

*A delightful former barn and workshop enjoying breath taking views over the North Carmarthenshire hills. Llanwrda, near Ffarmers, West Wales*



**Penybanc Barn, Ffarmers, Llanwrda, Carmarthenshire. SA19 8JZ.**

**£225,000**

**REF: R/4717/LD ... Offers in the region of**

\*\*\* No onward chain \*\*\* A most delightful former barn \*\*\* Retaining many of its original character features throughout  
\*\*\* 1 bedroom and 2 loft rooms \*\*\* Traditional kitchen with salting sink and quarry tiled floor \*\*\* Oil fired central heating,  
traditional single glazing and Broadband connection

\*\*\* Useful workshop of stone construction \*\*\* Designated concreted parking area \*\*\* Magnificent views overlooking the  
Twrch and Cothi Valley and the Black Mountains \*\*\* Well kept cottage style gardens with decorative stone wall, patio area and  
various flower and shrub borders

\*\*\* 1 bedroom and 2 loft rooms both accessed via a ladder \*\*\* Potential for further accommodation (subject to consent)  
\*\*\* A highly desirable converted barn positioned in a fine rural location \*\*\* 8 miles from Lampeter and 15 miles from  
Llandovery and Llandeilo \*\*\* Contact us today to view



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## LOCATION

Ffarmers is a scattered rural Community set amongst the North Carmarthenshire hills, just 8 miles South from the University Town of Lampeter, 14 miles from the Market Town of Llandovery and equidistant to the Town of Llandeilo, to the South. Llanwrda itself is a small Hamlet centred on the historic Church, the property having an elevated position with far reaching views over the Cothi and Twrch Valley, along with the Black Mountains, and a 160 degree aspect across the surrounding unspoilt countryside.. The location is shared with one other property.

## GENERAL DESCRIPTION

Penybanc Barn offers an unique and delightful opportunity to acquire a converted barn that currently offers 1 bedroom with 2 loft rooms both accessed via a ladder. The property has retained many of its original character features with open beamed ceilings, quarry tiled flooring, salting sink and bread oven.

The property enjoys a rural and elevated position with fantastic views over the surrounding Valley and Black Mountains. We must note that the property shares a location with one other property.

The property benefits from oil fired central heating, traditional single glazing and Broadband connection.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

## OPEN PLAN LIVING AREA

18' 5" x 15' 8" (5.61m x 4.78m). An imposing and traditional room with a vaulted ceiling, free standing kitchen area with original salting sink, fitted pine worktops, electric/gas cooker point, quarry tiled flooring, open fireplace housing a Morso cast iron multi fuel stove, solid rear entrance door, pillared radiator, ladder leading to the crog loft.



## OPEN PLAN LIVG AREA (SECOND IMAGE)





## LARDER

7' 8" x 4' 2" (2.34m x 1.27m). With fitted pine cupboards with worktops over, space for under counter fridge, quarry tiled flooring.



## INNER HALLWAY

With quarry tiled flooring, pillared radiator, beamed ceiling.



## BEDROOM 1

10' 8" x 10' 2" (3.25m x 3.10m). With feature beamed ceiling, quarry tiled flooring, radiator.



## BATHROOM

11' 1" x 7' 3" (3.38m x 2.21m). Having a 3 piece suite comprising of a panelled bath with shower over, pedestal wash hand basin, low level flush w.c., Velux roof window, radiator, quarry tiled flooring.



## BOILER ROOM/UTILITY

With Worcester oil fired central heating boiler running all domestic systems within the property along with a hot water cylinder and immersion, plumbing and space for automatic washing machine.

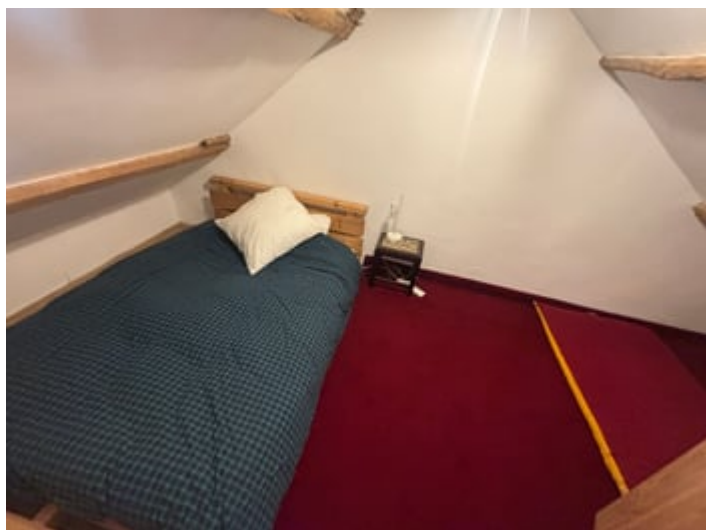
## LOFT ROOM/POTENTIAL BEDROOM

12' 3" x 8' 2" (3.73m x 2.49m). With limited head height, undereaves storage area, accessed via a ladder with additional storage space on the landing.



## CROG LOFT

12' 5" x 7' 4" (3.78m x 2.24m). Accessed via ladder from the open plan living area and offering further bedroom space or as an office.



## EXTERNALLY

### LEAN-TO STORE/GARDEN ROOM

10' 7" x 8' 7" (3.23m x 2.62m).



## WORKSHOP

14' 0" x 10' 0" (4.27m x 3.05m). Of stone construction under a corrugated iron roof.



## GARDEN

A particular feature of the property is its well kept cottage garden being terraced and laid to lawn having a mature hedge boundary. The garden enjoys low stone walls with steps leading up to the top tier with various ornamental shrubbery and trees. A garden deserving to be viewed and in all a highly desirable country property.





**GARDEN (SECOND IMAGE)**



**GARDEN (THIRD IMAGE)**



**GARDEN (FOURTH IMAGE)**



**GARDEN (FIFTH IMAGE)**



**PARKING AND DRIVEWAY**

The property enjoys a right of way over a private track that leads onto Penybanc. There lies a designated concreted and stone parking area located to the front of the workshop.

### **PLEASE NOTE**

The property does have a nearby Neighbour which also owns the private track leading up the property.

### **FRONT OF PROPERTY**



## REAR OF PROPERTY



## VIEW FROM PROPERTY



## AGENT'S COMMENTS

A desirable country property that has retained many of its original features. A must view.

## 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.

## GRID REFERENCE NUMBER

The Post Code for the property is SA19 8JZ. Grid Reference Number 642/454.

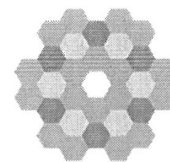
## Services

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

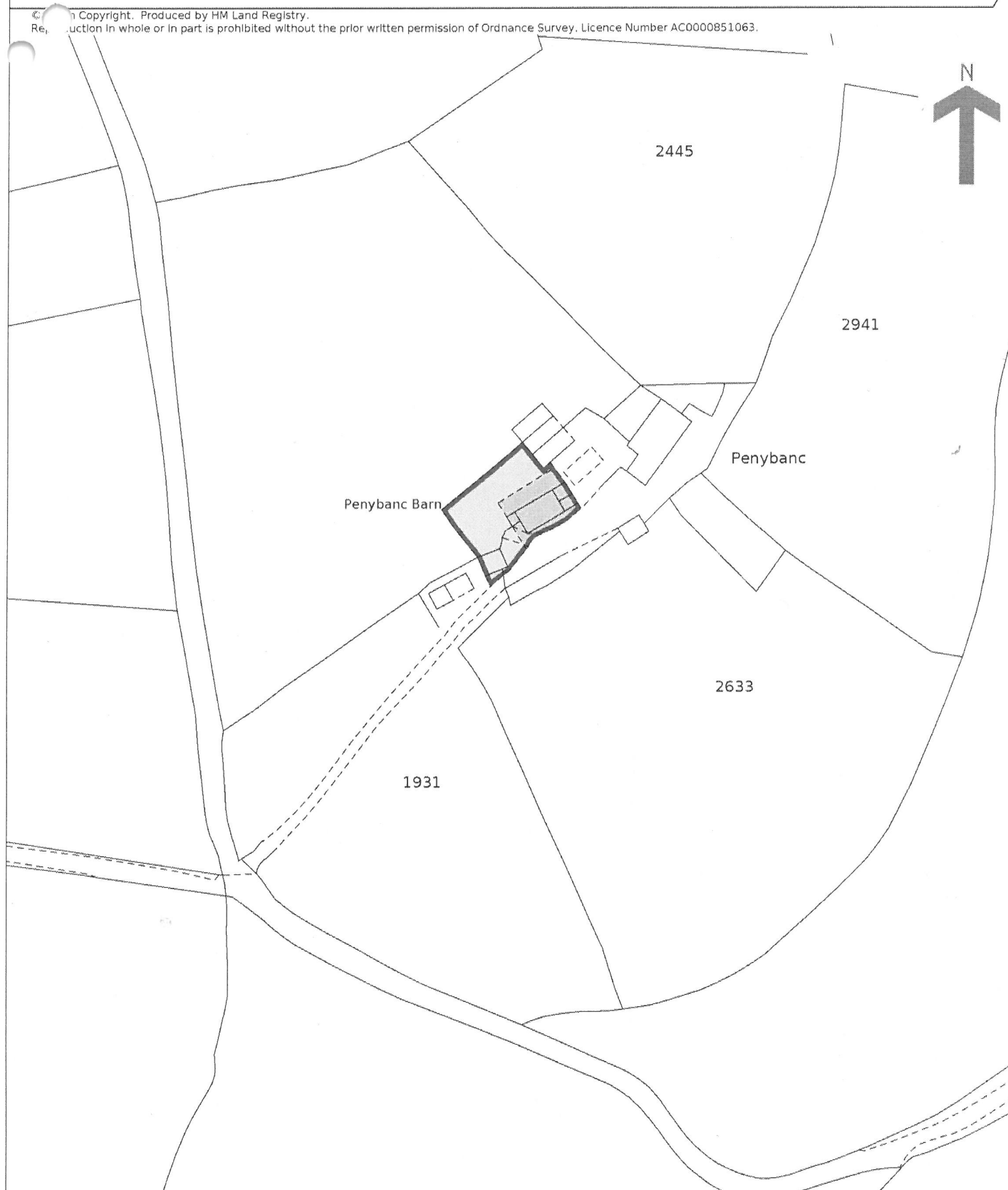


HM Land Registry  
Official copy of  
title plan

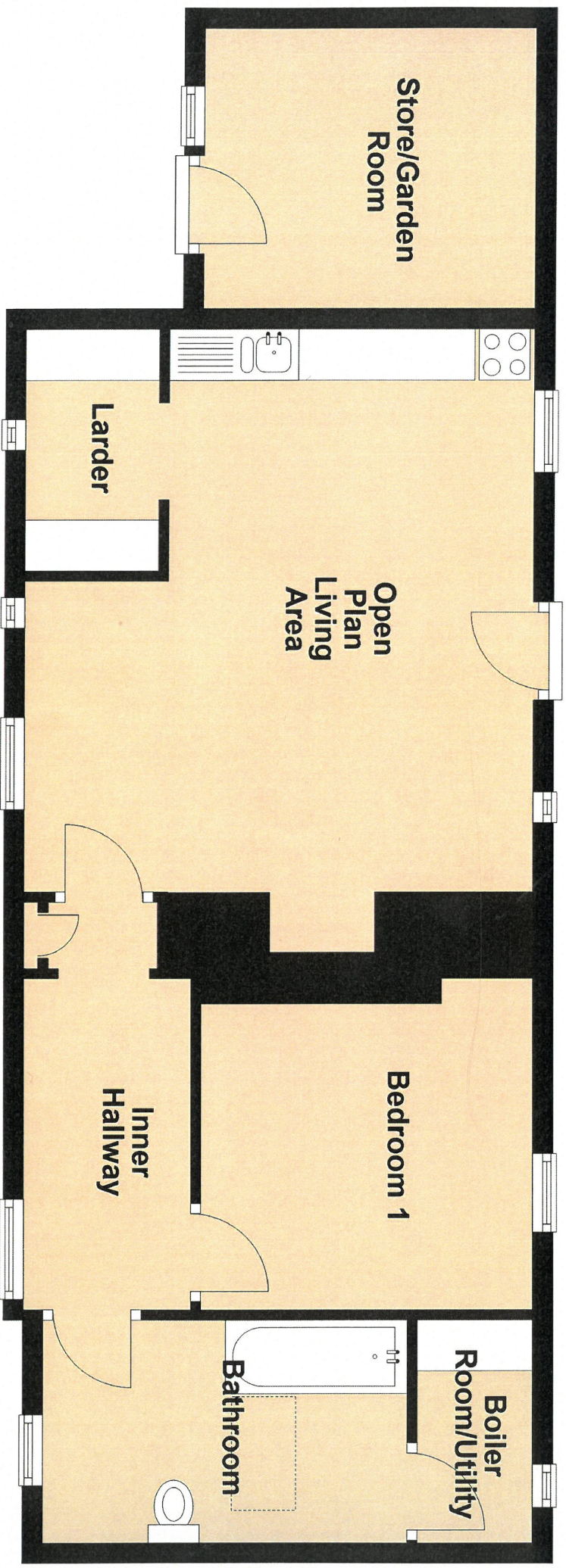
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Ordnance Survey map reference **SN6445SW**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Carmarthenshire / Sir  
Gaerfyrddin**



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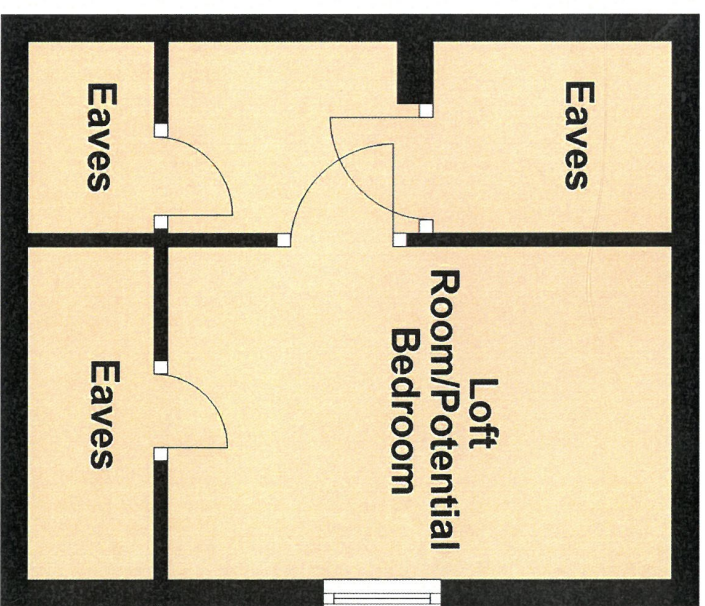
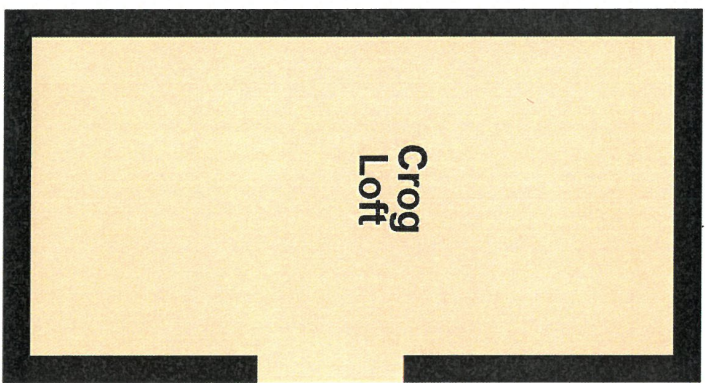


## Ground Floor





## First Floor



**Council Tax:** Band D

N/A

**Parking Types:** Driveway. Private.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Private Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** F (27)

**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





## Directions

The property is best approached by taking the A482 road South from Lampeter towards Llanwrda. Proceed to the Village of Ffarmers by proceeding 6 miles along the A482 road turning left at the former Royal Oak Public House for Ffarmers, being approximately 1 mile past Checkpoint Garage. Once reaching Ffarmers proceed straight through the Village and turn left just before taking the right hand turning before the Drovers Arms Public House. Continue on this lane for approximately a mile and take the left hand turning towards the Church. Before reaching the Church take another left hand turning and continue up the hill for 0.5 of a mile taking the right hand turning for Penybanc onto a private track. The property will be the first on your left hand side. PLEASE NOTE there is a near Neighbour.

**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
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>94</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		<b>27</b>
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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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