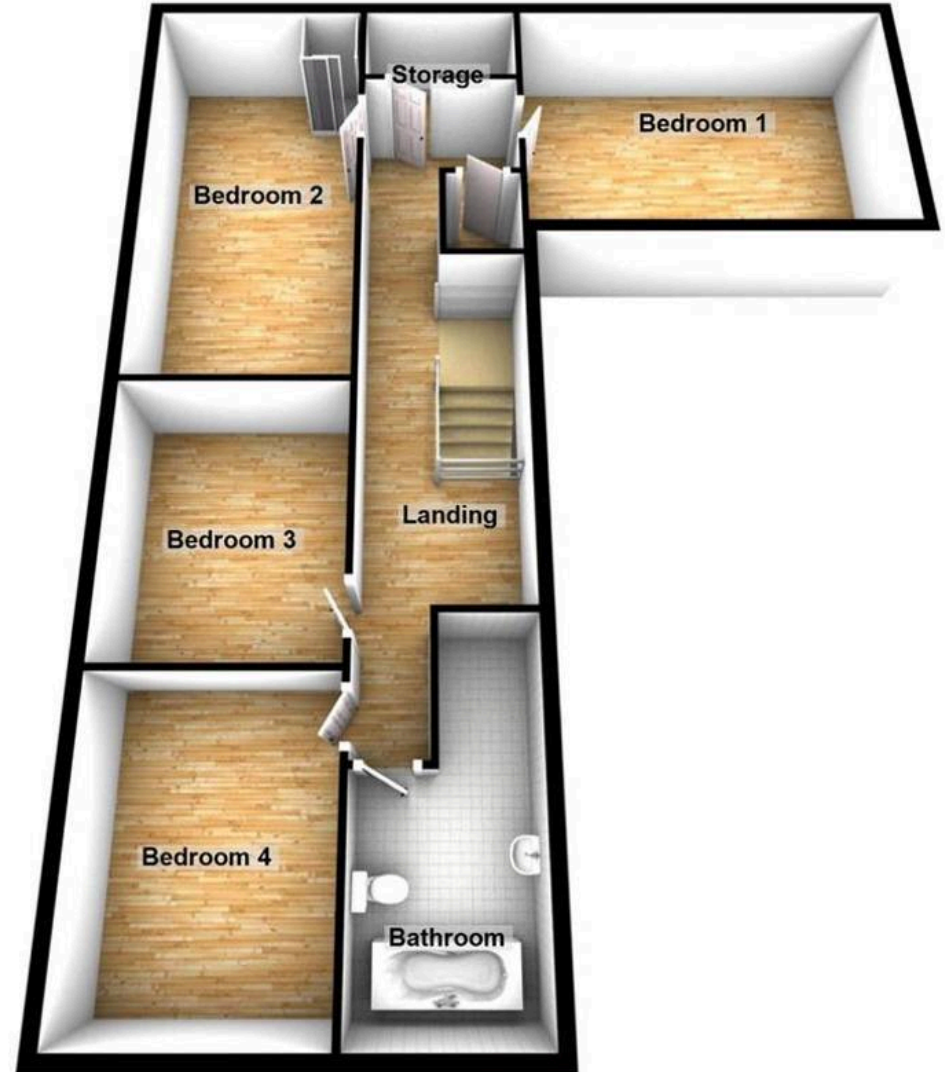


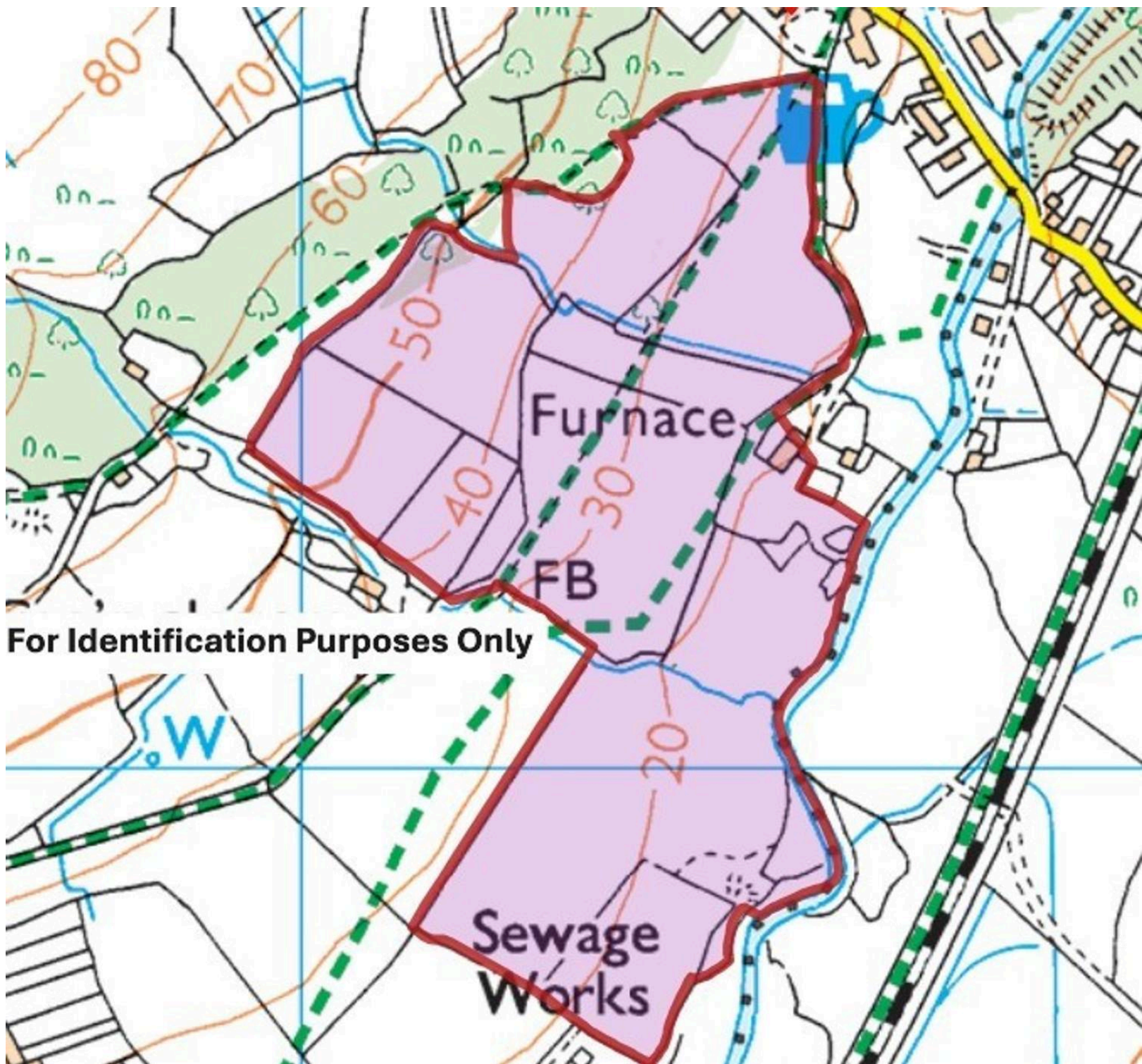


Ground Floor



First Floor





**For Identification Purposes Only**



## JJ Morris Narberth

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