

Stunning rural location. An impressive Equestrian smallholding offering a period farmhouse, stables, arena, round pen, all set nicely within approximately 9.5 acres. Crugybar, near Llanwrda, West Wales



Cwmluog, Crugybar, Llanwrda, Carmarthenshire. SA19 8TY.

£875,000

REF: A/5316/LD

*** No onward chain *** An impressive Equestrian holding *** Fine rural location with panoramic and breath taking views over the surrounding North Carmarthenshire hillside *** Set nicely within its own land of approximately 9.5 acres *** A period and refurbished 4 bedroomed farmhouse
*** Potential holiday let business with 1 bedroomed annexe

*** A fantastic range of modern and traditional outbuildings *** Newly built stable barn with five 15' x 15' stables *** Olympic sized all weather arena - 60' x 2-' *** Round pen *** Various paddocks with a Stallion paddock *** Large yard area with ample parking and turning space *** Potential holiday let business with 1 bedroomed annexe *** Further conversion with stone and slate barn (subject to consent) *** Landscaped lawned garden with BBQ area, Astroturf and hot tub jacuzzi

*** Located within the picturesque Cothi Valley - In a quiet location yet not remote *** Outriding on your doorstep *** Well positioned for access to the Amenity Centres of the area - Including Lampeter, Llandovery and Llandeilo *** Half an hour's drive to the link road to the M4 Motorway



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LOCATION

Located within the picturesque Cothi Valley, in a quiet location yet not remote, well positioned for access to the major Marketing and Amenity Centres of the area which include Lampeter, Llandovery and Llandeilo, and half an hour's drive to the link to the M4 Motorway. The property boasts magnificent views over the North Carmarthenshire hillside, i.e., Brechfa Forest, Llanllwni Mountains, Pencader Mountain and beyond.



GENERAL DESCRIPTION

An impressive rural Equestrian smallholding. Morgan & Davies are proud to offer for sale this fantastic country smallholding that offers impeccable Equestrian facilities. The main residence is a 4 bedroomed detached farmhouse being beautifully refurbished and retaining many of its original period character and charm yet embracing modern everyday conveniences.

Externally it provides a good range of traditional and modern outbuildings. The stone and slate barn offers conversion opportunities (subject to consent). The modern outbuildings provides a newly built stable barn with five 15' x 15' stables with separate electric and water supply and a solarium, an Olympic sized all weather arena (60' x 20'), a round pen with a 20 metre circumference, an extensive gravelled yard with ease of parking and turning space and good access onto the land which extends to approximately 9.5 acres.

A particular feature if of course its Stallion paddock with high fencing and gates and also various smaller paddocks for Ponies, etc. There lies good access onto the land via an all weather track, purpose built for ease of access by foot or vehicle.

The garden lies to the side and rear of the main residence and has been landscaped with level lawn and Astroturf and offers the perfect outdoor playing area for any Family. It also benefits from an outdoor entertaining suite with a hot tub jacuzzi.

Therefore in all a once in a lifetime opportunity. A property of this high calibre does not come to the market often. It offers high end living accommodation fantastic Equestrian facilities and enjoys a breath taking location within the Cothi Valley. The accommodation at present offers more particularly the following.



FRONT PORCH

7' 2" x 6' 9" (2.18m x 2.06m). In UPVC double glazing with a hipped slated roof. Provides a lovely sitting area to take advantage of the glorious views.

LIVING ROOM

22' 9" x 13' 4" max (6.93m x 4.06m). With exposed beams, solid oak flooring, feature inglenook fireplace with oak beam over housing a Clear View multi fuel stove on a slate hearth, twin sets of French doors leading through to the Sitting Room/Dining Room.



LIVING ROOM (SECOND IMAGE)**LIVING ROOM (THIRD IMAGE)****SITTING ROOM/DINING ROOM**

22' 9" x 11' 7" (6.93m x 3.53m). A character room with walls in exposed stone work, fireplace housing a wood burning stove, feature oak beams, solid oak flooring, understairs storage cupboard, French doors leading through to the Kitchen/Breakfast Room.

**SITTING ROOM/DINING ROOM (SECOND IMAGE)****KITCHEN/BREAKFAST ROOM**

15' 8" x 15' 4" (4.78m x 4.67m). With Bespoke good quality White fronted base and wall cupboard units with a combination of granite and oak worktops including a central island unit, inset ceramic Belfast sink, integrated dishwasher, new Falcon gas and electric combination cooking range.

**KITCHEN/BREAKFAST ROOM (SECOND IMAGE)**

UTILITY ROOM

10' 5" x 5' 9" (3.17m x 1.75m). With hardwood stable type exterior door, fitted range of units with granite worktops incorporating a Belfast sink, appliance space with plumbing for automatic washing machine, built-in cloak cupboard, ceiling spot lighting, housing the controls for the CCTV system with motion detection, sound and 360 degree camera for the yard and also in particular the stables.



FAMILY BATHROOM

Contemporary style with fully tiled walls and floor comprising of a double end bath, large shower cubicle with curved shower doors, low level flush w.c., wash hand basin, heated towel rail.



DOWNSTAIRS CLOAKROOM

Having a low level flush w.c., wash hand basin, new oil fire Worcester centra heating boiler.



PRINCIPLE DOUBLE BEDROOM 1

15' 6" x 12' 6" (4.72m x 3.81m). With walk-in wardrobe/dressing room.



FIRST FLOOR

LARGE GALLERIED LANDING

Approached via a staircase from the Sitting Room/Dining Room, range of built-in cupboards, airing cupboard housing the copper cylinder tank, access to a well insulated and boarded loft area.

DRESSING ROOM**EN-SUITE SHOWER ROOM TO BEDROOM 1**

With Velux roof window, shower cubicle, low level flush wc., wash hand basin with shaver light and point, tiled walls, extractor fan, heated towel rail.

**VIEW FROM BEDROOM 1****FRONT DOUBLE BEDROOM 2**

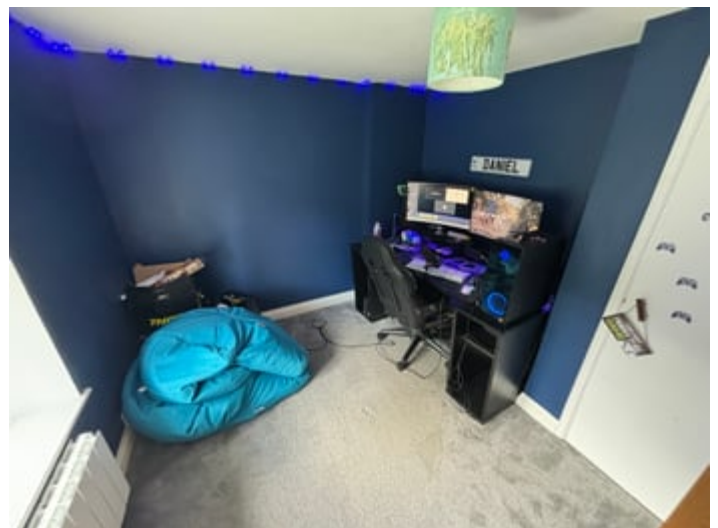
10' 1" x 8' 9" (3.07m x 2.67m). With built-in cupboards.

**FRONT DOUBLE BEDROOM 3**

12' 9" x 10' 1" (3.89m x 3.07m). With built-in wardrobes.

**DOUBLE BEDROOM 4**

12' 8" x 9' 1" (3.86m x 2.77m). With built-in wardrobes.

**PLEASE NOTE**

There are central heating radiators throughout the property.

REAR OF PROPERTY



GARDEN (SECOND IMAGE)

EXTERNALLY

PARKING AND DRIVEWAY

A gated entrance leads to an extensive front gravelled forecourt with ample parking and turning space that leads down to the stable yard and the all weather Olympic arena. There also lies an all weather track that leads onto the various paddocks.



GARDEN (THIRD IMAGE)

GARDEN

Landscaped garden area laid mostly to lawn with recently laid Astroturf (having been previously utilised as a professional football pitch) with fantastic outdoor space for any Family and enjoys views over the Equestrian facilities and the countryside beyond.



GARDEN (FOURTH IMAGE)



HOT TUB JACUZZI



SUBSTANTIAL STONE BUILT RANGE

22' 0" x 16' 0" (6.71m x 4.88m). Currently consisting of two stables.



ADJACENT FORMER STABLE

130' 0" x 13' 8" (39.62m x 4.17m). Now offering a 1 bedroomed annexe. Comprising



KITCHENETTE

LIVING/DINING AREA

EN-SUITE SHOWER ROOM

With shower cubicle, low level flush wc., pedestal wash hand basin, extractor fan.

PLANT ROOM

With the private water supply filtration systems.

PLEASE NOTE

We are informed by the current Vendors that there is a public footpath that runs beside the property.

EXCELLENT EQUESTRIAN FACILITIES

Providing

STABLE BARN

60' 0" x 40' 0" (18.29m x 12.19m). A newly constructed barn offering excellent Equestrian facilities along with five 15' x 15' stables with separate lighting and water.



STABLE BARN (SECOND IMAGE)



STABLE 1



STABLE 2



STABLE 3



SOLARIUM

A solarium with shower and infra red system, plumbing and space for automatic washing machine and tumble dryer.



SOLARIUM (SECOND IMAGE)



LARGE CONCRETE YARD AREA

Adjoining the stable barn and could offer potential for a lean-to barn.



OLYMPIC SIZED ARENA

60' 0" x 20' 0" (18.29m x 6.10m). With wood chip peelings and being well drained.



OLYMPIC SIZED ARENA (SECOND IMAGE)



ROUND PEN

With 20 metre circumference.



EXTENSIVE YARD

There lies an extensive hard core yard area offering great potential.

STALLION TURN OUT Paddock

With Bespoke high equine stock fencing and gates with private water supply to the trough and enjoying good access onto the stables.

THE LAND

In all the property extends to approximately 9.5 ACRES and is split into various paddocks. The paddocks are mainly level to undulating in nature and is equine stock fenced with good gated access onto the all weather track, purpose built for vehicle and pedestrian access and ease of control for Stock rearing.



THE LAND (SECOND IMAGE)**THE LAND (THIRD IMAGE)****THE LAND (FOURTH IMAGE)****BREATH TAKING LOCATION**

The property boasts magnificent and breath taking views over the surrounding North Carmarthenshire hillside that ranges from the Brechfa Mountain range onto the Llanddewi Brefi Mountain Range.

**AGENT'S COMMENTS**

A purpose built high calibre property with magnificent Equestrian facilities that has no comparison. Viewings are highly recommended.

TENURE AND POSSESSION

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

COUNCIL TAX

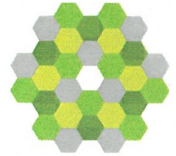
The property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band for the property - 'E'.

MONEY LAUNDERING REGULATIONS

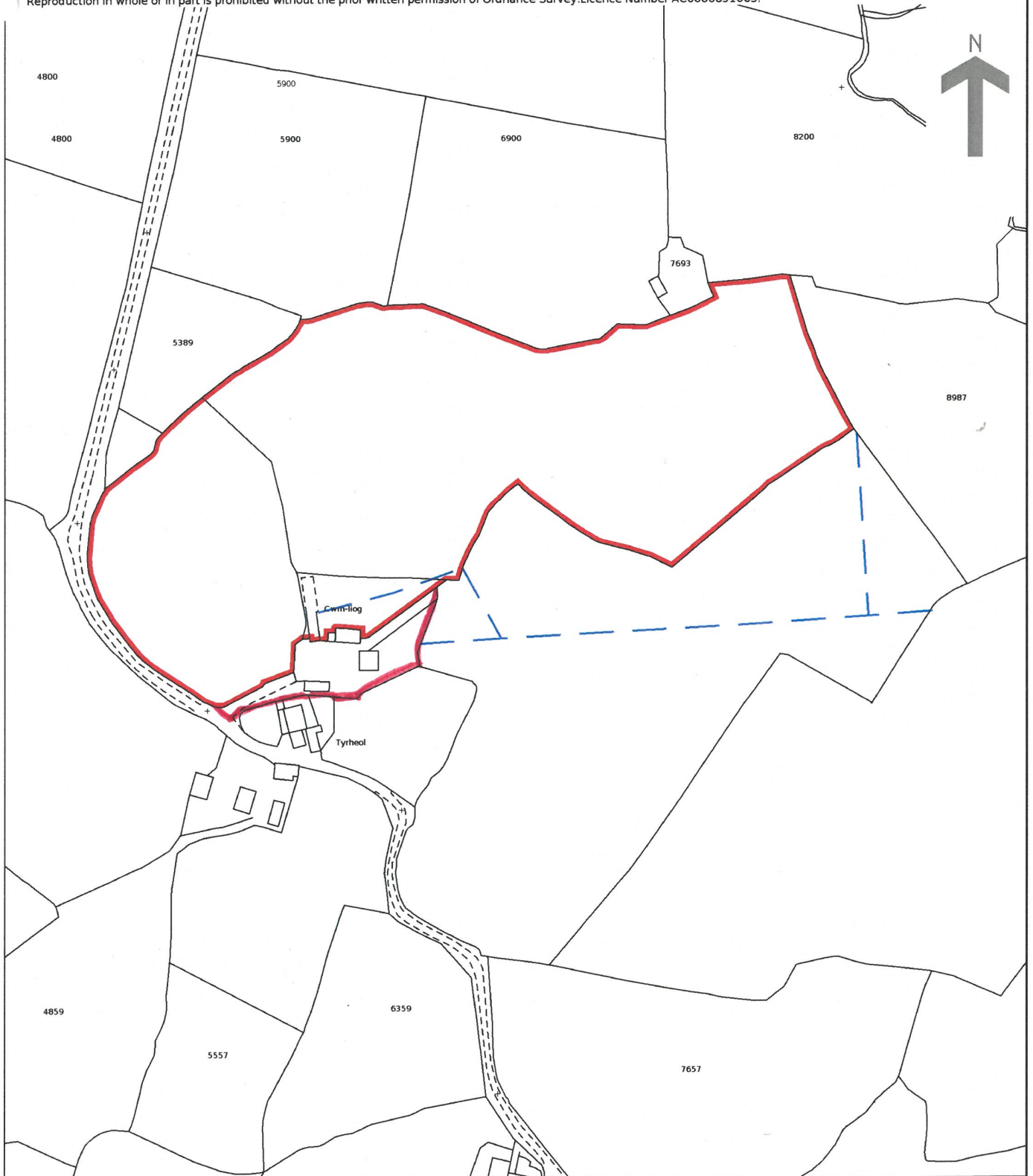
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

Services

We are informed by the current Vendors that the property benefits from mains electricity, private water supply (option of two sources with full UV filtration system), private drainage, full oil fired central heating, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.



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Directions


From Lampeter take the A482 road South East towards Llandovery. Continue through the Villages of Harford and Pumpsaint until you get to a right hand turning at the former 'Bridgend Inn Public House'. Turn right onto the B4302 Crugybar/Llandeilo road. Continue straight through the Village of Crugybar and straight on at the next crossroads. You will then encounter a hump back bridge. Proceed for a further half a mile passing the entrance to 'Llety Licki Farm' on the right hand side. DO NOT TAKE the road opposite but carry on for a 1/4 of a mile to the next left hand turning on the brow of the hill. Follow this road until you get to a small 'T' junction. Turn right at the 'T' junction passing a small roadside farm and then after encountering a left hand bend you will see the property set back from the road on the left hand side.

*** OS Grid Reference Number 658/344

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		73
(55-68)	D		
(39-54)	E	47	
(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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