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*A fine Equestrian holding of approximately 20 acres with traditional period farmhouse and self contained holiday cottage. Near Llanwrda, West Wales*



**Bedw Gwynion, Caio, Llanwrda, Carmarthenshire. SA19 8PP.**

**REF: A/4840/LD**

**£615,000**

\*\*\* A highly appealing and versatile country smallholding in the rolling Carmarthenshire hills \*\*\* Fantastic courtyard setting  
 \*\*\* A period 3 bedroomed farmhouse bursting with original character \*\*\* Great income potential with a self contained holiday cottage (former barn) with good Customer reviews and booking history

\*\*\* Versatile traditional and modern range of outbuildings \*\*\* Two storey stone range ripe for conversion into further holiday accommodation or studio (subject to consent) \*\*\* Set in approximately 20 acres of good sloping to level pasture \*\*\* 40 metres x 20 metres Sand School (ménage) being easily accessible \*\*\* Two useful ranges of stable blocks with good field access \*\*\* Six paddocks, being fenced and gated, with water

\*\*\* Stunning and picturesque rural location with far reaching views over the surrounding Valley and especially Cilmaren Woods  
 \*\*\* A desirable country smallholding \*\*\* Enjoy the West Wales countryside - Yet within easy reach of nearby popular Towns with good network links



## LOCATION

Positioned on the outskirts Caio, which is a historical Village centered on this magnificent Church, set amongst the unspoilt area of North Carmarthenshire, between Llandovery and Lampeter. The University Town of Lampeter is within 9 miles distance, with the Market Town of Llandovery within 8 miles. The A482 Lampeter to Llandovery road is within 1.5 miles.



## HOMESTEAD



## GENERAL DESCRIPTION

Bedw Gwynion offers an unique opportunity to acquire a private and picturesque positioned country smallholding offering fine Equestrian facilities. The main farmhouse offers 3 bedroomed accommodation, in need of sympathetic modernisation, that benefits from oil fired central heating and bursting with original character.

A great addition and income potential to the property is the holiday cottage (former barn) that offers 2 bedroomed self contained accommodation with good Customer reviews and booking history.

In regards to the smallholding, the land extends to around 20 acres or thereabouts and lies gently sloping to level pastures, split over six paddocks, all of which being gated and fenced, and having water supply.

The property offers great Equestrian facilities with a 40 metres x 20 metres Sand School along with two useful stable blocks, all of which having electricity, automatic water dispenser and lighting, all of which creating this perfect smallholding that deserves early viewing and currently consists of the following:-

### THE FARMHOUSE

#### RECEPTION HALL

With front entrance door, Red and Black quarry tiled flooring, radiator, original timber staircase to the first floor accommodation.

#### STUDY/RECEPTION ROOM 2

11' 9" x 8' 6" (3.58m x 2.59m). With radiator.



## LIVING ROOM

16' 2" x 12' 9" (4.93m x 3.89m). A particular feature being the stone inglenook fireplace with original bread oven and incorporating a cast iron multi fuel stove, original beamed ceiling, understairs storage cupboard, radiator,



### FIREPLACE IN LIVING ROOM



## DINING ROOM

12' 2" x 6' 7" (3.71m x 2.01m). With radiator, secure gun cabinet, open fireplace, original beams.



## INNER HALLWAY

With radiator.

## BATHROOM

10' 0" x 5' 0" (3.05m x 1.52m). With a fully tiled 3 piece suite comprising of a panelled bath, low level flush w.c., pedestal wash hand basin, radiator.

## UTILITY ROOM

7' 3" x 5' 1" (2.21m x 1.55m). With plumbing and space for two automatic washing machines and tumble dryer.

## KITCHEN

15' 6" x 13' 0" (4.72m x 3.96m). A farmhouse style fitted kitchen with wall and floor units, stainless steel 1 1/2 sink and drainer unit, electric cooker point, Stanley cooker stove running the domestic hot water, cooking and heating throughout the property, radiator.



## FIRST FLOOR

### LANDING

Leading to



**BEDROOM 1**

15' 8" x 6' 0" (4.78m x 1.83m). With radiator, enjoying views over the courtyard and ménage.

**BEDROOM 3**

7' 3" x 7' 2" (2.21m x 2.18m). With radiator.

**BEDROOM 2**

13' 5" x 9' 2" (4.09m x 2.79m). With airing cupboard housing the hot water cylinder and immersion, original beams.

**SELF CONTAINED COTTAGE****THE COTTAGE**

The cottage is a self contained detached holiday accommodation consisting of 2 bedrooms, all of which being well kept, and having great Customer reviews. Providing more particularly the following:-

**COTTAGE - RECEPTION HALL**

With front entrance door, radiator.

**COTTAGE - BATHROOM**

9' 9" x 7' 2" (2.97m x 2.18m). A well presented 4 piece suite comprising of corner shower cubicle, panelled bath, low level flush w.c., pedestal wash hand basin, extractor fan, radiator.



## COTTAGE - BEDROOM 2

13' 2" x 11' 1" (4.01m x 3.38m). With radiator, built-in wardrobes.



## COTTAGE - BEDROOM 1

12' 9" x 12' 1" (3.89m x 3.68m). With radiator.



## COTTAGE - LIVING ROOM

15' 10" x 15' 6" (4.83m x 4.72m). With a large open inglenook fireplace, radiator, double aspect windows over the courtyard and surrounding countryside.



## COTTAGE - KITCHEN/DINER

24' 3" x 9' 9" (7.39m x 2.97m). A Shaker style fitted kitchen with wall and floor units with work surfaces over, 1 1/2 stainless steel sink and drainer unit, plumbing and space for automatic washing machine, electric cooker with 4 ring ceramic hob and extractor hood over, rear entrance door.



## EXTERNALLY

### THE OUTBUILDINGS

Viz:-

### STONE BARN



42' 0" x 20' 0" (12.80m x 6.10m). Of stone and slate construction and split over two floors. Currently consisting of a ground floor workshop with mezzanine floor over and also a large stable. This particular outbuilding offers great potential for conversion into further holiday accommodation or a studio (subject to consent). The building offers easy access onto the courtyard and interconnects with the modern steel framed building.



## MODERN STEEL FRAMED BUILDING

60' 0" x 25' 0" (18.29m x 7.62m). Currently offering four stables, all of which measuring 12' x 12', of block construction, easy stable having automatic water dispensers and lighting.



## TACK ROOM

Located within the modern steel framed building.

## DUTCH/HAY BARN

44' 0" x 20' 0" (13.41m x 6.10m). Of timber and steel construction and having water connection.

## THE MENAGE



40 metres x 20 metres. Of sand surface with post and rail fencing. The ménage is easily accessible with hard standing and water and electric connection nearby.

## FORMER BARN

In need of re-establishment.

## HARD STANDING

Hard standing with water and electricity connection. Currently housing a mobile home (in need of updating).

## WOOD STORE/SMALL STABLE

Located to the rear of the cottage.

## STABLE RANGE



Consisting of six stables measuring:-

### STABLE 1

12' 5" x 15' 5" (3.78m x 4.70m).

### STABLE 2

12' 0" x 15' 5" (3.66m x 4.70m).

### STABLE 3

12' 2" x 15' 5" (3.71m x 4.70m).

### STABLE 4

14' 6" x 15' 5" (4.42m x 4.70m).



**STABLE 5/FOALING BOX**

28' 0" x 15' 5" (8.53m x 4.70m).

**STABLE 6**

12' 8" x 15' 5" (3.86m x 4.70m).

**NOTE**

All stables have a 5ft over hang/shelter and all stables have lighting and automatic water dispensing facilities.

**LARGE TURN OUT/FIELD SHELTER**

40' 0" x 30' 0" (12.19m x 9.14m). Having easy access from the stables and also onto the lower paddocks.

**THE LAND**

We are informed the land extends to 20 ACRES or thereabouts, being split into six well managed paddocks, of good pasture and being sloping to level in nature. All paddocks are easily accessible via a private track and are gated, watered and fenced.

**GARDEN**

To the rear of the farmhouse and cottage lies a well kept lawned garden providing perfect vista points to enjoy the surrounding countryside.

**POSITION OF PROPERTY****AERIAL VIEW****AGENT'S COMMENTS**

A highly desirable and sought after smallholding in the breathtaking Carmarthenshire hills.

**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 - E.



## Services

We are informed by the current Vendors that the property benefits from spring water, mains electricity, private drainage, oil fired central heating to both properties, telephone subject to B.T. transfer regulations, good Broadband speeds available.

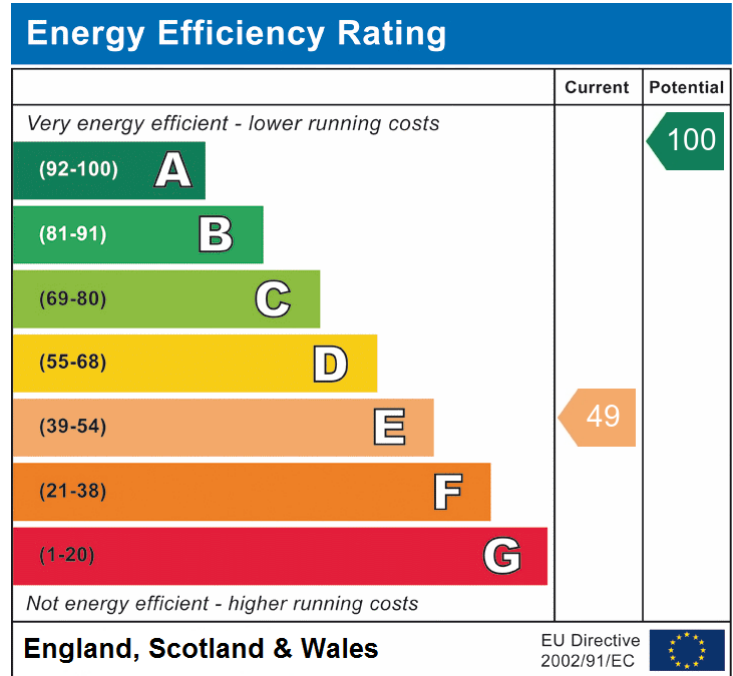
## Directions

From Lampeter take the A482 towards Llanwrda. Continue for approximately 8 miles to Harford and Pumpsaint. After passing the Bridgend Inn Public House head for Llandoverly. After 1.5 miles turn left for Porthyrhyd. Continue, taking the first left hand turning signposted Caio. Continue on this road for 1.5 miles, passing the mill on your right hand side, and continue past Cilmaren Woods on your left. Stay on this road, taking the next right hand turning, and continue for a further 0.5 of a mile, and then taking the next right hand turning that will lead you onto Bedw Gwynion, as identified by the Agents 'For Sale' arrows.

**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 our properties are also available to view 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'.

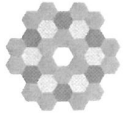
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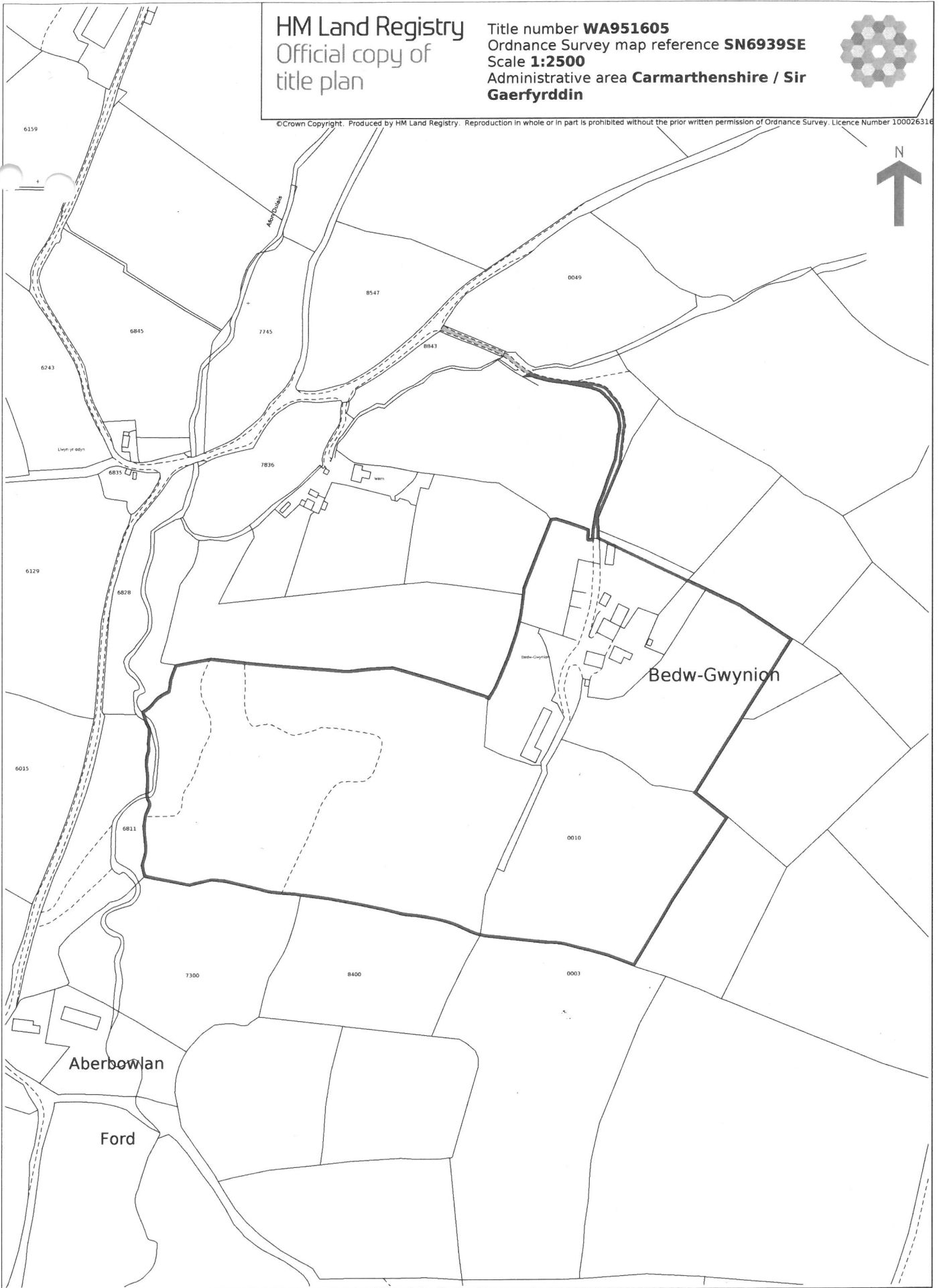


HM Land Registry  
Official copy of  
title plan

Title number **WA951605**  
Ordnance Survey map reference **SN6939SE**  
Scale **1:2500**  
Administrative area **Carmarthenshire / Sir  
Gaerfyrddin**

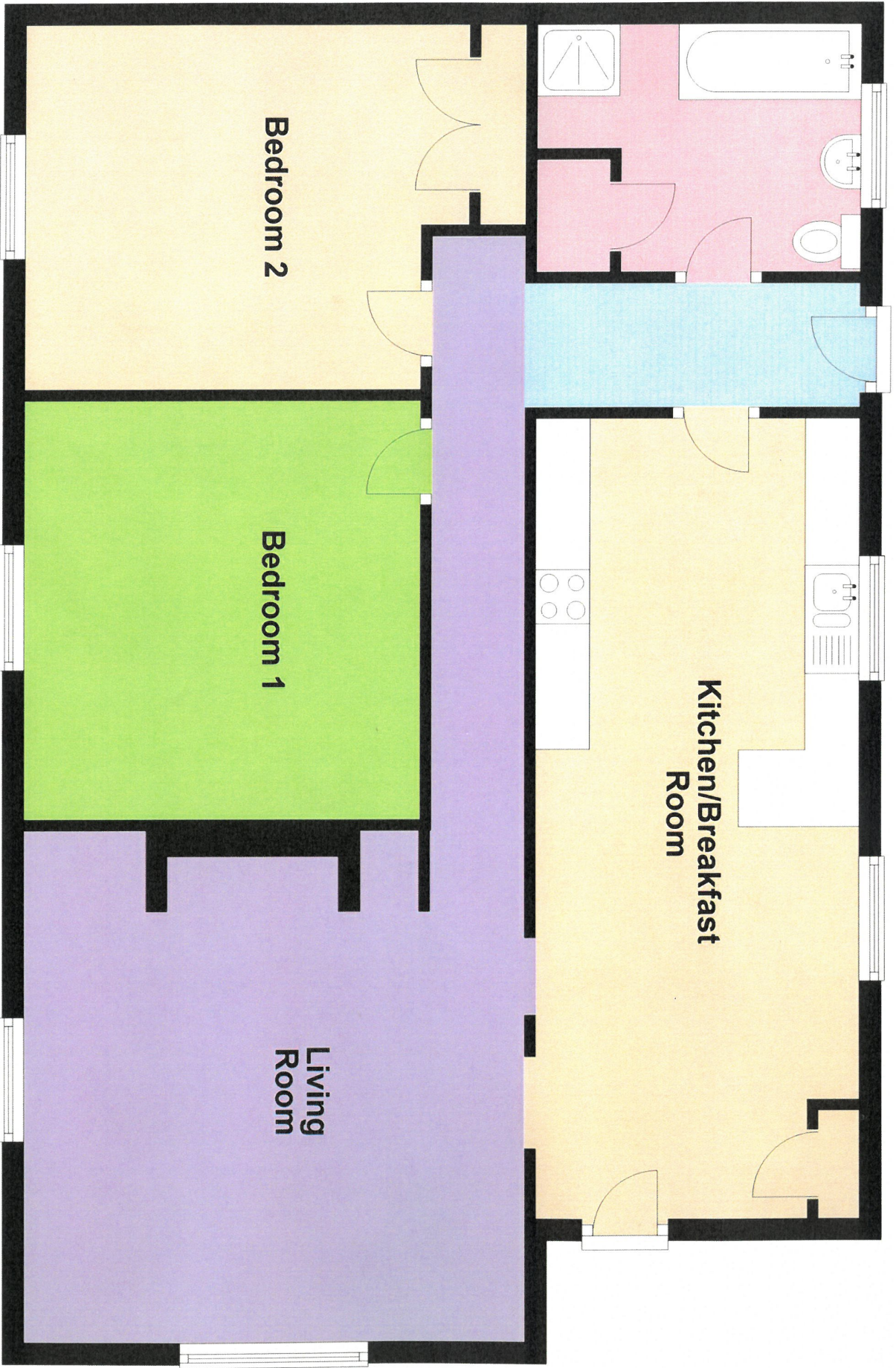


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# Ground Floor



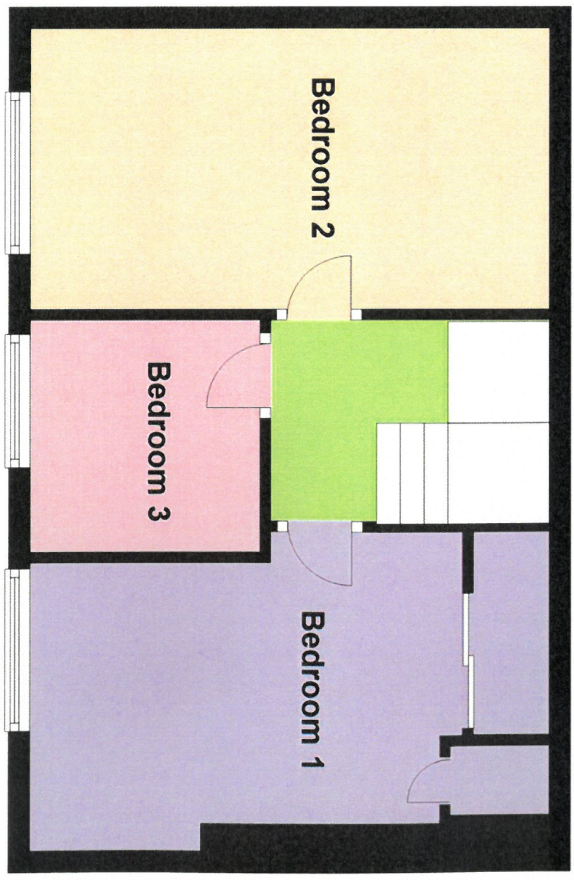
For illustration purposes only, floor-plan not to scale and measurements are approximate.  
Plan produced using PlanIt



# Ground Floor



# First Floor



For illustration purposes only, floor-plan not to scale and measurements are approximate.