

*A charming and historic country smallholding with period 4 bedroomed farmhouse with self-contained separate cottage. Set in own grounds with 4.55 acres or land in total.*



Yew Tree Farm, Llansadwrn, Llanwrda, Carmarthenshire. SA19 8LN.

**£720,000 Guide Price**

**A/5303/AM -O.NO.**

\*\*\*Yew Tree Farm being presented for sale provides prospective purchasers with an opportunity of acquiring an immaculately and beautifully managed residential smallholding in the heart of the Towy Valley countryside. \*\*\* The farmhouse believed to have been built some 200 years ago is full of character but has been carefully renovated and combines contemporary living with character features throughout.\*\*\* There is a self-contained cottage (Lletty'r-y-Wen).\*\*\* This has been utilised in recent years as a holiday let but equally can provide additional living accommodation.

\*\*\* The property is set within some 4.55 acres of land with pastures, conservation pond, extensive gardens and includes various outbuildings including a most useful good sized garage workshop.\*\*\* In all an extremely attractive holding in a sought after readily accessible rural position. In total 4.55 acres or thereabouts.



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## Location

Llansadwrn is a village community in the heart of the Towy Valley, 5 miles from the market town of Llandovery and 6 miles from the market town of Llandeilo both popular towns with a wide range of amenities. The village of Llangadog lies within 2 miles and Llansadwrn within 1 mile. There are far reaching views from the site towards the Brecon Beacons National Park that lies nearby and the property lies a quarter of a mile off A40.

## General Description

The placing of Yew Tree Farm on the market provides prospective purchasers with an opportunity of acquiring a charming and historic property in a delightful rural setting approached via a short private drive set around an attractive gravelled courtyard within its own extensive grounds. The property is set in total within 5 acres or thereabouts and provides an ideal lifestyle opportunity with possibilities for livestock keeping, equestrian purposes, leisure and amenity purposes.

There is within the gardens and land a most attractive conservation pond set within its own area of partial woodland which provides a pleasant backdrop and conservation interest area. The farmhouse has been extensively renovated over the last 20 years by the existing owners but with emphasis on retention of character including extensive original beams throughout the accommodation feature stone walls, attractive pine floors and combining with En-suite and up-to-date amenities, but once again retaining many character aspects.

The property is further benefitting from a self-contained holiday cottage/annexe that is attached which has been successfully run up until recently as a 5 star rated residential let.

## The Farmhouse

The farmhouse is built of stone and slate and believed to have been constructed prior to 1800 and extended to the rear around 1980 with a 2 storied character stone faced extension all under slated roof areas and providing oil fired centrally heated accommodation. The farmhouse itself approached as follows.

## First Floor

### Porch

6' 0" x 4' 5" (1.83m x 1.35m) Hardwood front entrance door part glazed to porch

### Reception Hall

With original Victorian tiled floor.

### Dining room

16' 7" x 11' 2" (5.05m x 3.40m) with original feature fireplace, cast iron inset, pine floor, exposed beams and part wall exposed. Radiator.





### Living room

16' 3" x 14' 8" (4.95m x 4.47m) with pine flooring, radiator, French UPVC doors to exterior patio, exposed beams.



### Boiler room off

12' 6" x 5' 3" (3.81m x 1.60m) with oil fired boiler (could be a Study).

### Kitchen / Diner

16' 1" x 14' 5" (4.90m x 4.39m) fully fitted incorporating floor and wall cupboards with various appliances and featuring an Inglenook type fireplace with Esse solid fuel range and cooker. Exposed beams, single drainer sink unit with pillar tap, tiled floor, electric oven, hob and extractor fan.



### Rear Hallway

Rear hallway with sliding doors to external side garden area.

### Ground Floor Shower room/Cloakroom

With low level w.c., tiled floor, double sized shower cubicle with Triton Electric electric unit. A Victorian wash hand basin on stand, heated towel rail.

### Utility room

8' 8" x 6' 0" (2.64m x 1.83m) with single drainer sink unit and base cupboards.

### Front Sitting room

20' 1" x 17' 1" (6.12m x 5.21m) with pine flooring, Inglenook feature stone fireplace incorporating a cast iron Border stove, feature bread oven and exposed beam ceiling and radiator.



### The First Floor

#### Landing

The first floor approached by a timber staircase from hallway to landing being a feature area giving to access to Master Bedroom.

### Master Bedroom

16' 6" x 16' 8" (5.03m x 5.08m) with walk-in wardrobe, exposed beamed ceiling and radiator. Separate walk-in airing cupboard off with radiator.



### En-suite Bathroom

6' 4" x 6' 0" (1.93m x 1.83m) with panelled bath, Triton shower over with screen, shaver light, pedestal wash hand basin, low level flush w.c.



### Bedroom 2

16' 6" x 11' 1" (5.03m x 3.38m) with pine floor, feature Victorian fireplace, exposed beams.





## Rear Landing

With radiator



## Family Bathroom

10' 3" x 8' 9" (3.12m x 2.67m) with cast iron roll top bath, high level flush w.c., wash hand basin with cast iron surround. Brass heated towel rail.



## Bedroom 3

12' 6" x 11' 1" (3.81m x 3.38m) with double panelled radiator. Stairs to part mezzanine over as a feature.



## Bedroom 4

16' 3" x 9' 2" (4.95m x 2.79m) with radiator.



## The Self Contained Cottage known as Llety'r-y-Wen

### Description

Formerly a 5 Star holiday let, currently not operating and beautifully presented throughout with many features and providing solid fuel.

### Reception Room

16' 5" x 11' 7" (5.00m x 3.53m) Entrance door to Reception room with pine floor and exposed beam ceiling and radiator,



### Kitchen / Diner

19' 3" x 8' 7" (5.87m x 2.62m) with Inglenook fireplace with log stove incorporated. Tiled floor. Heated towel rail.



### Boiler Cupboard

With oil fired central heating boiler. Airing cupboard above with copper cylinder and immersion heater. French doors to external patio. Single drainer sink unit with mixer tap, Base floor cupboards. Electric Indesit cooker. Fan oven, integrated Hotpoint automatic dishwasher and Hotpoint washer dryer. Fitted fridge/freezer included.

### Bathroom

7' 9" x 6' 3" (2.36m x 1.91m) with pedestal wash hand basin. Panelled bath, low level flush w.c., corner shower cubicle, heated towel rail, tiled floor, shaver light and extractor fan.



### First Floor

#### Open Plan Bedroom

Staircase to first floor with open plan feature bedroom with radiator and "A" beams and vaulted ceiling.





## EXTERNALLY

### Description

The property is approached via its own gravelled driveway with attractive grounds surrounding. The grounds have been a feature of the current occupier's efforts and are beautifully landscaped incorporating many attractive secluded areas with mature shrubs, trees, flowering bushes, well stocked flower beds with a multitude of features throughout which can only be fully appreciated on inspection. The property has an entirely private location but is not isolated but provides complete privacy with an attractive back drop with its own land surrounding incorporating conservation areas, pastureland which is capable of sustaining various lifestyle purposes or uses.

Surrounding the courtyard which is gravelled based provides an abundance of parking and manoeuvring areas for vehicles. There is the following outhouses.

### Setting



### Private Lane



### Garage/Workshop

36' 0" x 23' 0" (10.97m x 7.01m) with full loft over including water and electricity. This has a Lean-to log store to one side.



### Further Corrugated Iron General Purpose Barn

15' 0" x 10' 0" (4.57m x 3.05m) further corrugated iron general purpose barn within the grounds.

### Car Port

17' 0" x 13' 7" (5.18m x 4.14m)

### Potting Shed

16' 2" x 10' 4" (4.93m x 3.15m) With Potting shed to side.

### Log Store

11' 9" x 6' 3" (3.58m x 1.91m) Log store to side of house.

### Greenhouse

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

### Covered patio

Covered patio area to the side of the Car port



Front of house



Mature Gardens and lawns



Rear of House



Side Elevation



Conservation Pond





## The Land



## Views to South



## Agent's comments

In total the property extends to some 4.55 acres or thereabouts and is a most attractive country home providing an abundance of living qualities. We thus recommend viewing at an early juncture.

## TENURE AND POSSESSION

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

The property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band - F

## 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

Private water supply from own borehole on site, oil fired central heating, mains electricity, private drainage system. Telephone and broadband availability.





**For Identification Purposes Only**



### Directions


The Property is best approached by taking the A40 from Llandovery towards Llandeilo, continue through Llanwrda, continuing towards Llandeilo and take the next right turning for Llansadwrn, proceed up the hill and after approximately 1/4 mile the property is the third entrance on the 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 our properties are also available to view on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies).

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	<b>36</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 :

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