

A substantial country residence set in approximately 2.35 acres. Pumpsaint, near Lampeter, West Wales



Royal Oak House, Pumpsaint, Llanwrda, Carmarthenshire. SA19 8AQ.

£430,000

REF: A/5371/LD

*** A substantial country residence *** A character former Village Inn and Hotel *** Spacious 5/6 bedroomed, 2 bathroomed accommodation - In need of general updating

*** Set within its own 2.35 acres with a mature paddock enjoying a stream boundary *** Newly built garage/workshop - Potential stable *** Large gravelled yard area or potential turn out *** Enclosed cottage style garden

*** Convenient location - Close to the Market Towns of Lampeter, Llandovery and Llandeilo *** Nicely positioned within the Village Community of Pumpsaint - Renowned for the Dolau Cothi Roman Goldmine *** A property with great potential - Be it a smallholding or as a large Family home *** Contact us today to view



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LOCATION

A well positioned country residence that adjoins the A482 roadway just on the outskirts of the popular rural Village Community of Pumpsaint with a Public House, also convenient to the rural Community of Ffarmers. The property is some 4 miles distant from the University Town of Lampeter which provides a good range of everyday facilities and the property enjoys attractive views over open countryside.

GENERAL DESCRIPTION

A substantial country residence offering 5/6 bedroomed accommodation with potential of a side annexe. The property itself sits alongside the A482 road in a convenient position to all nearby Market Towns. The property is a Former Inn and Hotel and now provides a comfortable Family home with commodious living accommodation.

Externally it sits within 2.35 acres or thereabouts with a mature paddock, large yard/turn out area and a useful workshop/garage plus stables currently being used as kennels.

It benefits from double glazing and good Broadband connectivity.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

Leading to

SITTING ROOM



14' 10" x 12' 3" (4.52m x 3.73m). With a feature open fireplace, pine panelled walls, exposed stone walls, beamed ceiling, radiator.

LIVING ROOM



24' 2" x 19' 2" (7.37m x 5.84m). An impressive and versatile living area with exposed beams, large feature open fireplace with a cast iron multi fuel stove, staircase to the first floor accommodation.

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

12' 1" x 9' 5" (3.68m x 2.87m). With exposed wood flooring.

UTILITY ROOM

9' 0" x 7' 5" (2.74m x 2.26m). With rear entrance door, plumbing for automatic washing machine.

KITCHEN/DINER

18' 7" x 11' 1" (5.66m x 3.38m). An attractive fitted kitchen with a range of floor units, Belfast sink, electric and gas cooker range, double aspect windows.

POTENTIAL ANNEXE**GROUND FLOOR BEDROOM 6**

13' 8" x 10' 0" (4.17m x 3.05m).

EN-SUITE CLOAKROOM

Having low level flush w.c., wash hand basin.

FIRST FLOOR

GALLERIED LANDING



Leading to

BEDROOM 1



13' 5" x 12' 8" (4.09m x 3.86m). With double aspect windows, timber flooring, feature cast iron Victorian fireplace.

SHOWER ROOM



With a corner shower cubicle, vanity unit with wash hand basin, low level flush w.c., radiator.

BEDROOM 2



13' 7" x 12' 2" (4.14m x 3.71m). With double aspect windows, timber flooring, feature fireplace, radiator.

BEDROOM 3



12' 1" x 9' 11" (3.68m x 3.02m). With feature fireplace, timber flooring, radiator.

BEDROOM 4

12' 3" x 10' 0" (3.73m x 3.05m). With timber flooring, radiator, feature cast iron fireplace.

BEDROOM 5

14' 2" x 11' 1" (4.32m x 3.38m). With double aspect windows, radiator.

BATHROOM

9' 3" x 7' 5" (2.82m x 2.26m). With a panelled bath, part tiled walls, low level flush w.c., pedestal wash hand basin, radiator.

CELLAR

With steps leading down from the Living Room to a cellar space.

EXTERNALLY**OUTBUILDINGS**

Comprising of

DETACHED GARAGE/WORKSHOP

35' 0" x 15' 0" (10.67m x 4.57m). Recently completed. Timber built. Currently utilised as a Dog kennel and garage space. Could be partitioned and re-introduced as stabling.

HARD STANDING YARD AREA

With gated access off the A482 road providing overflow parking area or potential turnout area.

MATURE PADDOCK



The property sits within its own land of approximately 2.35 acres and enjoys a mature paddock having roadside frontage, mature hedging and good gated access point. Ideal for those wishing to keep Animals with the recently built outbuilding offering housing. The paddock also enjoys a delightful stream boundary.

MATURE PADDOCK (SECOND IMAGE)



GARDEN



To the rear of the property lies a formal garden area being enclosed and Dog proof and enjoying views over the paddock.

GARDEN (SECOND IMAGE)



WOOD STORE

PARKING



Ample parking to the side of the residence or in the hard standing yard area.

FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

A substantial country residence in a convenient position with great potential.

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 - '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

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



Land Registry

BETA

MapSearch Snapshot



0 10 20 30 40 50 60 70 80 100m

Map scale 1:2500

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Data last updated 10:00pm 11 OCTOBER, 2024



Cellar
Approx. 25.5 sq. metres (274.6 sq. feet)

Total area: approx. 246.7 sq. metres (2656.0 sq. feet)
 For illustration purposes only. Floor area not to scale and measurements are approximate.

MATERIAL INFORMATION

Council Tax: Band F

N/A

Parking Types: Driveway.

Heating Sources: Double Glazing.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: None.

Accessibility Types: None.

Construction Type

Traditional

EPC Rating: E (40)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

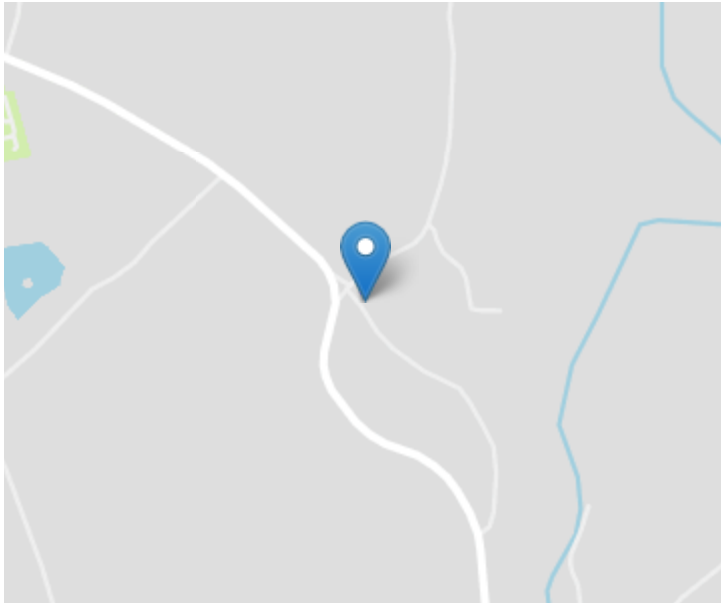
Any risk of coastal erosion? No

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. Continue through the Village of Cwmann towards Pumpsaint. Pass through the Village of Harford with Checkpoint Garage on your left hand side. Continue for a further half a mile and Royal Oak House will be located on your left hand side beside the road to Ffarmers, 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'.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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