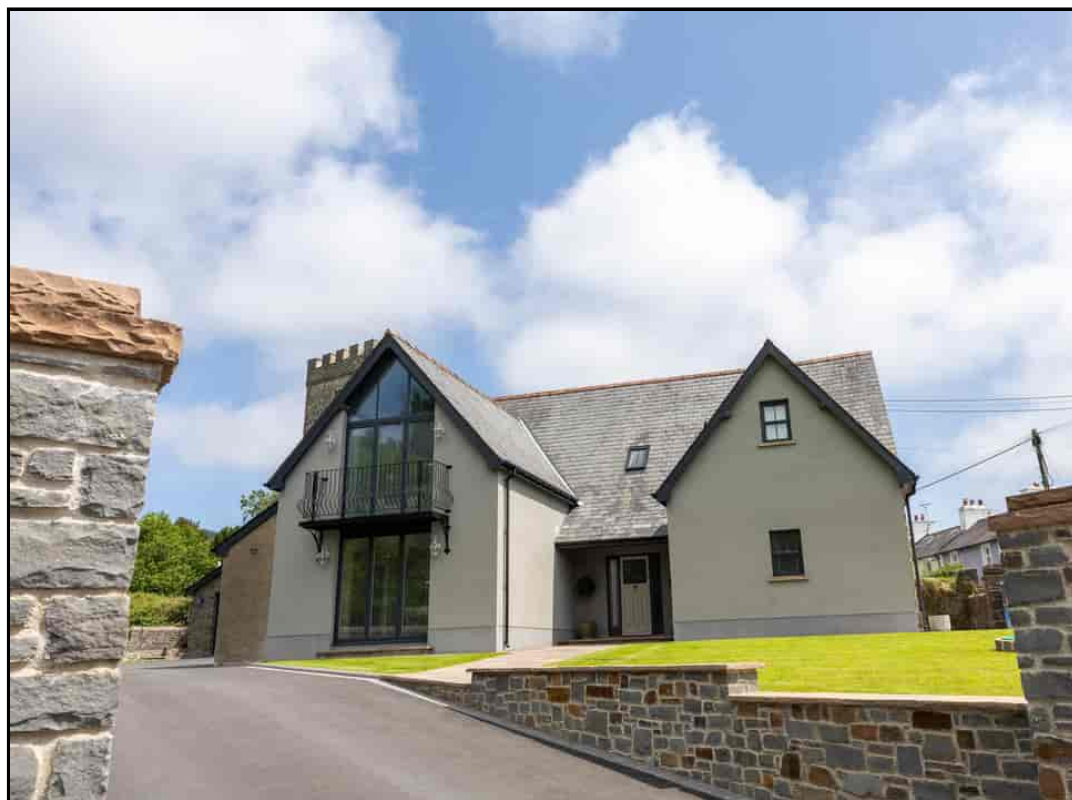


The WOW factor! A superbly renovated and extended Former School now offering the dream Family home. Caio, near Lampeter, West Wales



The Old School, Church Street, Caio, Llanwrda, Carmarthenshire. SA19 8RD.

£625,000

REF: R/4773/LD

*** The WOW factor! *** A renovated and extended Former School *** No expense spared - Period features retained and tastefully modernised *** Superbly appointed 4 bedroomed, 3 bathroomed accommodation *** Fantastic attention to detail with Bespoke Granite staircase *** High end fixtures and fittings with kitchen, utility and bathrooms *** Fantastic features - With open vaulted ceilings, Porcelain tiled flooring and balcony

*** Detached double garage *** Generous plot with hand built stone walled boundary *** Tarmacadamed driveway with ample parking space *** Pitch perfect lawned garden areas with flower beds *** Overlooking National Trust Land with a breath taking backdrop

*** Truly needs to be viewed to be believed *** Contact the Sole Selling Agents today *** A truly one off property that does not come to the market often - One of a kind *** Centre of popular and sought after Village location - An historic Village nestled in the North Carmarthenshire hillside



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LOCATION



Caio is a historic rural Village centred on its magnificent Church set amongst the unspoilt area of North Carmarthenshire between Llandovery and Lampeter. The University Town of Lampeter lies 9 miles distant with the Market Town of Llandovery within 8 miles. The A482 Lampeter to Llanwrda road is within 1.5 miles. Caio offers a popular Public Inn/Restaurant and serves a large rural hinterland.

GENERAL DESCRIPTION



A superb, stunning and spacious Family home. The Former School has undergone complete renovation and extension over the last few years and now provides a fantastic country property in a sought after Village Community. The property itself boasts fantastic character features, being retained, whilst also enjoying everyday modern conveniences. Particular features must be noted of the Bespoke Granite staircase, large living areas, high spec kitchen and bathroom suites as well as the balcony that overlooks National Trust Land.

The property sits on the outskirts of the Village within a generous plot with hand built stone walled boundary along with a tarmacadamed driveway. The gardens are manicured with raised flower beds. To the side of the properties lies a detached garage.

The property will attract a lot of interest and deserves to be viewed at its earliest convenience. A property of this calibre does not come to the market often and is one of the finest to come this year.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

IMPRESSIVE RECEPTION HALL

You are welcomed via a half glazed stained glass front entrance door with glazed side panels that leads onto the Bespoke Granite staircase with wrought iron railings and porcelain tiles that leads onto the first floor accommodation.



RECEPTION HALL (SECOND IMAGE)



LIVING ROOM

19' 7" x 12' 7" (5.97m x 3.84m). With an impressive feature brick open fireplace housing a cast iron multi fuel stove on a slate hearth, hand crafted coving, patio doors opening onto the patio area, archway leading to Snooker Room/Second Reception Room.

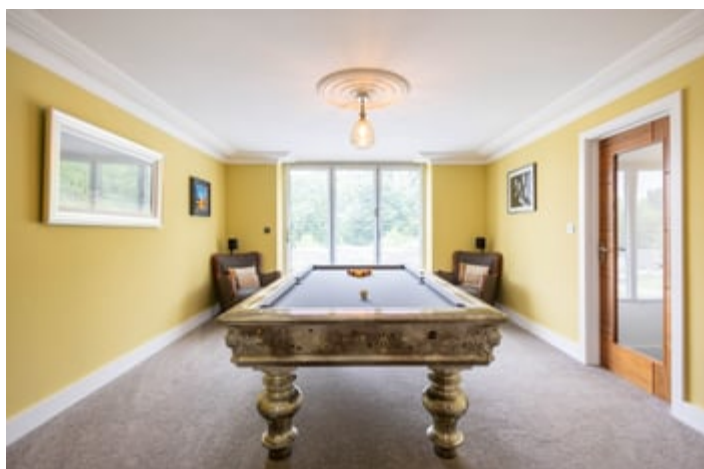


LIVING ROOM (SECOND IMAGE)



SNOOKER ROOM/SECOND RECEPTION ROOM

15' 4" x 12' 9" (4.67m x 3.89m). With bi-fold doors opening onto the front garden and enjoying views over the surrounding countryside.



SNOOKER ROOM/RECEPTION ROOM (SECOND IMAGE)



REAR HALLWAY

With rear entrance door.



W.C.

With low level flush w.c., pedestal wash hand basin.



KITCHEN/DINER

25' 0" x 19' 1" (7.62m x 5.82m) in total. A stunning Wren top of the range kitchen with a range of gloss wall and floor units with central island and copper fittings, Granite worktops over, two sunken sinks, Neff appliances which include a double oven and microwave, 4 ring induction hob with extractor hood over, space for American fridge/freezer, down lighters, porcelain tiles, original School door leading to the Utility Room.



KITCHEN/DINER (SECOND IMAGE)



KITCHEN/DINER (THIRD IMAGE)



DINING AREA

With re-claimed brick wall, porcelain tiles.



UTILITY ROOM

13' 6" x 7' 4" (4.11m x 2.24m). With Wren fitted wall and floor units with a Belfast sink and Granite work surfaces, porcelain tiles, Ideal LPG system boiler, half glazed stained glass rear entrance door with side panels.



UTILITY ROOM (SECOND IMAGE)



FIRST FLOOR

GALLERIED LANDING

With vaulted ceiling with the original 'A' framed beams, Velux roof window, feature hanging light, two antique style pillared radiators, airing cupboard with hot water cylinder, immersion and shelving.



LANDING (SECOND IMAGE)



PRINCIPLE BEDROOM 1

17' 1" x 13' 4" (5.21m x 4.06m). With sliding bi-fold doors opening onto the balcony area with magnificent views over the surrounding countryside, two antique style pillared radiators, two fitted cupboards, vaulted ceiling with original 'A' framed beams.



BEDROOM 1 (SECOND IMAGE)



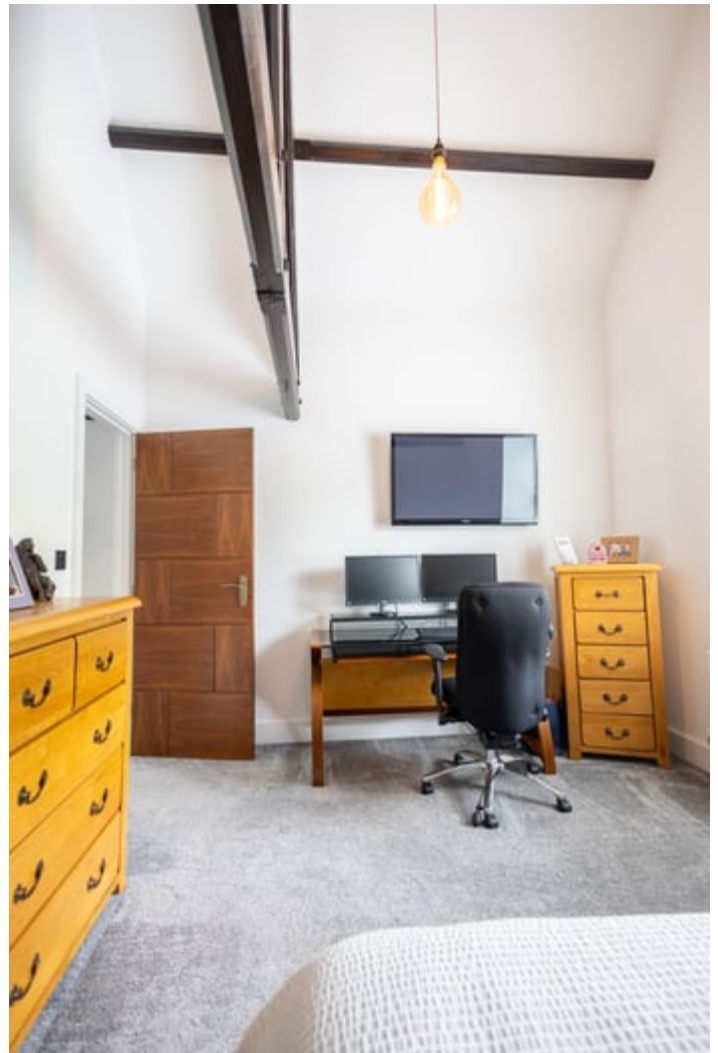
EN-SUITE TO BEDROOM 1

A modern suite with a walk-in shower cubicle, low level flush w.c., vanity unit with wash hand basin, extractor fan, heated towel rail.



BEDROOM 2

15' 10" x 10' 6" (4.83m x 3.20m). With antique style pillared radiator, vaulted ceiling with original 'A' framed beams, built-in wardrobes.



BEDROOM 2 (SECOND IMAGE)



BEDROOM 3

13' 4" x 9' 7" (4.06m x 2.92m). With vaulted ceiling with original 'A' framed beams, built-in fitted wardrobe and shelving unit, antique style pillared radiator.



MAIN BATHROOM

A stylish 4 piece suite comprising of a quadrant style shower cubicle, free standing bath with waterfall tap and shower attachment, vanity unit with a wash hand basin with waterfall tap, low level flush w.c., high end panelled heated towel rail, Velux roof window, extractor fan.



EN-SUITE TO BEDROOM 3

A stylish 3 piece suite with a corner shower cubicle, low level flush w.c., vanity unit with wash hand basin, high end panelled heated towel rail, Velux roof window, extractor fan.



BEDROOM, 4

15' 9" x 9' 0" (4.80m x 2.750m). With vaulted ceiling with original 'A' framed beams, fitted wardrobes and shelving area, Velux roof window.



EXTERNALLY

GARAGE

22' 7" x 18' 9" (6.88m x 5.71m). With electric up and over door, side service door, electricity connected, storage area above.



GARDEN

A particular feature of this property is its extensive and generous plot having hand built stone walled boundary providing great privacy and security. To the front and side of the property lies a manicured lawned garden area being well kept and presented by the current Owners. As you head up the driveway you will also find raised flower beds providing fantastic colour all year round and only enhanced by the beautiful backdrop over the National Trust Land. There also lies a private patio area to the side of the property whilst also having Indian sandstone pathway surrounding the property for ease of access.



GARDEN (SECOND IMAGE)



PARKING AND DRIVEWAY

The property enjoys a pillared gated entrance way with ample parking on a tarmacadamed driveway.



PARKING AND DRIVEWAY (SECOND IMAGE)



FRONT OF PROPERTY



SIDE ELEVATION (SECOND IMAGE)



REAR OF PROPERTY



VILLAGE LOCATION



SIDE ELEVATION



AGENT'S COMMENTS

A stunning and superb example of a fully renovated country property.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion.

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

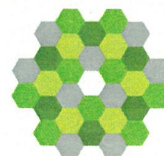
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle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

Services

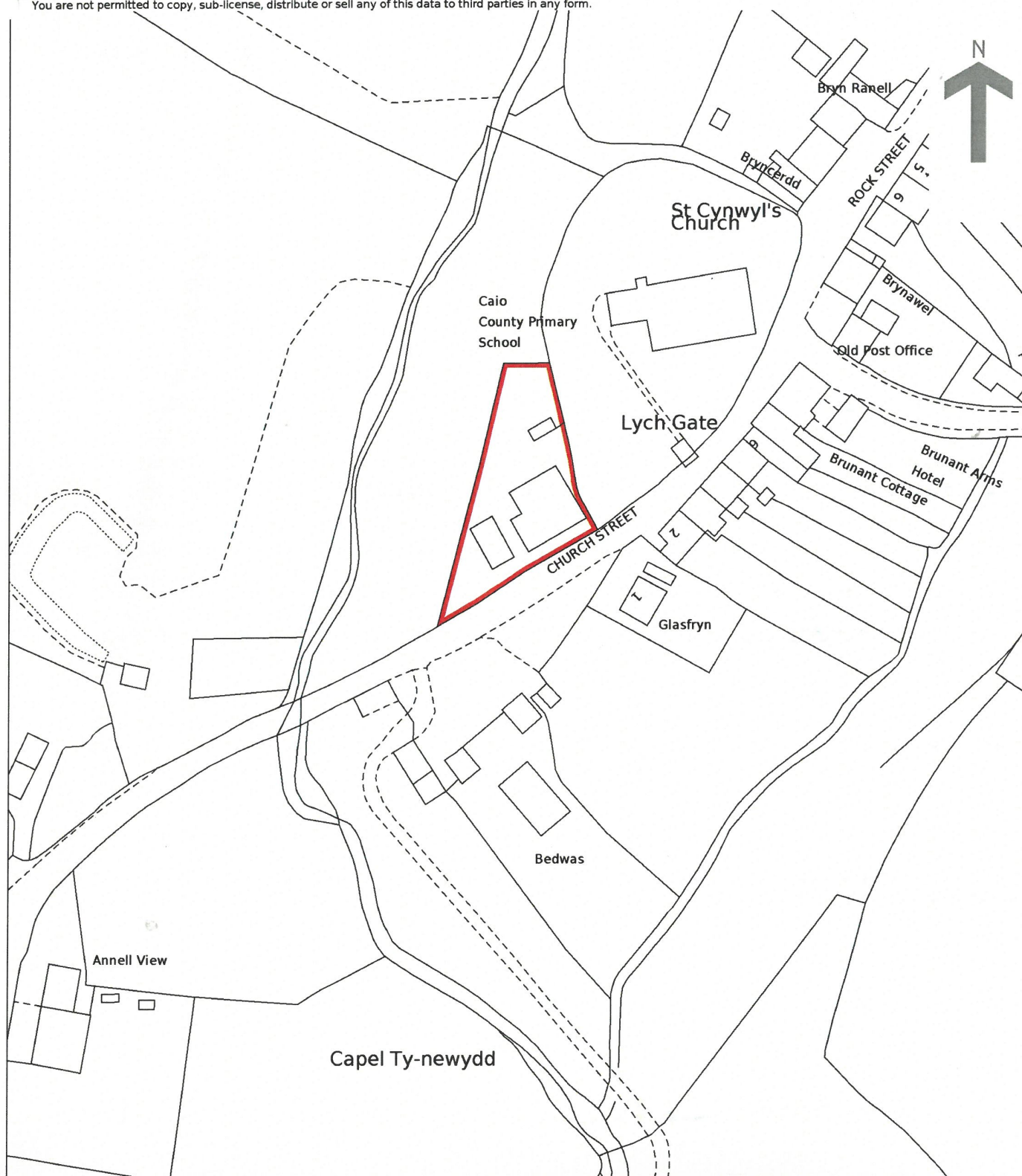
We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, LPG central heating, UPVC sash double glazed windows, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider, under floor heating to the ground floor.

HM Land Registry
Official copy of
title plan

Title number **CYM641699**
Ordnance Survey map reference **SN6739NW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Carmarthenshire / Sir
Gaerfyrddin**



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Council Tax:

N/A

Parking Types: Driveway. Garage. Gated.
Private.

Heating Sources: Double Glazing. Gas
Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: D (64)

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

From Lampeter take the A482 road towards Pumpsaint. Proceed through Pumpsaint and continue towards Llandovery. Turn left for Caio just after passing the former Bridgend Inn Public House on your right hand side. Proceed into the Village and the property will be found on entering the Village centre on your left 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

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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
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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