

*A dream lifestyle opportunity. A luxurious former barn set nicely within one of Wales' largest Vineyard. Pencader, South West Wales*



**Sticle Guest House, Sticle Vineyard, Pencader, Carmarthenshire. SA39 9AN.**

**£475,000**

**REF: R/3936/LD**

\*\*\* No onward chain \*\*\* The dream location and lifestyle opportunity \*\*\* Perfect country escape in one of Wales' largest Vineyards \*\*\* A renovated luxurious former barn \*\*\* Contemporary styled 3 bedroomed, 2 bathroomed accommodation with Gourmet kitchen \*\*\* An unrivalled picture perfect position - Spectacular views over Llanllwni Mountains and the Brechfa Forest \*\*\* Relax and unwind in the quite South West Wales countryside

\*\*\* Extensive front lawned garden with private patio and BBQ area \*\*\* Allocated parking \*\*\* Private access driveway with electric gates \*\*\* Extensive 1 Gigabyte Broadband - Perfect for home office working

\*\*\* Low maintenance living at its finest \*\*\* Prepare to be impressed - One of a kind \*\*\* Contact us today to view \*\*\* Video available on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk) \*\*\* Popular Village position with two Shops, Public House and Places of Worship \*\*\* 9 miles to Carmarthen and a short drive to the Cardigan Bay Coast



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## LOCATION

Sticle Guest House is nicely positioned within the Sticle Vineyard on the outskirts of the Village Community of Pencader which lies just 4 miles from the Market Town of Llandysul, 9 miles from the County Town and Administrative Centre of Carmarthen and 12 miles South from the University Town of Lampeter. Pencader itself offers two Village Shops, Chip Shop, Baguette Bar, Places of Worship, Public House and on a regular Bus route.

## GENERAL DESCRIPTION

Here lies an unique lifestyle opportunity. The property is idyllically positioned within one of Wales' largest Vineyards with over 10,000 vines and the possibility to bottle up to 30,000 Sparkling Wines.

The property itself is a former barn that has been completely renovated to offer a luxurious 3 bedroomed dwelling with a contemporary styled bathroom suite and a Gourmet kitchen. It benefits from electric heating, UPVC double glazing and a 1 Gigabyte exclusive Broadband.

A particular feature of this stunning property is its position and enjoys fine views over Brechfa Forest and Llanllwni Mountains.

Externally it benefits from an extensive lawned garden and patio area.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

## GOURMET KITCHEN AREA

17' 9" x 17' 6" (5.41m x 5.33m). A modern and stylish fitted kitchen with a range of floor units with a central island with breakfast bar, 1 1/2 sink and drainer unit with mixer tap, electric/gas cooker stove with extractor hood over, upright fridge/freezer, floor to ceiling windows, front entrance door, laminate wood effect flooring.



## GOURMET KITCHEN AREA (SECOND IMAGE)





GOURMET KITCHEN AREA (THIRD IMAGE)



GOURMET KITCHEN AREA (FOURTH IMAGE)



GOURMET KITCHEN AREA (FIFTH IMAGE)



OFFICE/BEDROOM 3

12' 4" x 8' 6" (3.76m x 2.59m). With floor to ceiling windows with fine views over the garden and the surrounding countryside, Oak effect laminate flooring, built-in wardrobes, spot lighting.



OFFICE/BEDROOM 3 (SECOND IMAGE)



**LIVING ROOM**

12' 5" x 8' 6" (3.78m x 2.59m). With spot lighting.

**INNER HALLWAY**

Leading to

**UTILITY ROOM**

With hot water pressurised tank, plumbing and space for automatic washing machine, communication box with 1 Gigabyte of Broadband.

**BEDROOM 1**

10' 6" x 9' 3" (3.20m x 2.82m). With built-in wardrobes, sliding Oak door, floor to ceiling windows with fantastic views, spot lighting.

**BEDROOM 1 (SECOND IMAGE)****BEDROOM 2**

11' 5" x 9' 2" (3.48m x 2.79m). With built-in wardrobes, floor to ceiling windows with fantastic views, sliding Oak doors, spot lighting.

**BEDROOM 2 (SECOND IMAGE)**

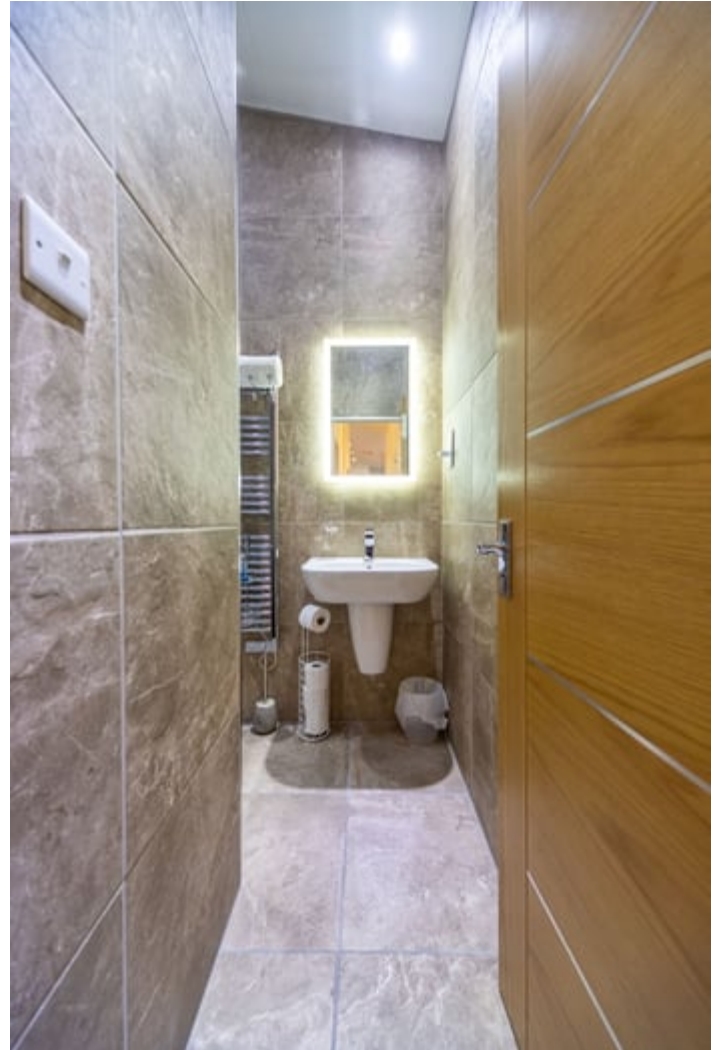


## SHOWER ROOM 1

A fully tiled contemporary suite with a part vaulted ceiling, walk-in shower facility, low level flush w.c., pedestal wash hand basin, extractor fan, chrome heated towel rail.



## SHOWER ROOM (SECOND IMAGE)



## SHOWER ROOM 2

A fully tiled contemporary suite with a part vaulted ceiling, walk-in shower facility, low level flush w.c., pedestal wash hand basin, extractor fan, chrome heated towel rail.



## EXTERNALLY

### GARDEN

The property enjoys a breath taking position and an extensive lawned garden lies to the front with a private patio and BBQ area. The garden is low maintenance and level and is the perfect space to unwind and relax and take in this fabulous location.



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)





**GARDEN (FOURTH IMAGE)**



**BBQ AREA**



**PARKING AND DRIVEWAY**

Allocated parking will be available with the property. The property enjoys rights of way over a privately owned driveway (Sticle Vineyard) and is accessed via electric gates.



**PARKING AND DRIVEWAY (SECOND IMAGE)**



**VIEWS FROM THE PROPERTY**



**PLEASE NOTE**

The property is exclusively positioned within a Vineyard but the Vineyard itself is NOT included within the sale and will remain in the ownership of the current Owners.

## STICLE VINEYARD AND WINE ESTATE

Sticle Vineyard and Wine Estate was established in 2019 and is one of the largest Vineyard in Wales with 10,000 Sparkling vines of Chardonnay, Pinot Noir, and Pinot Meunier. It uses organic methods of viticulture.

Sticle Vineyard is a member of WineGB (Wines of Great Britain) and SWGB (Sustainable Wine of Great Britain). It respects the environment and supports its local economy with employment and provides its rural region with ultra-fast internet using its private Broadband hub. A strong advocate of being sustainable for years, the next phase of investment is planned for its Organic Winery which will house its sustainable businesses of Winery/ Ageing Cellars under one structure showcasing its abilities to sustainably operate under an environmental, social, and economic platform.

Our moto is that every root below is linked to every branch above. A natural bond that links all Life together.



## STICLE VINEYARD AND WINE ESTATE (SECOND IMAGE)



## VIDEO

Available on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk)

## FURNITURE

The property is available fully furnished and ready to move into.

## 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 - 'A'.

## 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, UPVC double glazing, exclusive 1 Gigabyte of Broadband available, Turbo Pump offering air conditioning and heating and being highly efficient.



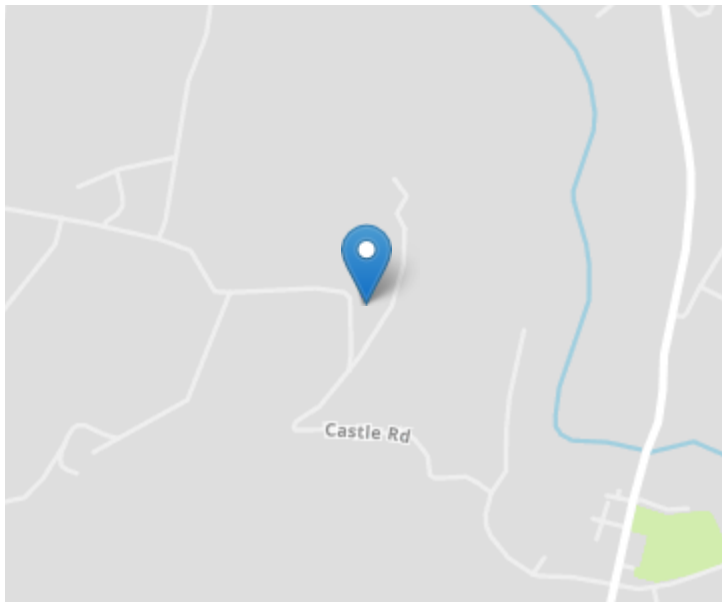
## Directions


Heading North from Carmarthen turn left onto the B4459 after Alltwalis (beside Windy Corner Filling Station). Continue into the Village of Pencader. After passing the Convenience Store Retail Unit take the next left hand turning beside the Baguette Bar. Continue over a small bridge. Bear left. Continue up the hill, around the hairpin, and the property will be located thereafter after 500 yards on your left hand side, where you will be greeted by the electric gate that takes into Sticle Estate.

**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
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>82</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	<b>35</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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