

An unspoilt yet improvable country smallholding of around 12 acres of fine river meadow. Cothi Valley, West Wales



Gwargorof, Crugybar, Llanwrda, Carmarthenshire. SA19 8TD.

£398,000

REF: A/5063/LD

*** No onward chain *** An attractive and unspoilt country smallholding *** Extending to approximately 12 acres of mixed use land with fine river meadows intersected by the River Cothi and pockets of mature woodland *** A period farmhouse in need of refurbishment - Offering 4 bed roomed, 3 reception roomed accommodation *** Rural and private position nestling on the borders of the Cothi Valley *** A part stone slate barn is available by further negotiation

*** 1 mile from the historic Village of Pumpsaint and the famous Dolaucothi Goldmines *** Being convenient to the nearby Market Towns of Lampeter, Llandeilo and Llandovery *** Perfect country escape - Ideal project *** A property worthy of early viewing and provides great capabilities and potential

*** Unique position within a farmyard - Having rights of way over a private track *** Ideal for those wishing to keep Animals with level meadow land *** Don't miss out - Contact us today



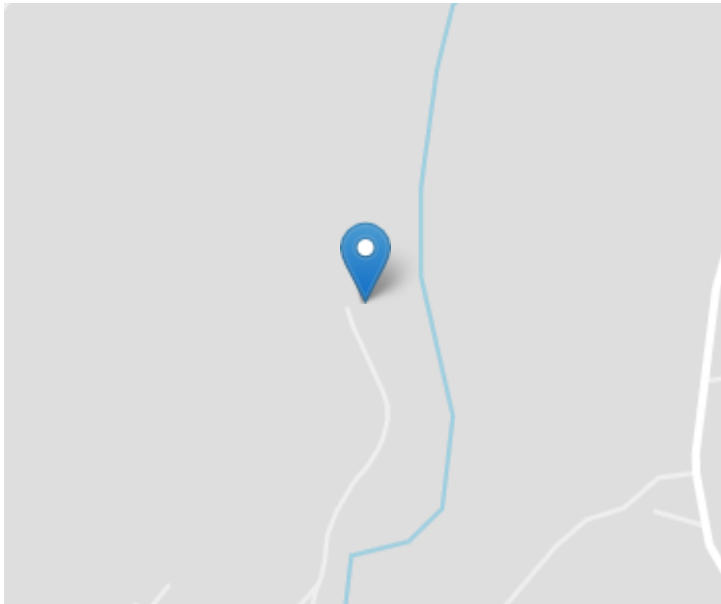
LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



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

Gwargorof enjoys a private and rural position amongst the lower reaches of the Cothi Valley. The property lies 1 mile East from the historic Village of Pumpsaint which is mainly owned by the National Trust and boasts a popular Village Pub, Agricultural Merchant and the Dolaucothi Goldmines. The property itself is within commuting distance and very convenient to the larger Market Towns of Lampeter, Llandeilo, and Llandovery, all offering good excellent everyday amenities.

The property is positioned within a former farmyard where the current outbuildings are being retained by the Seller. Access is via a shared lane belonging to the current Owner. All enjoys an unique and rural position.

GENERAL DESCRIPTION

Here lies an exciting opportunity to acquire an improvable yet unique country smallholding set in around 12 acres or thereabouts. The property itself is in need of modernisation but does offer comfortable 4 bedroomed, 3 reception roomed accommodation.

The land is split into level river meadow along with pockets of native woodland. The land is intersected by the renowned River Cothi.

A most delightful opportunity in a rural but not remote setting.

THE ACCOMMODATION

THE FARMHOUSE

The farmhouse is of traditional stone and slate construction being completely unspoilt and ideally suits refurbishment and benefits from oil fired central heating and part double glazing. The accommodation provides more particularly the following.

RECEPTION HALLWAY



With front entrance door, staircase to the first floor accommodation with understairs storage cupboard.

SITTING ROOM



10' 4" x 12' 4" (3.15m x 3.76m). With parquet flooring and Victorian fireplace.

LIVING ROOM

12' 10" x 12' 4" (3.91m x 3.76m). With a modern tiled open fireplace.

KITCHEN

10' 7" x 9' 2" (3.23m x 2.79m). A fitted kitchen with a range of wall and floor units, stainless steel sink and drainer unit, electric cooker point and space, quarry tiled floor.

DINING ROOM

13' 5" x 9' 3" (4.09m x 2.82m). With an oil fired Rayburn Range running the cooking, heating and water purposes, quarry tiled flooring, rear entrance door.

FIRST FLOOR**LANDING**

Approached via a staircase from the Reception Hall.

LOFT SPACE

DOUBLE BEDROOM 1

13' 10" x 8' 5" (4.22m x 2.57m).

BATHROOM

Having a 3 piece suite comprising of a panelled bath, low level flush w.c., pedestal wash hand basin.

BEDROOM 2

13' 9" x 10' 0" (4.19m x 3.05m).

BEDROOM 3

13' 7" x 9' 4" (4.14m x 2.84m). With door though to Bedroom 4.

BEDROOM 4

10' 7" x 9' 3" (3.23m x 2.82m). With built-in cupboard.

EXTERNALLY**GARDEN**

The property will benefit from a lawned garden area to the front and side and gravelled parking.

THE LAND



We are informed the property extends to around 12 ACRES or thereabouts split into level meadow land along with pockets of native woodland. The land is intersected by the River Cothi and has provided prolific grazing area for Cattle in the past or would be ideal for those seeking to keep Animals. In all a delightful riverside location.

The land is accessed via a hardcore track leading from the front of the property, this giving easy access via 4x4 vehicles and runs alongside the River Cothi.

In all a most delightful property that is in need of general refurbishment but offers great potential.

THE LAND (SECOND IMAGE)



ACCESS TO THE LAND



POCKETS OF WOODLAND



RIVER COTHI



RIVER COTHI (SECOND IMAGE)**OPTION**

A detached stone and slate barn, being recently re-roofed, sits within the curtilage of the farmyard and would be available by further negotiation.

FRONT OF PROPERTY**REAR OF PROPERTY****AGENT'S COMMENTS**

An improvable yet unique opportunity in a fantastic riverside location.

TENURE AND POSSESSION

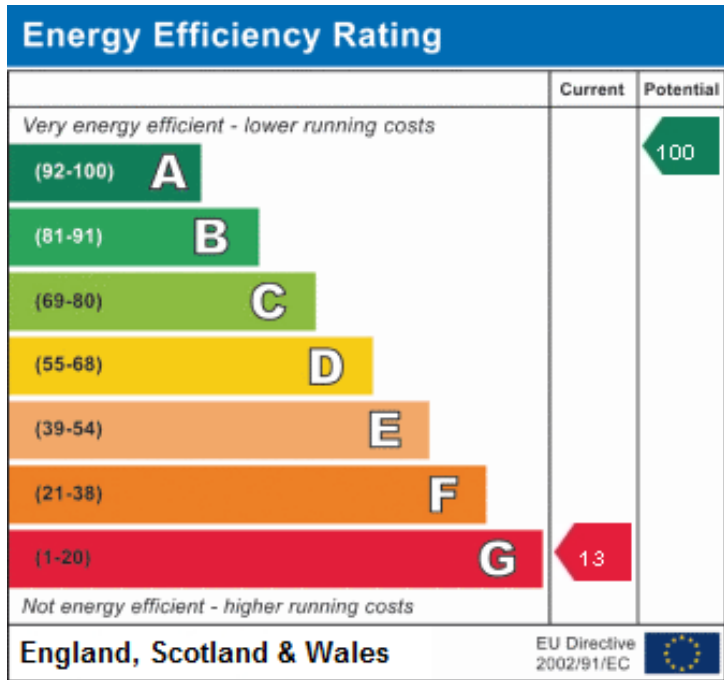
We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

COUNCIL TAX

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

Services

We are informed by the current Vendors that the property benefits from mains water via a sub meter arrangement, mains electricity, recently fitted private drainage, oil fired central heating via a Rayburn Range.







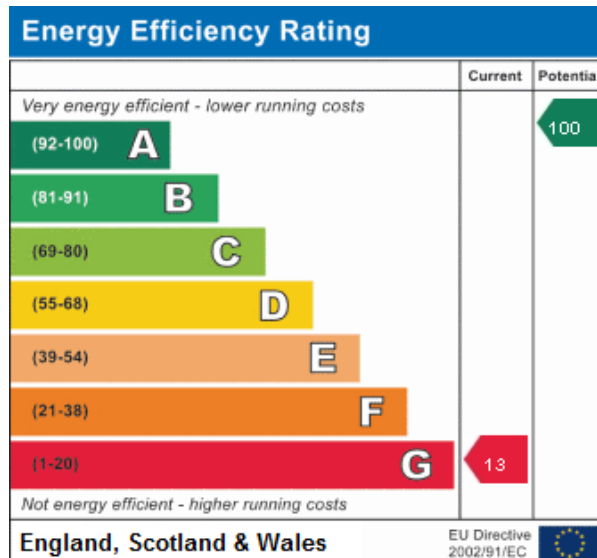
Directions

From Lampeter take the A482. Continue through the Villages of Cwmann, Harford and Pumpsaint. Continue out of the Village of Pumpsaint for approximately half a mile taking the first right hand turning and then passing the Sawmills. Continue over the bridge. Take the first right hand turning onto a farm lane, as identified by the Agents 'For Sale' board, and continue to its termination at Gwargorof.

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'.

To keep up to date please visit our Website, Facebook and Instagram Pages



For further information or to arrange a viewing on this beautiful property, contact us:

Lampeter
12 Harford Square
Lampeter
Ceredigion
SA48 7DT

T: 01570 423623
E: lampeter@morgananddavies.co.uk
<http://www.morgananddavies.co.uk>



Regulated by
RICS[®]