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Since 1989

A 9 acre traditional and improvable country smallholding. Near Llandysul, West Wales



Wauncwrt, Pentrecwrt, Llandysul, Carmarthenshire. SA44 5DA.

REF: A/4856/LD

£395,000

*** No onward chain *** A country smallholding with a period farmhouse *** 2/3 bedroomed accommodation - In need of sympathetic modernisation *** UPVC double glazing and oil fired central heating

*** Range of outbuildings with Dutch barn and outhouses - In need of refurbishment *** Set in its own approximately 9 acres - Split into seven traditional and manageable paddocks in need of re-establishment and clearance *** Private driveway - Yet in close proximity to the Village of Pentrecwrt

*** Short drive to the nearby Towns of Newcastle Emlyn, Llandysul and Carmarthen *** Residential smallholding with great potential and a lot to offer

LOCATION

The property lies on the outskirts of the popular Village of Pentrecwrt, within 2 miles from the Market Town of Llandysul which offers a comprehensive range of shopping and schooling facilities, only some 4 miles from the County Town of Carmarthen and the link road to the M4 Motorway, 20 minute drive from the Cardigan Bay Coast and convenient to the Teifi Valley Towns of Newcastle Emlyn, Cardigan and Lampeter.

GENERAL DESCRIPTION

Here we have a traditional country smallholding of around 9 acres. The property itself is traditional and full of period character and charm and offers 2.3 bedroomed accommodation. The property benefits from recently fitted oil fired central heating and UPVC double glazing throughout.

Externally it requires some refurbishment and clearance but could offer great pasture with ample natural shelter and currently consists of seven paddocks.

in all a great opportunity and currently the accommodation at present offers more particularly the following:-

THE FARMHOUSE

RECEPTION HALL

Having a half glazed front entrance door, radiator, original staircase to the first floor accommodation with understairs storage cupboard.

DINING ROOM/STUDY

14' 4" x 7' 9" (4.37m x 2.36m). With an open fireplace with original timber surround, exposed stone walls, fitted book shelves on wall and ceiling, radiator, double aspect windows to the front and rear.



LIVING ROOM

13' 10" x 10' 6" (4.22m x 3.20m). With an inglenook style fireplace with a multi fuel stove, exposed stone walls, original beamed ceiling, double aspect windows to the front and rear.



KITCHEN

11' 10" x 10' 6" (3.61m x 3.20m). A free standing kitchen with a range of units, stainless steel sink and drainer unit, Rayburn oil fired stove (decommissioned), plumbing and space for automatic washing machine, Red quarry tiled flooring, radiator.



SHOWER ROOM

9' 4" x 4' 3" (2.84m x 1.30m). With walk-in shower facility, low level flush w.c., pedestal wash hand basin, radiator, airing cupboard with shelving, access to the loft space.



FIRST FLOOR

LANDING

With access to the loft space, radiator.



BEDROOM 1

14' 10" x 10' 6" (4.52m x 3.20m). With radiator.



BOX ROOM 3

6' 4" x 5' 4" (1.93m x 1.63m). Potential to be utilised as an En-Suite or a Dressing Room.

BEDROOM 2

14' 2" x 7' 10" (4.32m x 2.39m). With radiator.



EXTERNALLY

DRIVE TO THE PROPERTY



ATTACHED OUTHOUSES

Viz:-

GARDEN STORE

13' 7" x 7' 2" (4.14m x 2.18m). With a vaulted ceiling, Velux roof window.

FUEL STORE

7' 5" x 6' 7" (2.26m x 2.01m).

GARDEN STORE AND FUEL STORE



PLEASE NOTE

The outhouses provide great potential to convert and extend into the main farmhouse accommodation (subject to the necessary consents being obtained).

DUTCH BARN

29' 2" x 18' 3" (8.89m x 5.56m) in total. With LEAN-TO BARNS to either side, and of steel and timber construction. In need of refurbishment.



POTTING SHED

12' 1" x 8' 3" (3.68m x 2.51m). With electricity connected.

WORKSHOP

13' 8" x 10' 9" (4.17m x 3.28m). Of steel and timber construction.



CHICKEN SHED

11' 7" x 8' 4" (3.53m x 2.54m).

FIELD SHELTER

14' 4" x 8' 8" (4.37m x 2.64m).

GREENHOUSE

8' 0" x 6' 0" (2.44m x 1.83m).

GARDEN

A cottage style garden is located to the rear of the property providing a perfect escape and laid mostly to lawn with a mature hedge line.



THE LAND

The land extends to around 9 ACRES or thereabouts. It has

been evenly split into seven enclosures, all of which having ample natural shelter and traditionally sized. The land itself is in need of re-establishment and clearance but could offer great potential for good pasture and would be ideal for Animal grazing. Overall a property with a lot to offer.

The land is also bisected and bordered by a small stream with the whole site being a haven for local Wildlife and could offer a conservation area for Wildlife habitat.



FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

A property with great potential for a country smallholding.

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 - 'D'.

Services

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

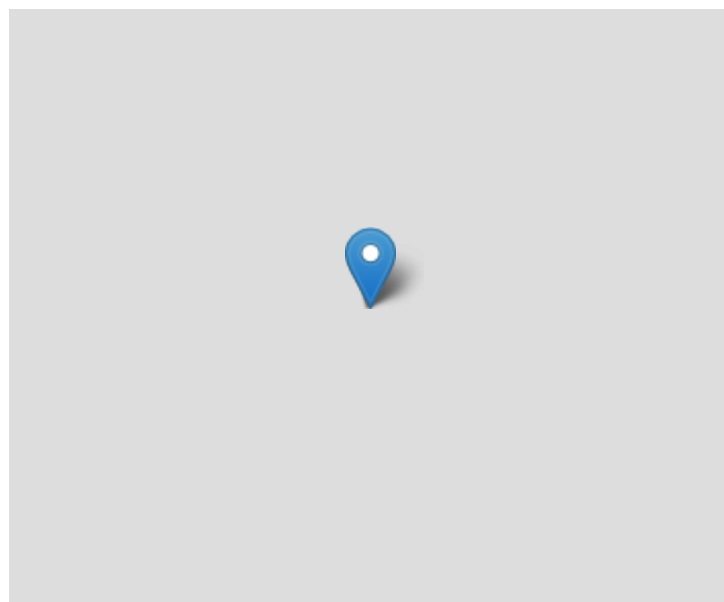
Directions


From Lampeter take the A475 road West to Llandysul. Proceed through Llandysul, proceeding South through the Town on the A486 towards Carmarthen. Once reaching the Village of Pentrecwrt (after approximately 3 miles from Llandysul), turn left after the centre of the Village at a staggered crossroads and continue for a further 0.5 of a mile. You will then pass Court Farm on your left hand side and the turning for Wauncwrt will be on your left hand side, beside a row of cottages, then please take the first left.

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

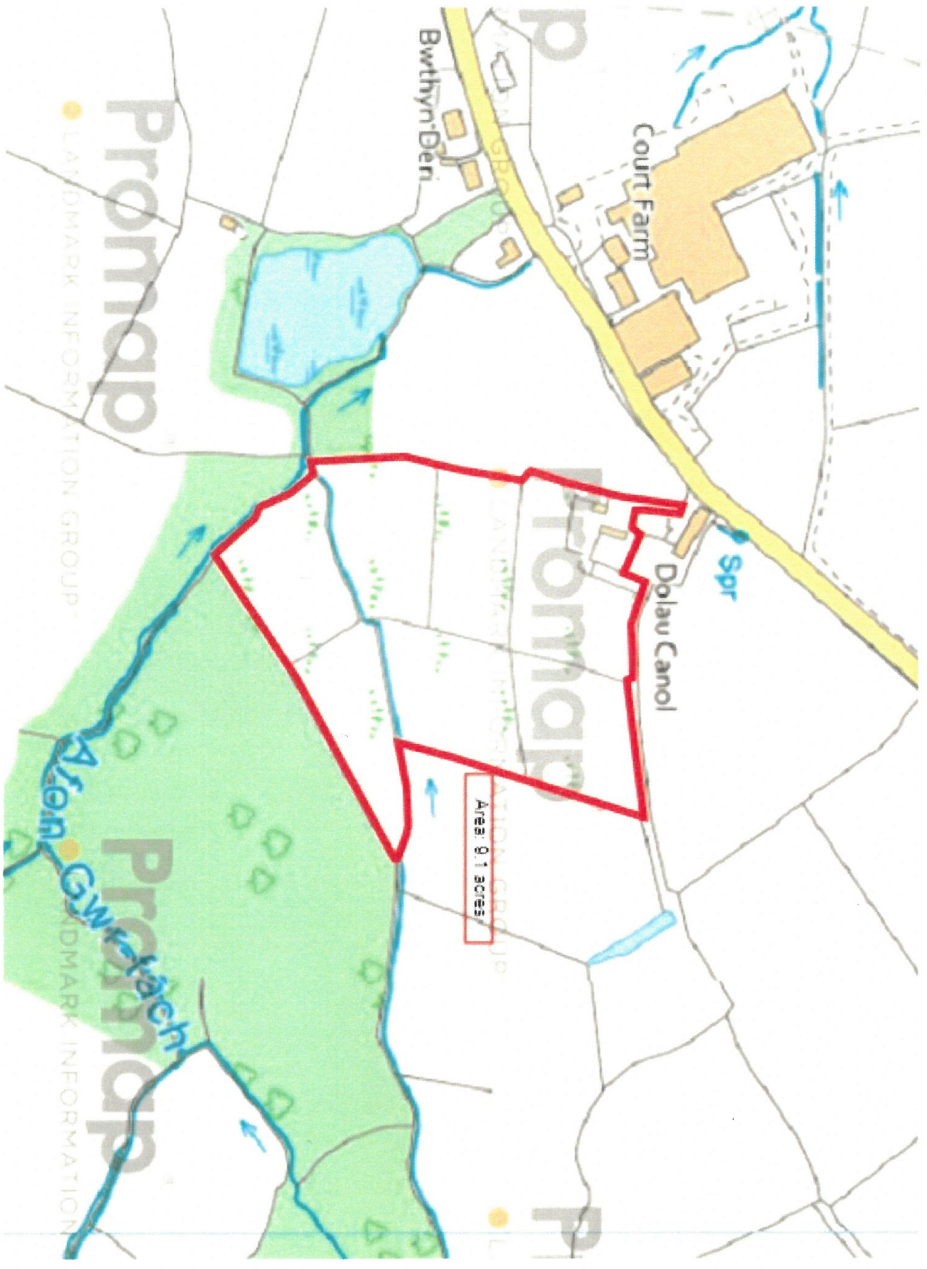
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Maun Cwrt, Pentre Cwrt, Llandysul, SA44 5DA



For identification purposes only