

*A substantial and imposing country home set in its own land of approximately 14.1 acres.
Delightfully positioned within the Cothi Valley. Crugybar, Llanwrda, West Wales*



Cwrt Deri, Crugybar, Llanwrda, Carmarthenshire. SA19 8TB.

£625,000

REF: A/5330/LD

*** No onward chain *** Picture perfect country smallholding *** A sense of grandeur with an imposing 4 bedroomed, 4 bathroomed residence
*** Set in its own land of approximately 14.1 acres *** Low maintenance and well maintained gardens to the front and rear *** The perfect Family home with generous ground floor living accommodation *** Oil fired Stanley Range running all domestic systems within the property *** Formerly a Bed & Breakfast/Guest House

*** Gated gravelled extensive driveway *** Useful outbuildings with two containers and lean-to store *** Perfect for those with Equestrian and Livestock interests in mind *** Two well managed paddocks with separate gated access - Mostly level pasture with good productive paddocks *** Picturesque panoramic views surround the property

*** Breath taking rural location nestled within the Cothi Valley - A short walk to the Cothi River *** A unique and unrivalled opportunity - One of the most appealing properties on the market *** 8 miles from the Market Town of Lampeter and 10 miles from the Market Towns of Llandeilo and Llandovery *** A delightful lifestyle holding



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LOCATION

The property enjoys a fine rural position amongst the lower reaches of the Cothi Valley. The property lies 1 mile East from the historic Village of Pumpsaint which is mainly owned by The National Trust and boasts a popular Village Public House, Agricultural Merchant and the Dolau Cothi Gold Mines. The property itself is within commuting distance and very convenient to the larger Market Towns of Lampeter, Llandeilo and Llandovery all offering good and excellent everyday amenities. The property is also within a 30 minute drive to the M4 Motorway providing further access to the main employment Cities of West Wales.

GENERAL DESCRIPTION



A sense of grandeur. An imposing and substantial country residence set within its own land of approximately 14.1 acres. The property itself was built circa 1990 and offers generous ground floor living accommodation and to the first floor lies 4 bedrooms and 4 bathrooms with the welcome addition of a balcony that provides breath taking views over the North Carmarthenshire countryside.

The property is in need of general modernisation and updating but offers a fine Family home.

Externally the grounds are well kept, being low maintenance, with various gravelled and patio areas that leads out onto the grazing paddocks which are mostly level in nature, being boundary ring fenced, with separate gated access points. Therefore as a whole providing the dream smallholding.

It enjoys a rural position yet being convenient to the nearby Market Towns of Lampeter, Llandeilo and Llandovery. Therefore a property worthy of early viewing. An unique opportunity to acquire a superior residence in the lower reaches of the Cothi Valley.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

Having access via a front entrance door with side glazed panel, central staircase to the first floor accommodation, radiator.



LIVING ROOM

26' 3" x 16' 0" (8.00m x 4.88m). With a Marble fireplace with a free standing LPG stove effect fire, triple aspect windows, hatch through to the Kitchen, sliding patio doors to the rear garden.



LIVING ROOM (SECOND IMAGE)



DINING ROOM

11' 4" x 7' 2" (3.45m x 2.18m). With a Marble fireplace with an LPG gas fire, double aspect windows, hatch through to the Kitchen.



KITCHEN

17' 6" x 11' 9" (5.33m x 3.58m). A fully fitted kitchen with a range of wall and floor units, stainless steel 1 1/2 sink and drainer unit with mixer tap, plumbing and space for dishwasher, oil fired Stanley Range running the domestic heating, for cooking and for hot water purposes.



KITCHEN (SECOND IMAGE)



KITCHEN (THIRD IMAGE)



CONSERVATORY

22' 0" x 8' 0" (6.71m x 2.44m). With door through to the garden.



INNER HALLWAY

With tiled flooring and rear entrance door.

UTILITY ROOM

13' 8" x 7' 1" (4.17m x 2.16m). With fitted floor units with stainless steel sink and drainer unit, plumbing and space for automatic washing machine and tumble dryer, tiled flooring.



SEPARATE W.C.

With low level flush w.c.

FIRST FLOOR

LANDING

With access to a boarded and insulated LOFT SPACE, door opening onto the balcony area.



REAR BEDROOM 4

17' 0" x 11' 7" (5.18m x 3.53m). With radiator, pedestal wash hand basin, fine views to the rear over your own land.



EN-SUITE TO BEDROOM 4

With low level flush w.c., enclosed shower cubicle.



FAMILY BATHROOM

Having a 3 piece suite comprising of a panelled bath, low level flush w.c., pedestal wash hand basin, shaver light and point, radiator, part tiled walls.



REAR BEDROOM 3

13' 2" x 11' 9" (4.01m x 3.58m). With radiator, fine views over your own land to the rear.



VIEW FROM BEDROOM 3



FRONT BEDROOM 2

16' 0" x 10' 8" (4.88m x 3.25m). With built-in wall to wall wardrobes, radiator.



EN-SUITE TO BEDROOM 2

With a low level flush w.c., pedestal wash hand basin, corner shower cubicle, extractor fan.



FRONT BEDROOM 1 (PRINCIPAL BEDROOM)

12' 4" x 11' 4" (3.76m x 3.45m). With radiator.



EN-SUITE TO BEDROOM 1

Having a corner bath with shower over, low level flush w.c., pedestal wash hand basin.



BALCONY AREA

With double doors leading from the landing area. A picturesque position with fine views over the North Carmarthenshire countryside.



BALCONY AREA (SECOND IMAGE)



FRONT GARDEN



EXTERNALLY

OUTBUILDINGS

42' 3" x 19' 10" (12.88m x 6.05m) in total. Consisting of two container units with a large lean-to area. Offering great storage space or for Animal housing.



REAR GARDEN



GARDEN

A particular feature of this imposing country residence is its low maintenance garden area. To the front lies a large gravelled patio areas with various ornamental shrubbery and plants providing fantastic colour all year round.

To the rear lies a further gravelled area with an ornamental Wildlife pond, a patio area providing the perfect sun trap during those late Summer evenings, all of which enjoying fine views to the rear over the pasture paddocks.

THE LAND

In total the property extends to 14.1 ACRES or thereabouts being split into two paddocks. The land is noted for its good productive pasture, being boundary fenced, with separate gated access points. The land ideally suits those wishing to keep Animals or for Equestrian purposes.

A property deserving early viewing. Highly appealing in a sought after locality.



THE LAND (SECOND IMAGE)



THE LAND (THIRD IMAGE)



THE LAND (FOURTH IMAGE)



PARKING AND DRIVEWAY

Gated gravelled extensive driveway with ample parking and turning space.



FRONT OF PROPERTY**REAR OF PROPERTY****AGENT'S COMMENTS**

A sought after smallholding in a popular rural location with an imposing country home.

TENURE AND POSSESSION

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

COUNCIL TAX

The property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band for the property - To be confirmed.

MONEY LAUNDERING REGULATIONS

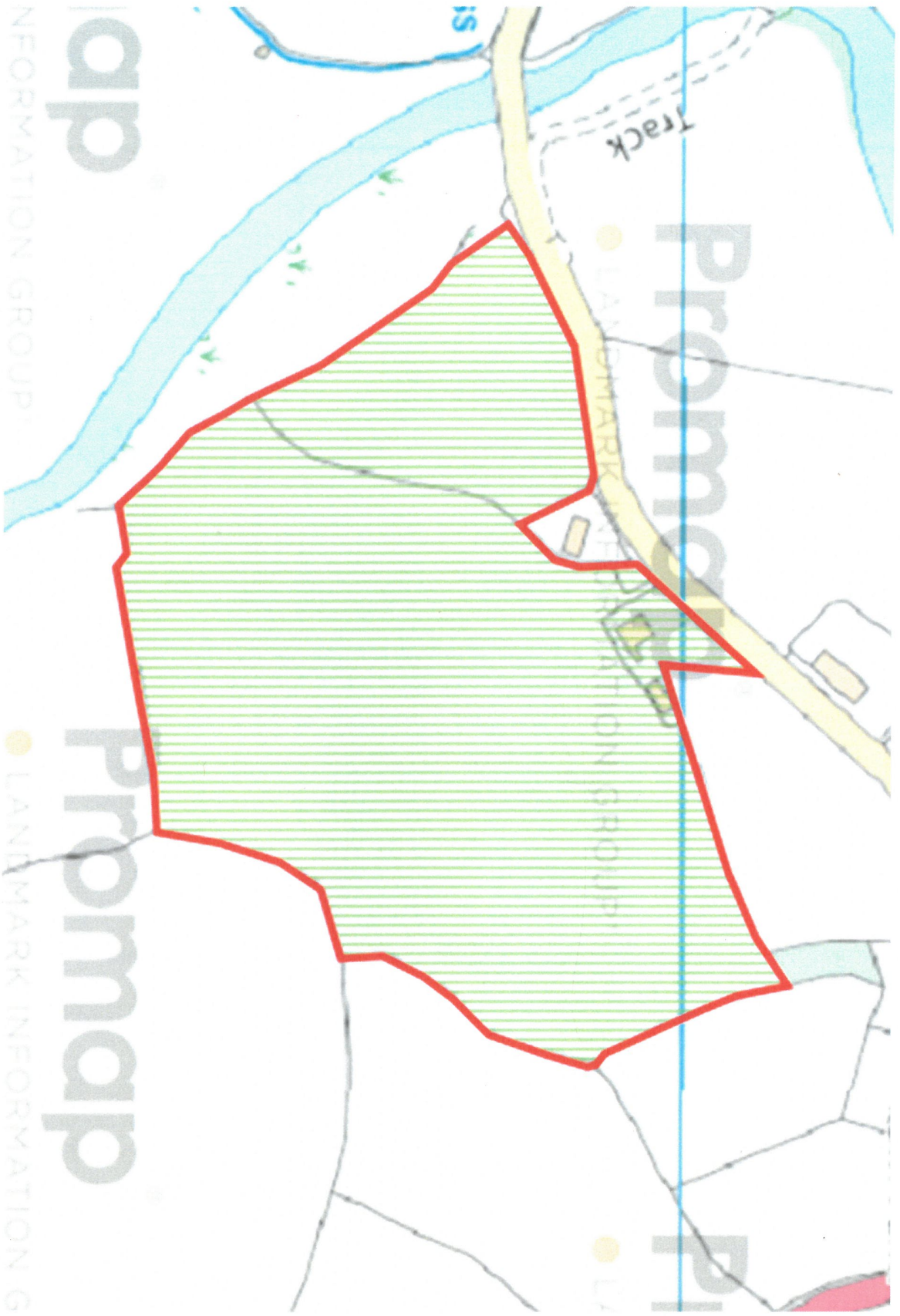
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage, oil fired central heating via a Stanley Range, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

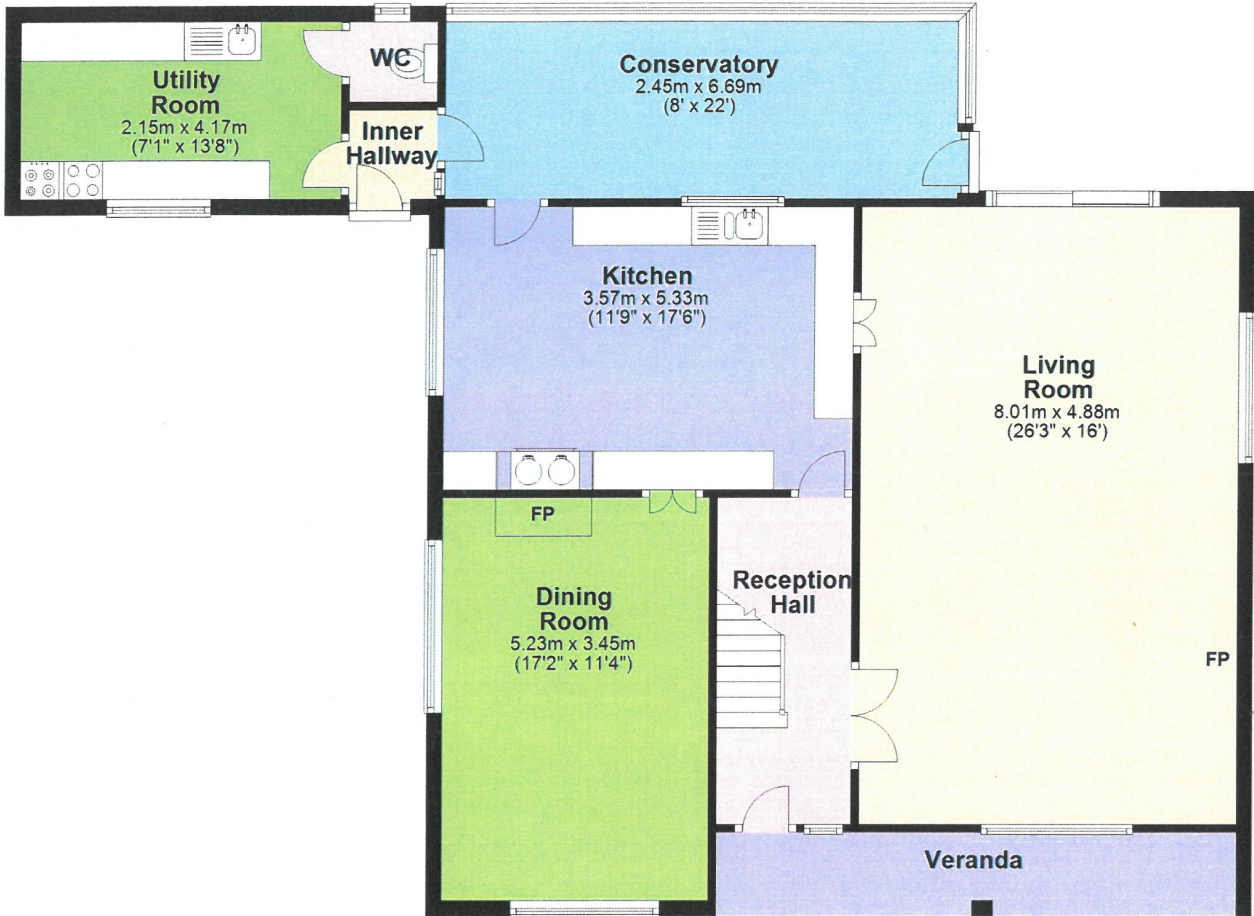
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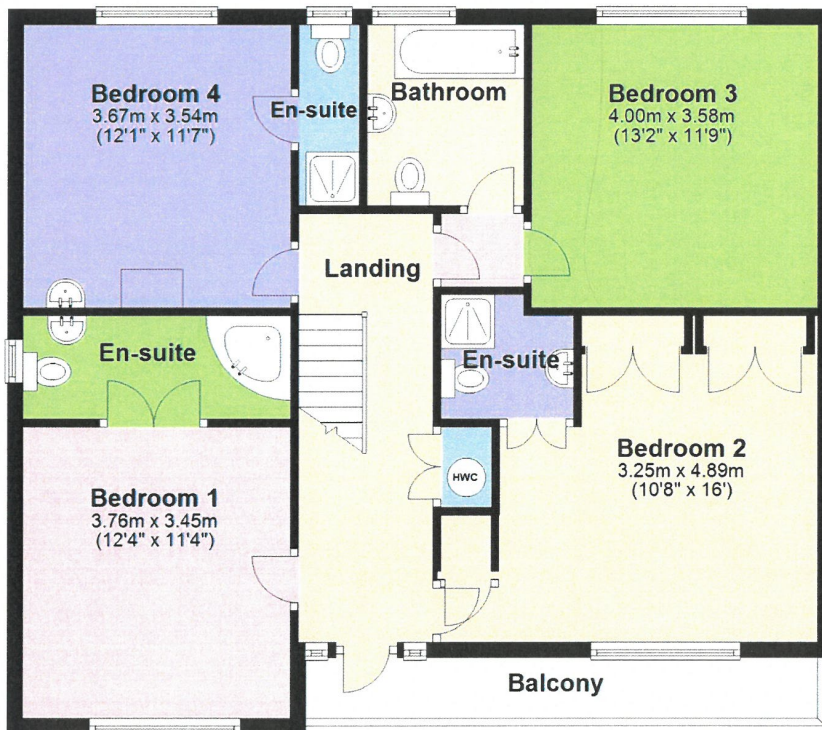
Ground Floor

Approx. 121.0 sq. metres (1302.0 sq. feet)



First Floor

Approx. 86.0 sq. metres (925.2 sq. feet)



Total area: approx. 206.9 sq. metres (2227.2 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.
Plan produced using PlanUp.

Cwrt Deri, Crugybar, Llanwrda

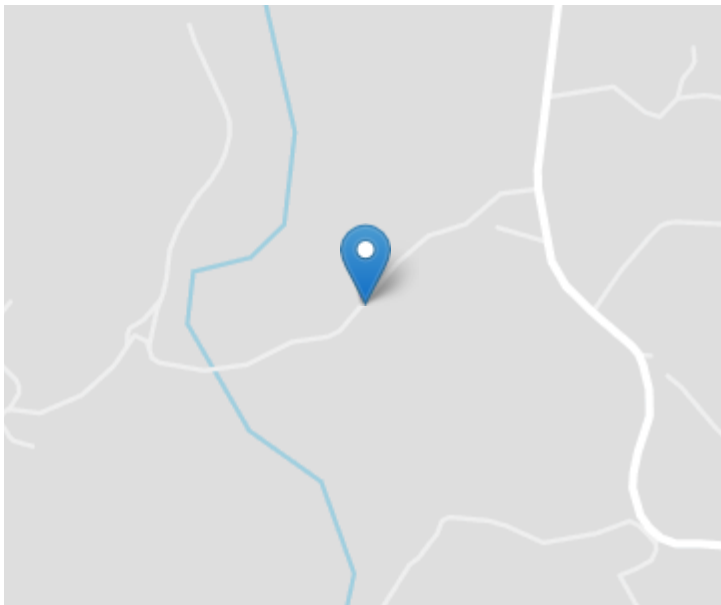
Directions


From Lampeter take the A482. Continue through the Villages of Cwmann, Harford and Pumpsaint. Continue out of the Village of Pumpsaint for approximately half a mile taking the first right hand turning beside the Sawmills. Continue down this lane and the property will be the first property on your left hand side.

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'.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC 

For further information or to arrange a viewing on this property please contact :

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