



Overview

Llanllwch Mill is a charming 19th century former Water Mill set in 8.90 acres of unspoilt grounds and land, which has been sympathetically modernised in recent years whilst retaining many character features throughout. The Mill offers 4-bedroom 2-bath, with a 2-bedroom 1-bath self-contained maisonette flat adjoining, suitable as a granny annex, multi-generational living or for letting purposes.

The property is set in a pretty sheltered valley setting surrounded by its own land, with approx. 6.50 acres of grazing land contained in three paddocks, in addition to a parcel of mixed broadleaf woodland set along the river bank, with wildflowers, shrubs and vegetation.

The property is set back off Manor Way in the village of Llanllwch, accessed via a private lane extending to 1/4 mile in length. The A40 dual carriageway can also be reached within 1/2 a mile to the north and Carmarthen town centre within 2.5 miles to the east. Carmarthen is home to an extensive range of amenities and services to include cafés, eateries, independent stores, national retailers and supermarkets. The town is also home to bilingual primary and secondary schools and healthcare provisions.





GROUND FLOOR

Entrance Hallway

2.14m x 2.99m (7' 0" x 9' 10")

Base units. Linoleum flooring. Door to front.

Plant Room

2.99m x 2.74m (9' 10" x 9' 0")

Water pump and filtration system. Linoleum flooring.

Garage

5.60m x 5.05m (18' 4" x 16' 7")

Concrete flooring. Consumer unit & meter. Timber doors to front.



GROUND FLOOR

Kitchen - Breakfast Room

3.64m x 3.34m (11' 11" x 10' 11")

Base and wall units with integrated appliances with AEG hob and extractor fan, Electrolux dishwasher. Plumbing for washing machine. Window to front. Linoleum flooring.

Dining Room

3.58m x 3.71m (11' 9" x 12' 2")

Patio door to the side. Parquet flooring.

Shower Room

2.10m x 1.46m (6' 11" x 4' 9")

Wash hand basin, WC, shower cubicle. Window to front.





GROUND FLOOR

Living Room

6.86m x 3.65m (22' 6" x 12' 0")

Open fireplace. Windows to the rear and side. Carpet flooring.

Study

2.40m x 3.60m (7' 10" x 11' 10")

Broadband and phone line. Windows to the rear and side. Carpet flooring.



FIRST FLOOR

Landing

Airing cupboard with shelving unit.

Bedroom 1

5.02m x 2.96m (16' 6" x 9' 9")

Windows to the front and rear. Carpet flooring.

Family Bathroom

1.65m x 2.76m (5' 5" x 9' 1")

W.C, wash hand basin and bath with shower over. Window to front. Linoleum flooring.





FIRST FLOOR

Bedroom 2

5.18m x 3.81m (17' 0" x 12' 6")

Built in storage. Windows to the front and side. Carpet flooring.

Bedroom 3

3.63m x 3.64m (11' 11" x 11' 11")

Built in storage. Windows to the rear and side. Carpet flooring.

Bedroom 4

3.63m x 3.64m (11' 11" x 11' 11")

Built in storage. Window to the rear. Carpet flooring.



Flat at Llanllwch Mill

GROUND FLOOR

Entrance Porch

1.98m x 1.63m (6' 6" x 5' 4")

Door to side. Windows to all sides. Linoleum flooring.

Open Plan Kitchen - Living Room

4.93m x 4.98m (16' 2" x 16' 4")

Base and wall units with integrated electric hob, oven and extractor hood. Windows to the front and rear. Linoleum flooring. Stairs to first floor.





FIRST FLOOR

Landing

Door into Airing Cupboard with hot water tank and shelving.

Bedroom 1 - 3.08m x 5.16m (10' 1" x 16' 11")

Windows to the front and rear. Carpet flooring.

Bedroom 2 - 2.76m x 4.26m (9' 1" x 14' 0")

Windows to the side and rear. Carpet flooring.

Shower Room - 1.80m x 2.63m (5' 11" x 8' 8")

W.C, shower cubicle and wash hand basin. Window to front.

Linoleum flooring.



Externally

Carport: 4.69m x 6.64m (15' 5" x 21' 9")

Electric car charging point.

Grounds & Gardens

The Mill is set within 8.90 acres in total, with ample gravel parking area to the front for multiple vehicles along with landscaped lawn grounds, with shrubs, bushes, vegetation and mixed broadleaf woodland along the river bank. The Mill and Flat benefit from separate enclosed rear south - west facing gardens laid to lawn with patio seating areas, contained within a timber fence and hedgerow boundary.

Grazing Land

The clean grazing land extends to approx. 6.50 acres in total, contained in three separate enclosures, being gently sloping in nature and laid to pasture, suitable for grazing and cutting purposes. The land is classified as freely draining slightly acid loamy soils according to Soilscales and is accessed via gateways off the private lane which leads to the Mill itself.





Further Information

Tenure

We understand that the property is held on a Freehold basis.

Energy Performance Certificate

Mill House - EPC Rating F (28)

Mill Flat - EPC Rating E (51)

Services

We understand the property benefits from mains electricity, mains drainage and private water supply with water treatment facility / filter.

Plans, Areas & Schedules

A copy of the plan is attached for identification purposes only. The purchasers shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annul a sale or entitle any party to compensation in respect thereof.

Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water, and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referenced or not.

We understand that a Public Footpath transverses the property via the access lane to the edge of the parking area, through the kissing gate and into the woodland. A detailed route can be found on the Local Authority PROW Map referenced 61/2/1.

Planning

All planning related enquiries to Carmarthenshire County Council Planning Department. Planning Services, Civic Offices, Crescent Road, Llandeilo, SA19 6HW Tel: 01267 234567

Local Authority

Carmarthenshire County Council, County Hall, Castle Hill, Carmarthen, SA31 1JP. Tel: 01267 234567

What 3 Word Gateway

compacts.ethic.lectures

Agent Note

We understand that the part of the land is currently subject to a Japanese Knotweed Management Plan with an insurance backed guarantee.

The flat is currently tenanted and let on an Occupation Contract, producing an income of £725 per calendar month / £8,700 per annum.

Viewing

Strictly by appointment with the selling agents. For further information please contact Rhys James at Rees Richards & Partners Carmarthen office - 12 Spilman Street, Carmarthen SA31 1LQ. Tel: **01267 612021** or Email **rhys.james@reesrichards.co.uk**

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Floorplan



Ground Floor



First Floor



Second Floor

Llanllwch Mill, Manor Way, Llanllwch, Carmarthen, SA31 3RN
All measurements are approximate and for display purposes only.



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