

*A delightful country smallholding with a 2 bedroomed cottage with an off lying approximately 1.5 acre paddock. Near Llanybydder, West Wales*



Smokestone, Pencarreg, Llanybydder, Carmarthenshire. SA40 9QG.

£299,000

REF: A/5381/LD

\*\*\* No onward chain \*\*\* A character Welsh longhouse \*\*\* Charming 2 bedroomed accommodation \*\*\* Oil fired central heating and double glazing \*\*\* Off lying 1.5 acre paddock - Split into three enclosures \*\*\* Fine rural views over the surrounding Teifi Valley

\*\*\* Terraced cottage style private garden with small orchard, established vegetable garden and formal lawned garden area \*\*\* Detached garage and workshop \*\*\* Lean-to store \*\*\* 3 bay stable block and loose box \*\*\* Private parking to the front of the property \*\*\* Full Fibre Broadband \*\*\*

\*\*\* Conveniently located beside the A485 Lampeter to Carmarthen road - 1 mile from the Market Town of Llanybydder and 3 miles from the University Town of Lampeter \*\*\* A residential smallholding with great capabilities \*\*\* Contact us today to view



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Carmarthenshire, SA31 3AD  
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## LOCATION

Pencarreg is a scattered rural Community in the heart of the Teifi Valley. The subject property is set beside the A485 Lampeter to Carmarthen road on the edge of the Hamlet which is just 1 mile from the Market Town of Llanybydder and just 3 miles from the University Town of Lampeter. The property is within easy commuting distance to the Cardigan Bay Coast and the County Town and Administrative Centre of Carmarthen, to the South, with access to the M4 Motorway and National Rail Networks.

## GENERAL DESCRIPTION

Smokestone is a full of character and delightful Welsh longhouse offering comfortable 2 bedroomed accommodation. It benefits from oil fired central heating and double glazing. The property enjoys a private terraced rear cottage style garden area with established vegetable beds, small orchard and formal lawned areas.

A particular feature of this property is its off lying 1.5 acre paddock which is split into three enclosures and has the benefit of a good range of useful outbuildings with stables, hay barn/loose box. The land has separate access points off the A485.

The property as a whole enjoys fantastic views over Pencarreg Lake and the Teifi Valley beyond.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### COVERED PORCHWAY

Leading to

## RECEPTION HALL

With UPVC front entrance door, staircase to the first floor accommodation with understairs storage cupboard, radiator, quarry tiled flooring.



## KITCHEN/DINER

12' 6" x 13' 8" (3.81m x 4.17m). Recently upgraded fitted kitchen with a range of wall and floor units, stainless steel 1 1/2 sink and drainer unit, electric oven, 4 ring hob, space for automatic washing machine, multi fuel cast iron stove, tiled flooring, rear entrance door.



**KITCHEN/DINER (SECOND IMAGE)****LIVING ROOM**

26' 7" x 13' 10" (8.10m x 4.22m). With laminate flooring, exposed stone wall and open fireplace housing a cast iron multi fuel stove, radiator.

**LIVING ROOM (SECOND IMAGE)****FIRST FLOOR****LANDING**

With access to the loft space, two windows to the front enjoying fantastic views over Pencarreg Lake and the Teifi Valley.

**BEDROOM 1**

13' 8" x 12' 0" (4.17m x 3.66m). With radiator.

**BATHROOM**

10' 0" x 9' 0" (3.05m x 2.74m). Having a 3 piece suite comprising of a panelled bath with shower over, low level flush w.c., pedestal wash hand basin, laminate flooring.



## BEDROOM 2

17' 0" x 13' 8" (5.18m x 4.17m). With two windows to the front enjoying views over the Teifi Valley and Pencarreg Lake, radiator.



## EXTERNALLY

### LEAN-TO STORE

14' 1" x 8' 0" (4.29m x 2.44m). Split into two compartments.



## DETACHED GARAGE

16' 7" x 10' 4" (5.05m x 3.15m). With an up and over door, electricity connected.



## ADJOINING OFFICE/WORKSHOP

16' 7" x 8' 8" (5.05m x 2.64m). With electricity connected, side entrance door.

## GARDEN

The property enjoys a terraced cottage style garden with a first level patio area leading onto a lawned private garden with privet hedging that leads onto the established vegetable garden. In all being well kept and great outdoor space.



**GARDEN (SECOND IMAGE)****GARDEN (THIRD IMAGE)****VEGETABLE GARDEN****ORCHARD**

Located to the rear of the detached garage and bordering Pencarreg Church.

**THE PADDOCK**

The paddock in all extends to approximately 1.5 acres and is split into three convenient sized enclosures. The land is sloping in nature and enjoys mature hedge boundaries and a gated access point with direct access from the A485 road.

PLEASE NOTE the paddock is subject to a clawback covenant of 20% for the duration of the remaining 18 years.

**THE PADDOCK (SECOND IMAGE)**

**STABLE BLOCK**

Comprising of



**STABLE BLOCK (SECOND IMAGE)**

**STABLE 1**

12' 0" x 10' 0" (3.66m x 3.05m).

**STABLE 2**

12' 0" x 10' 0" (3.66m x 3.05m).

**TACK ROOM**

12' 0" x 6' 0" (3.66m x 1.83m).

**STABLE 3**

9' 0" x 9' 0" (2.74m x 2.74m).

**LOOSE BOX/HAY SHED**

24' 0" x 12' 0" (7.32m x 3.66m). With double door entrance point from the paddocks.

**PARKING AND DRIVEWAY**

There is private parking located to the front of the property.

**AERIAL VIEW OF PROPERTY****FRONT OF PROPERTY****REAR OF PROPERTY**

## VIEW FROM PROPERTY



### AGENT'S COMMENTS

A character country smallholding offering great convenience.

### 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 - 'D'.

### MONEY LAUNDERING REGULATIONS

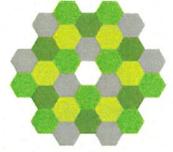
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle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

### Services

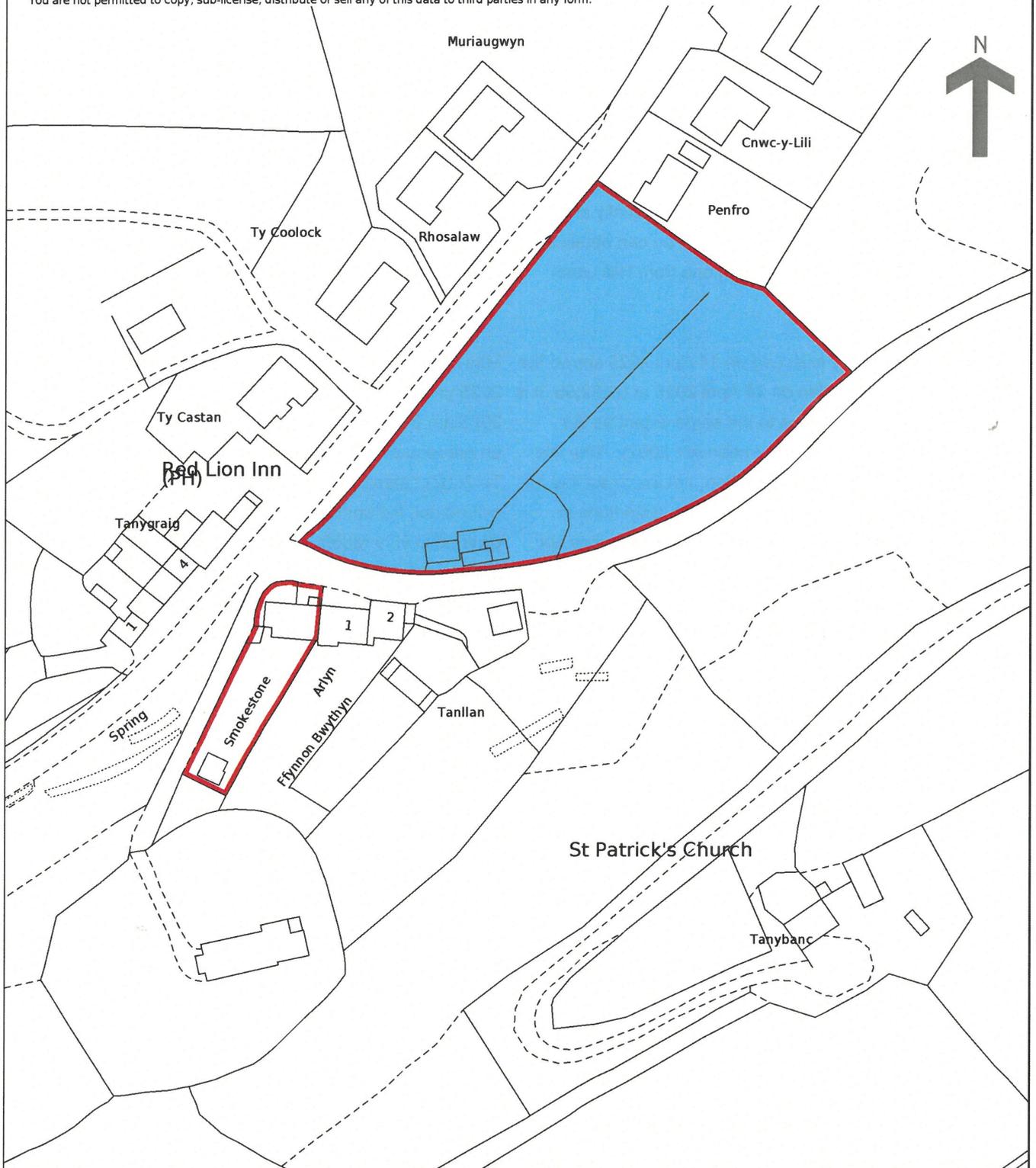
We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage, oil fired central heating, double glazing, Fibre Broadband, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

HM Land Registry  
Official copy of  
title plan

Title number **CYM655640**  
Ordnance Survey map reference **SN5345SE**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Carmarthenshire / Sir  
Gaerfyrddin**



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**Council Tax:** Band D

N/A

**Parking Types:** Driveway.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FT\*TP.

**Accessibility Types:** Not suitable for wheelchair users.

**EPC Rating:** E (46)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?**  
No

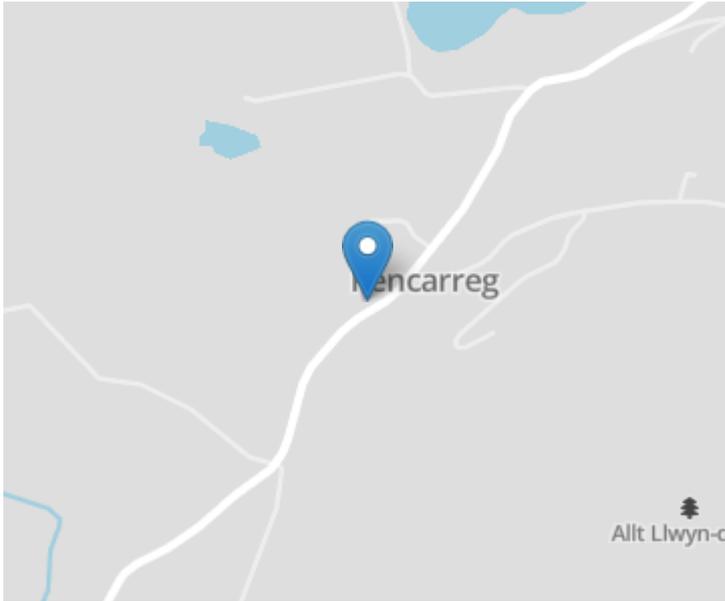
**The existence of any public or private right of way?** No

**Mobile Signal**

4G great data and voice

**Construction Type**

Traditional



### Directions

From Lampeter take the A485 Lampeter to Carmarthen road towards Pencarreg. Once reaching Pencarreg proceed through the Village. On reaching the former Red Lion Public House turn left opposite. The property will be the first 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](mailto:lampeter@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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

**Lampeter Office**  
**12 Harford Square**  
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