

Regulated by:



RICS



Since 1989

Seclusion and breath taking views. An impressive 8.5 acre country smallholding. Near Brechfa Forest, West Wales



Tan Y Coed, Esgardawe, Llandeilo, Carmarthenshire. SA19 7SN.

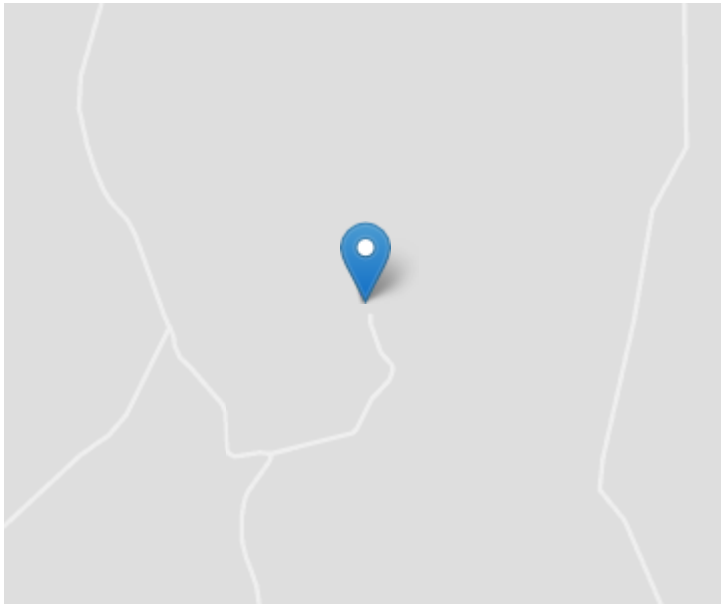
REF: A/5130/LDReduced for a quick sale

£550,000

*** The country life *** Seclusion an breath taking views *** An impressive country smallholding with Equestrian facilities *** A substantial 4 bedroomed, 3 bathroomed farmhouse with possible annexe

*** Set within its own 8.5 acres of land *** Private with no near Neighbours *** Recently completed 40' x 20' menage with silicone and sand surface *** Multi purpose barn measuring 14m x 11m *** Extensive lawned gardens and pockets of woodland *** Spacious decking with luxurious and sunken hot tub and swim spa measuring 6m x 2.2m *** Five pasture paddocks with stream boundary

*** Idyllic and peaceful - The perfect smallholding *** Amazing backdrop over the Brechfa Forest *** Contact us today to view



LOCATION

Tan Y Coed is set amongst the North Carmarthenshire hillside on the edge of the Brechfa Forest, se 6 miles South from the popular University Town of Lampeter and having a pleasant rural position set off a quiet district road down a private track, 12 miles North from Llandeilo and the A40, within easy commuting distance to Carmarthen, circa 20 miles, this giving access to the M4 Motorway, National Rail Networks and further shopping facilities.



GENERAL DESCRIPTION

Tan Y Coed offers an unique opportunity to acquire a traditional country smallholding that has undergone refurbishment and enhancement in recent years and now offers a substantial 4 bedroomed farmhouse along with fantastic Equestrian facilities, such as a 40' x 20' menage, multi purpose barn, all of which set within 8.5 acres of pasture.

The property enjoys a breath taking backdrop over the Brechfa Forest and the surrounding Carmarthenshire hillside.

Viewings are highly recommended. A property of this calibre does not come to the market often. It offers privacy and seclusion, yet is within easy commuting distance to nearby Towns. The property in particular now offers the following.



THE FARMHOUSE

FRONT ENTRANCE PORCH/OFFICE

8' 5" x 6' 9" (2.57m x 2.06m). With front entrance door, tiled flooring, upright pillared radiator.

GROUND FLOOR SHOWER ROOM

With built-in corner shower cubicle, fitted oak shelf with deep glazed sink unit, fitted mirror, tiled walls, low level flush w.c., Oak flooring, radiator.

DINING ROOM

16' 4" x 13' 2" (4.98m x 4.01m). With feature open fireplace with an inset log store, open beamed ceiling, part exposed stone walls, radiator, double aspect windows.



FARMHOUSE KITCHEN

22' 5" x 15' 11" (6.83m x 4.85m). With a traditional fitted

kitchen with a range of wall and floor units with work surfaces over, 1 1/2 sink and drainer unit with mixer tap, built-in dishwasher, eye level double oven with electric ceramic hob with extractor hood over, feature counter bar with natural pointed stone and timber, part parquet and part quarry tiled flooring, feature beamed ceiling, Clear View multi fuel stove on a slate hearth, an impressive Aga electric stove with various ovens and hot plate, radiator, side entrance door to the patio area.



LIVING ROOM

18' 11" x 12' 10" (5.77m x 3.91m). With a free standing multi fuel stove, exposed beams, sliding patio doors opening onto an impressive decking area, Oak flooring, radiator.



SIDE UTILITY/LAUNDRY ROOM

25' 4" x 11' 7" (7.72m x 3.53m). In need of attention. With part cobbled flooring, free standing oil fired Worcester central heating boiler, plumbing and space for washing machine and tumble dryer, Dog shower cubicle.

FIRST FLOOR

LANDING

With access via a staircase from the Kitchen area, fitted airing cupboard with a radiator.

BEDROOM 1 (PRINCIPAL)

13' 4" x 13' 0" (4.06m x 3.96m). A particular feature being the gallery/mezzanine over with a window to the rear which overlooks the decking, the garden and the surrounding Valley commanding superb views, fitted cupboards, radiator.



BEDROOM 3

14' 2" x 10' 9" (4.32m x 3.28m). With radiator, window to the side enjoying views over the garden.



EN-SUITE BATHROOM

7' 4" x 7' 1" (2.24m x 2.16m). A modern and stylish suite comprising of a panelled bath with shower over, vanity unit incorporating a wash hand basin and w.c., tiled flooring and walls.



BEDROOM 4

17' 1" x 8' 9" (5.21m x 2.67m). With radiator, Velux style window.



BEDROOM 2

12' 2" x 11' 5" (3.71m x 3.48m). With radiator, Velux roof window, fitted wardrobe.



FAMILY SHOWER ROOM

A modern suite comprising of a vanity unit with wash hand basin, low level flush w.c., corner shower cubicle, fitted mirror, tiled walls, radiator.



EXTERNALLY

OUTBUILDINGS

Comprising

DOUBLE GARAGE

23' 0" x 21' 7" (7.01m x 6.58m). With an up and over roller shutter door.



CHICKEN COUP



LEAN-TO GARDEN STORE

18' 0" x 6' 6" (5.49m x 1.98m).

OUTDOOR/INDOOR DOG KENNELS

STONE AND SLATE OUTBUILDING

20' 0" x 16' 0" (6.10m x 4.88m). Offering conversion potential (subject to consent).



MULTI PURPOSE BARN

14metres x 11metres (45' 11" x 36' 1"). Being recently completed and of concrete, steel and timber construction under a steel profile roof with concrete flooring and water connection. Currently utilised as stables but could offer a range of uses, being agricultural, commercial, etc.



MULTI PURPOSE BARN (SECOND IMAGE)



SINGLE STABLE

Of timber construction on a concrete pad.

MENAGE

40 x 20 metres. A recently completed silica sand with rubber sand school completed by West Wales Equi Arenas and completed to a very high standard and enjoying a magnificent backdrop over the Brechfa Forest.



MENAGE (SECOND IMAGE)



YARD AREA

A hard core yard area providing ease of access onto the paddocks, the outbuildings and the menage.



LAND

We are informed the property extends to around 8.5 ACRES or thereabouts being split into five manageable paddocks, being fenced and gated. The land is sloping to level in nature and enjoys a natural shelter and pockets of woodland, whilst also being to one side by a small stream.

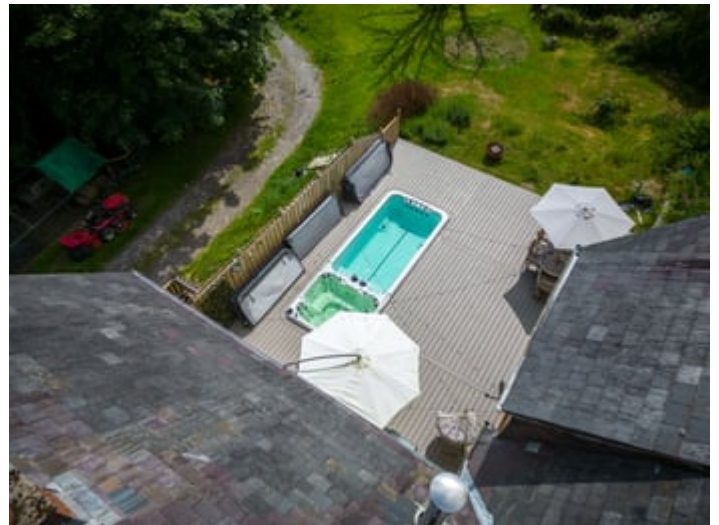


LAND (SECOND IMAGE)**LAND (THIRD IMAGE)****LAND (FOURTH IMAGE)****GARDEN**

Here lies a well kept and extensive lawned garden area that surrounds the property, with an abundance of ornamental shrubbery and plantations, all of which creates an outstanding outdoor entertaining area.

RAISED DECKING AREA

A great addition, and total transformation. Now providing the perfect outside space with a magnificent views over the Brechfa Forest. The decking boasts a sunken, luxury hot tub and swim spa, measuring 6m x 2.2m and enjoys ease of access from the farmhouse. Totally breathtaking.

**RAISED DECKING AREA (SECOND IMAGE)****PLEASE NOTE**

We have been informed by the owners that there is a footpath running across the boundary of the land, and the neighbouring farmer has a right of way down the track and through parts of the land, in order to gain access to his paddocks. Further information available via selling agent

PARKING AND DRIVEWAY

The property enjoys privacy being located at the termination of a private track, with ample parking and turning space.

POSITION OF PROPERTY



REAR OF PROPERTY



VIEWS FROM PROPERTY



AGENTS COMMENTS

An idyllic country smallholding with fantastic equestrian facilities

TENURE AND POSSESSION

We are informed the property is FREEHOLD and vacant on

completion.

COUNCIL TAX

BAND F - Carmarthenshire County Council

Services

We are informed by the current Vendors that the property benefits from mains electricity, private water, drainage, oil fired central heating, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband available.

Directions


From Lampeter take the a482 Llanwrda road, continue on the road for 4 miles, and take the Right at the crossroads signposted Esgardawe (before Tafarn Jem Public House). Please continue on this lane for 4 miles, whilst continuing through the hamlet of Esgardawe, and the entrance to the track leading to Tan y Coed will be found on your right hand side, at the bottom of the hill, just before a sharp hair pin bend. 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 properties are available to view on our Website – www.morgananddavies.co.uk. Also 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 Website, Facebook and Instagram Pages

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		92
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

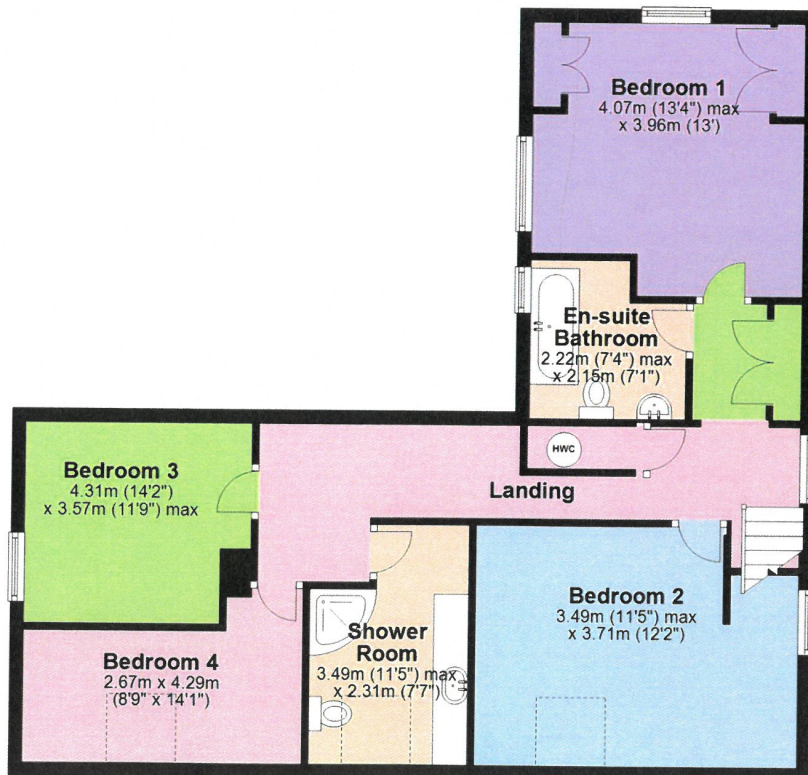
Ground Floor

Approx. 115.1 sq. metres (1238.7 sq. feet)



First Floor

Approx. 78.4 sq. metres (843.9 sq. feet)



Total area: approx. 193.5 sq. metres (2082.6 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.

Tan y Coed , Esgardawe, LLANDEILO