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RICS



Since 1989

On-Line Auction. A former Workman's cottage set in 4 acres. Near Llanwrda, West Wales



Pantyrhedyn, Crugybar, Llanwrda, Carmarthenshire. SA19 8UN.

REF: A/4900/LD AUCTION GUIDE PRICE:

£119,000

*** TO BE SOLD BY ON-LINE AUCTION *** This Auction will be held by our Joint Auctioneers, Auction House South Wales, www.auctionhouse.co.uk/south-wales *** Bidding will open at 12 Noon on Monday 6th September 2021 and will run until 12 Noon on Wednesday 8th September 2021

*** On-Line Property Auction *** Former Workman's cottage for the Dolau Cothi Estate - Dating back to 1745 *** Set in its own 4 acres of mixed use land - In need of full reinstatement and renovation *** Full Planning Permission granted - Application Number PL/00635 - Carmarthenshire County Council *** For full reinstatement into a residential dwelling

*** Range of useful outbuildings - With two field barns, large workshop (72' x 15'), former Cow shed (previously utilised as a stable) *** Direct roadside access off the A482 *** Stunning and idyllic rural position with stream boundary *** Gated driveway leading to a hard standing parking area *** Land being well fenced and gated with ample natural shelter *** Electricity and water supply - In need of connection *** Unique and rare opportunity to create your very own smallholding *** For viewings contact us today

LOCATION

The property is located within the picturesque Cothi Valley, in an idyllic and rural location, but enjoying the convenience and being set just off the A482 giving easy access to the nearby major Market Towns and Amenity Centres of the area, which include Llandeilo, Lampeter and Llandovery, and half an hour's drive from the link road to the M4 Motorway Network.

GENERAL DESCRIPTION

Here we have a former Workman's cottage that is in need of full re-instatement and refurbishment. The property benefits from Full Planning Permission granted for the re-instatement of a residential dwelling. Drawings are included within the brochure. Application Number PL/00635.

[http://planning.carmarthenshire.gov.uk/AniteIM.WebSearch/\(S\(enjaootperej4xtuwpfiuwug\)\)/Results.aspx](http://planning.carmarthenshire.gov.uk/AniteIM.WebSearch/(S(enjaootperej4xtuwpfiuwug))/Results.aspx)

The property is set within its own 4 acres of mixed use land, being well fenced and gated, and enjoys a stream boundary that leads to a small waterfall. Very idyllic and picturesque with great views. The property gives you an opportunity to create your very own rural retreat whilst also being convenient to nearby Market Towns.

We are informed by the current Vendors that the property was last inhabited in 1976 by the previous Owner.

The property deserves early viewing and please contact us today.

FORMER COTTAGE

Comprising of:-



RECEPTION HALL

With front entrance door.

LIVING ROOM/KITCHEN

15' 3" x 13' 3" (4.65m x 4.04m). With open fireplace, original built-in alcove cupboards.



GROUND FLOOR BEDROOM/PARLOUR

15' 3" x 6' 9" (4.65m x 2.06m).

PANTRY

14' 0" x 5' 3" (4.27m x 1.60m).



BOOT ROOM

7' 4" x 5' 8" (2.24m x 1.73m).

BATHROOM

7' 1" x 9' 4" (2.16m x 2.84m). With a panelled bath, pedestal wash hand basin, rear entrance door.

FIRST FLOOR

LOFT SPACE/BEDROOM

22' 7" x 15' 8" (6.88m x 4.78m). With two roof windows, enclosed staircase leading from the Living Room.

EXTERNALLY

RANGE OF OUTBUILDINGS

Comprising of:-

COW SHED

24' 0" x 18' 1" (7.32m x 5.51m). Currently utilised as stables with direct field access.



COW SHED (INTERNALLY)



WASH ROOM

LARGE WORKSHOP

72' 0" x 15' 0" (21.95m x 4.57m). Split into three compartments, of block construction with a corrugated iron LEAN-TO, partially having concrete flooring.



FIELD BARNES

Viz:-

FIELD BARN 1

35' 0" x 10' 0" (10.67m x 3.05m). Of block, timber and steel construction.

FIELD BARN 2

23' 0" x 10' 0" (7.01m x 3.05m). Of timber and corrugated iron construction.

GARDEN

A formal garden area to the side of the property with a GREENHOUSE, and enjoying great rural views.



LAND

In all the property extends to around 4 ACRES of mixed use land. The land has been split into five enclosures, all of which being fenced and gated, and enjoying natural shelter and partially intersected by a stream that leads onto an idyllic waterfall. The land itself is in need of re-instatement but could offer great potential for any Smallholder or for Equestrian purposes.

The land benefits from a gravelled track that leads down directly from the cottage to the lower fields.



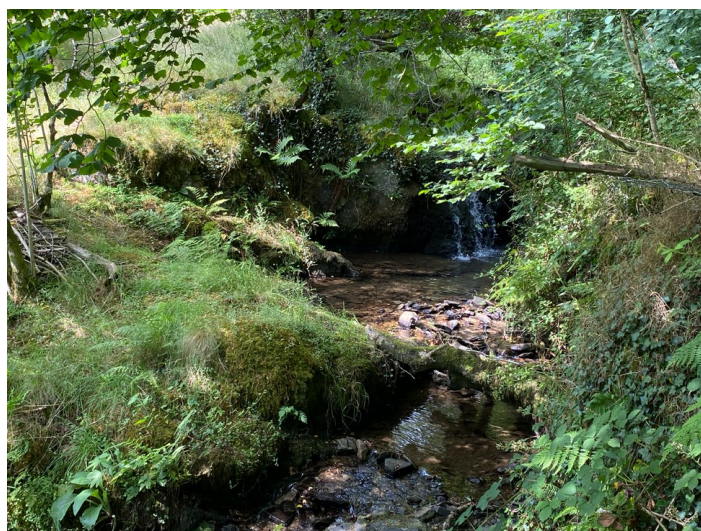
LAND (SECOND ANGLE)



LAND (THIRD ANGLE)



WATERFALL



DRIVEWAY



GRAVELLED TRACK



LINK FOR PLANNING PERMISSION DETAILS

Planning permission granted for full reinstatement
[http://planning.carmarthenshire.gov.uk/AniteIM.WebSearch/\(S\(enjaootperej4xtuwpfiuwug\)\)/Results.aspx](http://planning.carmarthenshire.gov.uk/AniteIM.WebSearch/(S(enjaootperej4xtuwpfiuwug))/Results.aspx)

AGENT'S COMMENTS

A rare and great opportunity to create your very own smallholding.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

Services

We are informed by the current Vendors that electricity is ready to be connected. Water connection is nearby for mains or private supply, with a natural spring on site. Fibre Optic connection is also available nearby.

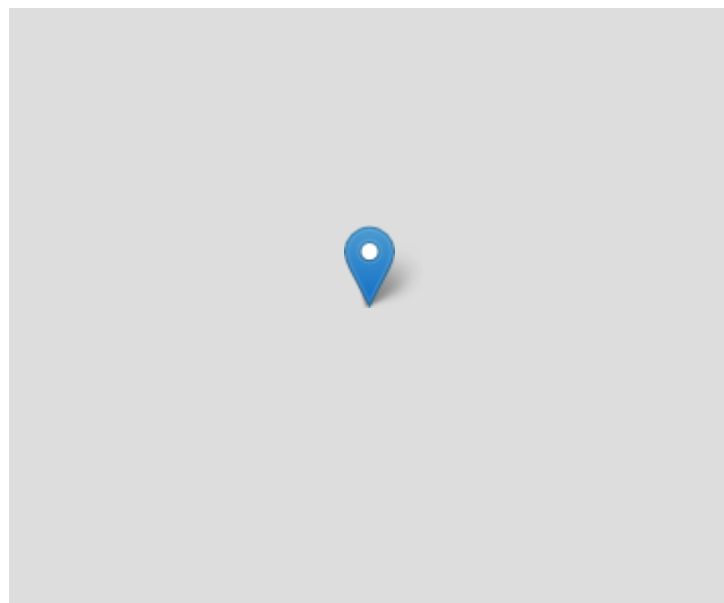
Directions

From Lampeter take the A482 South from Cwmann. Continue through the Village of Pumpsaint, passing through Crugybar, passing the bridge of the right hand side. Continue towards Llanwrda. After about 2 miles the property will be located underneath the road on your right hand side, as identified by the Agents 'For Sale' board.


VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

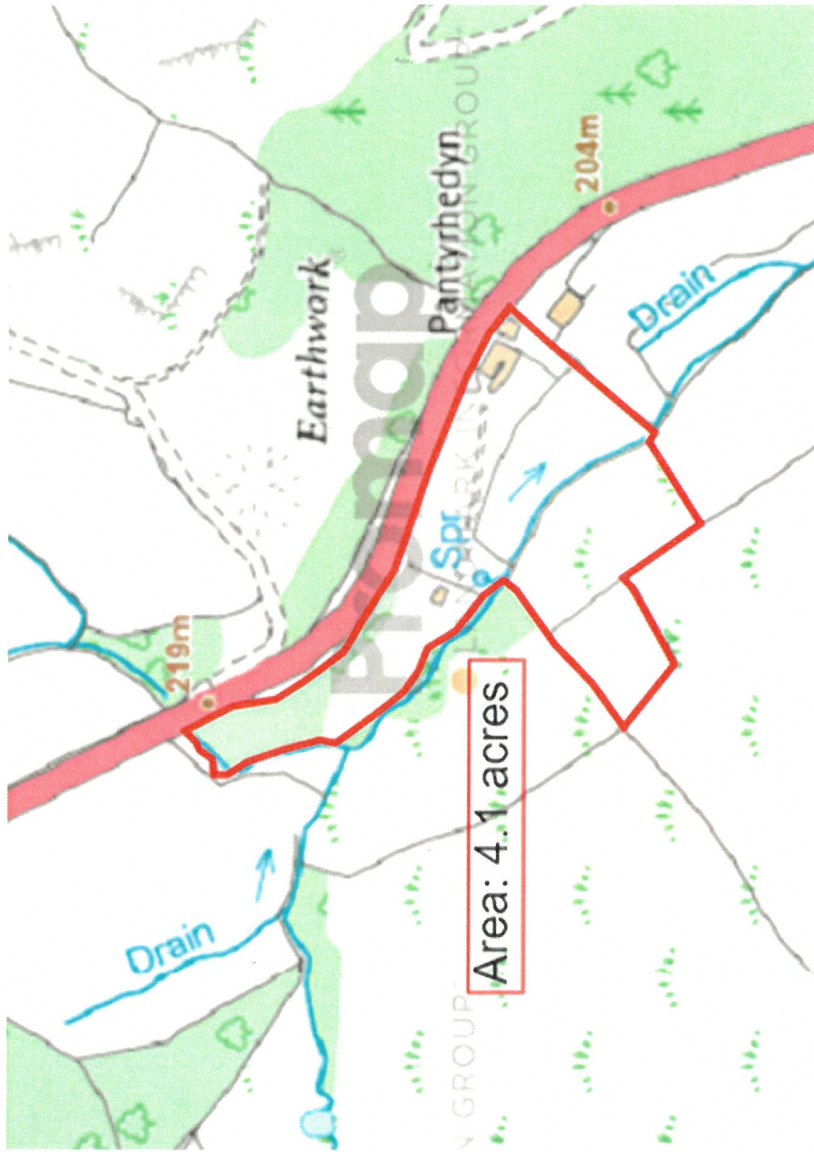
All our properties are also available to view on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Facebook and Instagram Pages



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	11	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



Area: 4.1 acres

Paper size
A3

DR
Design
Architectural Services

Davies Richards Design Ltd.
Llandeilo - 01558 823351
Mumbles - 01792 347692

E-MAIL - info@daviesrichardsdesign.com
WEB - www.daviesrichardsdesign.com

JOB TITLE:
Mr Wear.

Pantyrhedyn,
Crugybar,
Carmarthenshire,
SA19 8UN.

Do Not Scale From This Drawing

DRAWING TITLE:
Existing drawings -
Reinstatement of
dwelling - can be
considered Proposed
Plans also.

Original Paper Size - A3

SCALE:
1:100

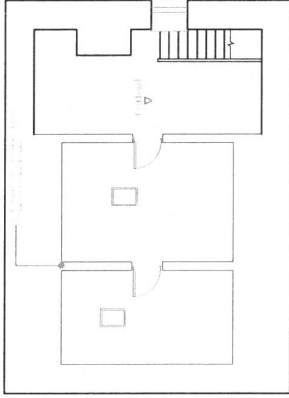
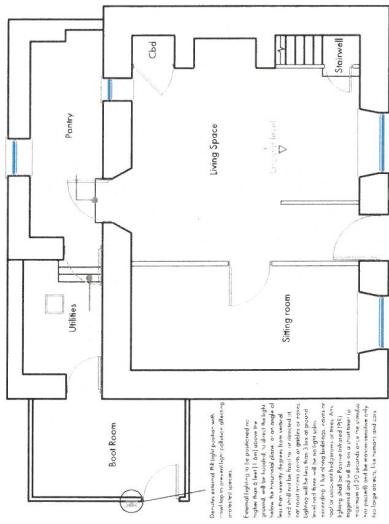
DWG STATUS:
Planning

DRAWN BY:
LJW

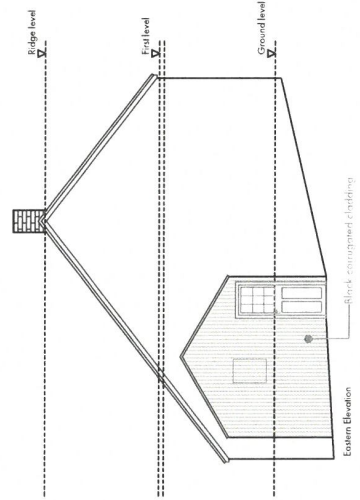
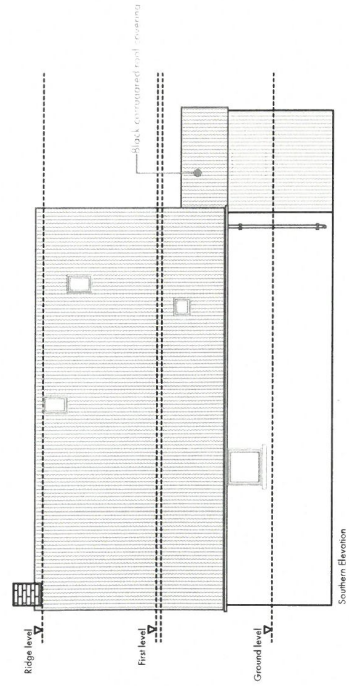
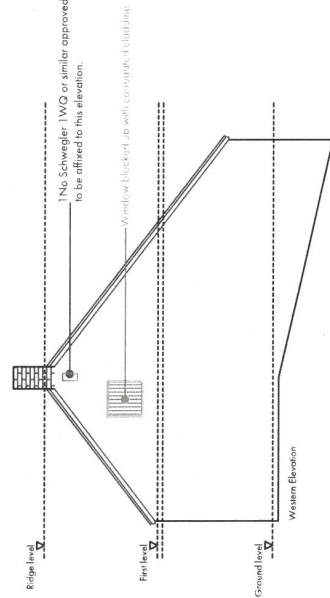
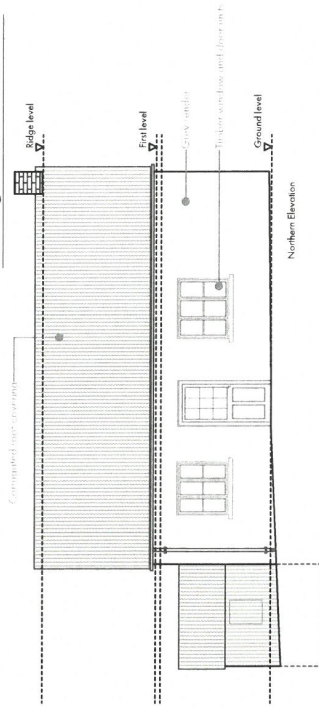
DATE:
July 2020

PLAN NO.
LW444-01

REVISION:
B



**Plans to be read in conjunction with
the Bat Report produced by I&G
Ecological Consultants.**



Paper size
A3

DR
Design

Architectural Services

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WEB - www.daviesrichardsdesign.com

JOB TITLE:

Mr Wear.

Pantyrhedyn,
Crugybar,
Carmarthenshire,
SA19 8UN.

Do Not Scale From This Drawing

DRAWING TITLE:

Site and access plan.

Original Paper Size - A3

SCALE:

1:500

DWG STATUS:

Planning

DRAWN BY:

LJW

DATE:

July 2020

PLAN NO.

LW444-03

REVISION:

A

