

*An exciting lifestyle opportunity. A traditional farmhouse with holiday cottage, a range of modern and traditional outbuildings set in approximately 17.253 acres. Cwmann, near Lampeter, West*



**Frowen, Cwmann, Lampeter, Carmarthenshire. SA48 8ED.**

**£895,000 Offers in Region of**

**REF: A/5402/LD**

\*\*\* An exciting lifestyle opportunity \*\*\* A traditional country smallholding of approximately 17.253 acres \*\*\* A renovated yet period farmhouse offering 4 bedroomed accommodation \*\*\* An adjoining 1 bedroomed annexe \*\*\* A successful holiday let cottage being completed to a very high standard \*\*\* Formerly a large farm - Now offering fine country appeal \*\*\*

\*\*\* Modern and traditional range of outbuildings consisting of - Multi purpose steel framed barn offering stabling, workshop, garage, various car ports \*\*\* Traditional outbuildings with Dutch barns and hay store \*\*\* The land is gently sloping in nature with natural drainage \*\*\* Suiting Animal grazing or for Equestrian purposes \*\*\*

\*\*\* Breath taking country views over the Teifi Valley and surrounding North Carmarthenshire hillside \*\*\* A home offering great residential and commercial appeal \*\*\* Picturesque and elevated rural location but not remote \*\*\* Immense income potential with the current layout and with further conversion opportunities \*\*\* Convenient to Lampeter, Carmarthen and the M4 Motorway National Rail Networks \*\*\* A picturesque farmhouse setting - Beautifully presented and newly renovated \*\*\* Business potential or could provide the perfect Family home \*\*\*



**LAMPETER**  
12, Harford Square, Lampeter,  
Ceredigion, SA48 7DT  
Tel:01570 423623  
lampeter@morgananddavies.co.uk



**ABERAERON**  
4, Market Street, Aberaeron,  
Ceredigion, SA46 0AS  
Tel:01545 571 600  
aberaeron@morgananddavies.co.uk



**CARMARTHEN**  
11, Lammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel:01267 493444  
carmarthen@morgananddavies.co.uk

## LOCATION

Located just 3 miles from the University Town of Lampeter on the slopes of Mynydd Pencarreg. The property overlooks the Teifi Valley from an elevated position and is within easy commuting distance from the County Town of Carmarthen and the A40 Llandovery, towards the Brecon Beacons. Private and peaceful, but no remote.



## GENERAL DESCRIPTION

Frowen offers potential Purchasers an unique opportunity of acquiring a traditional country smallholding. The main farmhouse has been thoroughly renovated over the last few years and now provides a substantial 4 bedroomed Family residence with an adjoining 1 bedroomed annexe which could be re-utilised to create a larger Family home.

The holiday cottage has been well regarded and popular in recent years and offers a great business opportunity or for overflow accommodation. This again has been completed to a very high standard.

The property enjoys a traditional homestead with a range of modern and traditional outbuildings with a multi purpose barn, stabling, garage, workshop and also various Dutch barns and hay stores, all of which offering further conversion opportunities (subject to consent) to create the ultimate lifestyle holding.

The property in total extends to approximately 17.253 acres with the land located to the rear of the farmhouse, being sloping in nature and being well drained. The boundaries are well fenced and secure and offers great lifestyle keeping

opportunities or for Equestrian purposes.

A highly desirable property in a sought after locality and close to the University Town of Lampeter.

## THE FARMHOUSE

The accommodation at present offers more particularly the following.

### BOOT ROOM

10' 5" x 6' 6" (3.17m x 1.98m). Of UPVC construction, tiled flooring.

### KITCHEN/DINER

28' 3" x 10' 7" (8.61m x 3.23m). A Wren farmhouse style kitchen with a range of wall and floor units with oak work surfaces over, ceramic sink and drainer unit with mixer tap, Belling electric cooker stove, integrated dishwasher and washing machine, Egyptian sandstone flooring, Fisher electric radiator, part panelled walls.



### KITCHEN/DINER (SECOND IMAGE)





## KITCHEN/DINER (THIRD IMAGE)



## LIVING ROOM

11' 8" x 14' 0" (3.56m x 4.27m). With a large open fireplace housing a cast iron multi fuel stove on a tiled hearth and an oak surround, period Red and Black quarry tiled flooring, part boarded walls, Fisher electric radiator.



## RECEPTION HALL

Accessed via a UPVC entrance door with fan light over, staircase to the first floor accommodation, period Red and Black quarry tiled flooring.



## HOME OFFICE

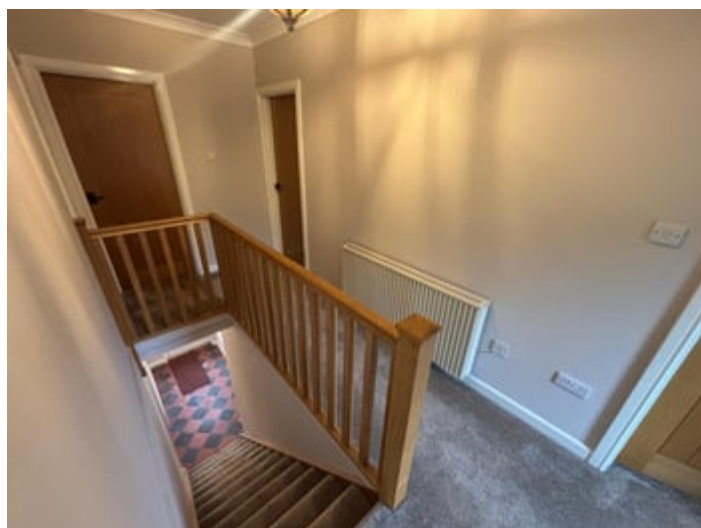
11' 4" x 9' 4" (3.45m x 2.84m). With an open fireplace housing a cast iron multi fuel stove, built-in desk and shelving units, Fisher electric radiator.



## FIRST FLOOR

### LANDING

With access to the loft space.



## BATHROOM

10' 5" x 9' 3" (3.17m x 2.82m). A luxury suite comprising of a walk-in double shower, multi drawer vanity unit with ceramic wash hand basin, worktop and mixer tap with an enclosed w.c., airing cupboard with hot water cylinder, spot lighting, extractor fan, wall heater.



## REAR BEDROOM 3

12' 3" x 11' 1" (3.73m x 3.38m).



## FRONT BEDROOM 1

12' 5" x 11' 6" (3.78m x 3.51m). With Fisher electric heater, feature open fireplace, enjoying views over the Teifi Valley.



## FRONT BEDROOM 4

8' 2" x 7' 4" (2.49m x 2.24m). Enjoying views over the Teifi Valley.



## FRONT BEDROOM 2

11' 10" x 9' 3" (3.61m x 2.82m). With views over the Teifi Valley.



## ADJOINING ANNEXE

The accommodation at present offers more particularly the following.



## ANNEXE KITCHEN

17' 3" x 7' 8" (5.26m x 2.34m). A fitted country kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, electric cooker point and space with extractor hood over, plumbing and space for washing machine, rear entrance door, Fisher electric radiator.



## ANNEXE LOUNGE

18' 6" x 13' 9" (5.64m x 4.19m). With a large picture window enjoying breath taking views over the Teifi Valley. Fisher electric radiator.



## ANNEXE CONSERVATORY

10' 6" x 9' 0" (3.20m x 2.74m). Of UPVC construction with tiled flooring, plumbing for tumble dryer.



## ANNEXE BEDROOM 1

14' 4" x 10' 2" (4.37m x 3.10m). With double aspect windows, airing cupboard with hot water cylinder, Fisher electric radiator.



## EN-SUITE TO ANNEXE BEDROOM 1

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





## LOFT ROOM/POTENTIAL STUDIO

18' 8" x 17' 4" (5.69m x 5.28m). With external steel staircase, two Velux roof windows, electricity connected.



## SWALLOWS REST (HOLIDAY COTTAGE)

The accommodation at present offers more particularly the following.



## OPEN PLAN LIVING/KITCHEN

38' 10" x 15' 0" (11.84m x 4.57m).

### KITCHEN AREA

An oak fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit with mixer tap, integrated electric oven, 4 ring electric hob with extractor hood over, integrated washing machine and dishwasher, slate flooring, Fisher electric radiator, UPVC front entrance door, glazed patio to the rear garden.



KITCHEN AREA (SECOND IMAGE)



### LIVING AREA

With staircase leading to the first floor accommodation, two Fisher electric radiators, feature slate hearth.



### CONSERVATORY

15' 10" x 14' 6" (4.83m x 4.42m). With triple aspect windows, two Fisher electric radiators, spot lighting, enjoying views over the farmyard and the Teifi Valley beyond.





## FIRST FLOOR

### GALLERIED LANDING

With exposed beams, two Velux roof windows.



### BEDROOM 2 (HOLIDAY COTTAGE)

17' 2" x 14' 8" (5.23m x 4.47m). With Velux roof window, exposed steel and timber 'A' frames.



### SHOWER ROOM

13' 7" x 5' 5" (4.14m x 1.65m). A stylish suite comprising of a

corner shower cubicle, low level flush w.c., vanity unit with wash hand basin, shaver light and point, Velux roof window, extractor fan, spot lighting.



### BEDROOM 1 (HOLIDAY COTTAGE)

12' 2" x 14' 7" (3.71m x 4.45m). With Velux roof window, exposed steel and timber 'A' frames.



### SWALLOWS REST GARDEN

A private terraced patio area with various feature raised beds and a HOT TUB JACUZZI.





## SWALLOWS REST (REAR ELEVATION)



## EXTERNALLY

### USEFUL RANGE OF MODERN AND TRADITIONAL OUTBUILDINGS

Comprising of:-

#### MULTI PURPOSE BARN

40' 0" x 30' 0" (12.19m x 9.14m) . Of steel and concrete construction with concrete flooring and electricity connected, electric roller shutter door, currently housing 2 STABLES, 12' x 12'.



#### MULTI PURPOSE BARN (SECOND IMAGE)



## STABLES



#### PLANT ROOM/TACK ROOM

With cold water tank from spring water and filtration system.

#### WORKSHOP

22' 0" x 14' 2" (6.71m x 4.32m). With electric roller shutter door, concrete flooring, insulated roof, electricity connected.



#### GARAGE

30' 2" x 17' 3" (9.19m x 5.26m). With electric roller shutter door, side and rear service door, concrete flooring, electricity connected.

#### POTTING SHED

11' 9" x 10' 7" (3.58m x 3.23m). Of timber construction.

#### WOOD STORE

17' 5" x 8' 3" (5.31m x 2.51m). Of corrugated iron and concrete construction.





### FIELD SHELTER

With electricity and water connection.

### CAR PORT 1

20' 0" x 16' 0" (6.10m x 4.88m). With electricity connected.

### CAR PORT 2

20' 0" x 12' 0" (6.10m x 3.66m). With electricity connected.

### CAR PORT 3

15' 8" x 14' 8" (4.78m x 4.47m). With lighting.

### TRADITIONAL FARM BUILDINGS

Comprising of:-



### 2 LARGE DUTCH BARNES

### HAY STORE

### GENERAL PURPOSE BLOCK OUTBUILDING

These buildings offer a great conversion opportunity and have been in-situ for many years. Would be ideal for those seeking to keep more Animals or for further holiday accommodation (subject to consent).

### THE LAND

In total the property extends to approximately 17.253 ACRES. The land is located to the rear of the farmhouse and outbuildings. The land is sloping in nature and lies on the banks of Mynydd Pencarreg. It enjoys secure fenced and walled boundaries with a small wooded area. This is ideal for those with Equestrian purposes or for Animal keeping. The traditional outbuildings offer further Animal housing, all of which enjoying breath taking views over the surrounding countryside. A smallholding with a lot to offer.



### THE LAND (SECOND IMAGE)



### LAND PLAN



### PARKING AND DRIVEWAY

The property enjoys a tarmacadamed sweeping driveway that leads onto the traditional homestead with ample parking and good access to all outbuildings and paddocks.

## FARMYARD



## HOMESTEAD



## AERIAL VIEW



## VIEWS FROM 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 - 'D'.

## 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.

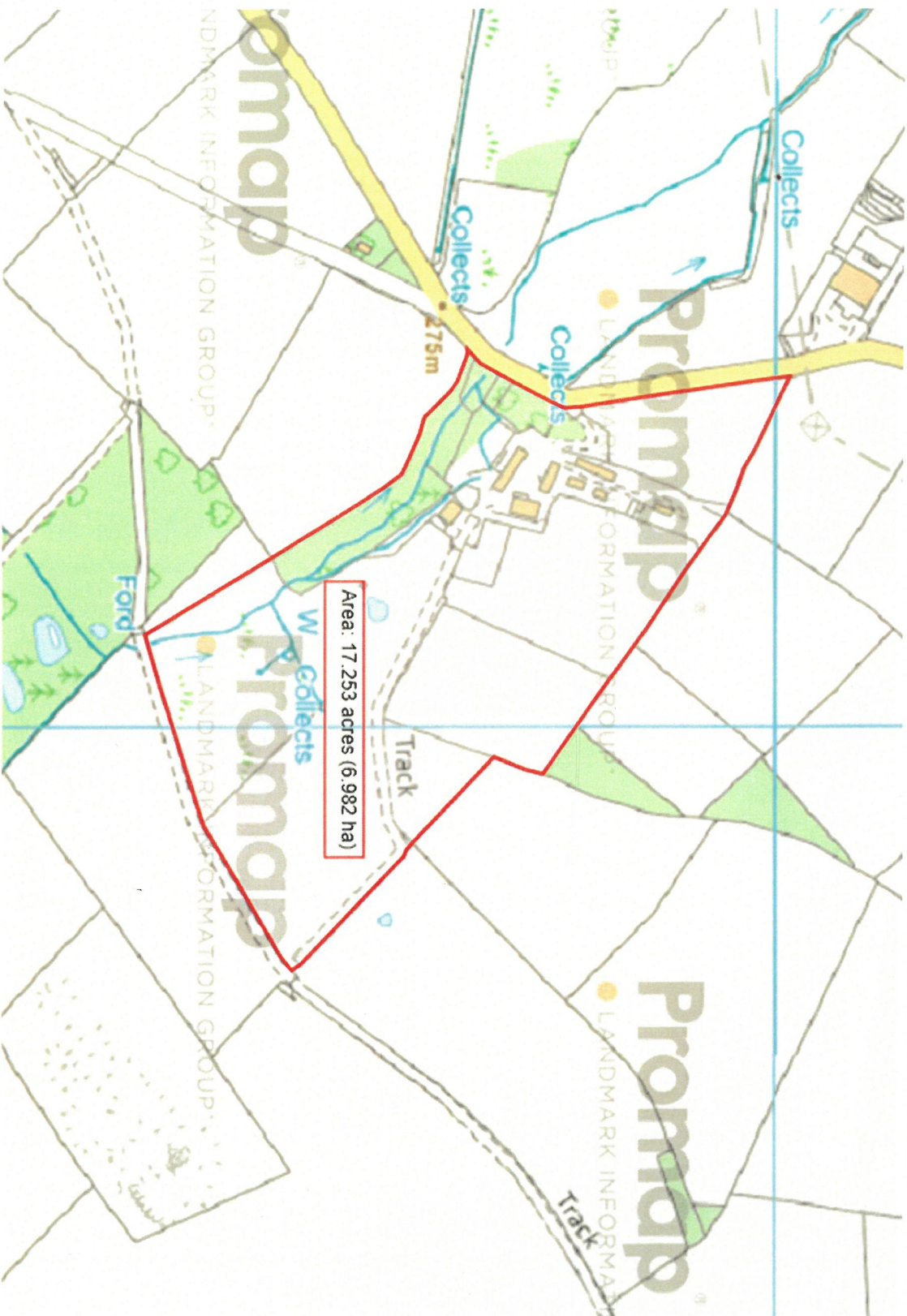
## Services

We are informed by the current Vendors that the property benefits from private water (spring), mains electricity, private drainage to a septic tank, Fisher electric heating, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.









**For Identification Purposes Only**

**LAMPETER**  
12 Bedford Square, Lampeter,  
Ceredigion SA46 7DT  
TEL: 01570 423 623  
lampeter@morgandavies.co.uk

**ABERAREON**  
4, Market Street, Aberareon,  
Ceredigion SA46 0AS  
TEL: 01545 571 600  
aberareon@morgandavies.co.uk

**CARMARTHEN**  
11 Llanmaes Street, Carmarthen,  
Carmarthenshire SA31 3AD  
TEL: 01267 492 444  
carmarthen@morgandavies.co.uk

**Directors:** Andrew J Morgan FRICS FSAV, Rhys ap Iwan Davies BA (Hons) MTP  
T Dylan R Davies MNAEA FNAEA, Llŷon ap Dylan Davies BA (Hons) MNAEA, FNAEA

**Associates:** Iwan Davies, Associate MNAEA, Neville Thomas, Associate

**www.morgandavies.co.uk**

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**Council Tax:** Band D

N/A

**Parking Types:** Driveway. Private.

**Heating Sources:** Electric.

**Electricity Supply:** Mains Supply.

**Water Supply:** Private Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** Level access. Level access shower.

**EPC Rating:** F (31)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

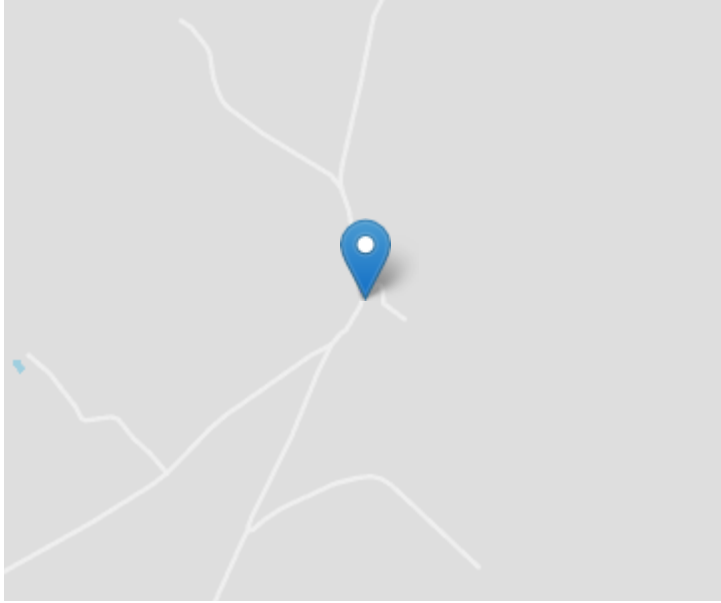
**Any risk of coastal erosion?** No

**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 South proceeding over Lampeter Bridge. By the former Cwmann Tavern turn right onto the A485 road for Carmarthen. Continue for approximately half a mile turning left by Cwmann Church for Parc Y Rhos. Continue into the small Hamlet of Parc Y Rhos, proceeding over the narrow bridge, and continuing up through the Hamlet passing the Chapel on the right hand side. Proceed across the next crossroads. Continue into the country. After approximately three miles the entrance for Frowen will be visible on your left hand side via the name sign.

**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
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>92</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		<b>31</b>
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 :

**Lampeter Office**  
**12 Harford Square**  
**Lampeter**  
**Ceredigion**  
**SA48 7DT**

T: 01570 423623

E: [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

<http://www.morgananddavies.co.uk>



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