

A truly charming former cow shed conversion set in 13.42 acres of land in the heart of the Teifi Valley. Nr Pencader, West Wales.



Nant Y Wennol, Dolgran, Pencader, Carmarthenshire. SA39 9DA.

£550,000

Ref: A/5043/LD Offers in the region of

*** Impressive and highly appealing *** Tastefully renovated by the current vendors *** Full of original character throughout *** Attractive former cow shed conversion *** Spacious living accommodation *** Farmhouse style oak kitchen *** Spacious principal bedroom with en-suite *** 4 bedroomed accommodation *** Stylish and Contemporary bathroom *** Indian Sandstone flooring ***

*** The land in all is around 13.42 acres *** Native woodland comprising of 6,000 trees *** Pasture land *** Potential planning for Glamping enterprise (STC) *** Patio area *** Spacious Garden *** Far reaching views over the Teifi Valley *** Stream boundary ***

*** Located on the Outskirts of Pencader *** 3 miles distant from the Market Town of Llandysul *** 12 miles North from the County Town and Shopping Centre of Carmarthen ***



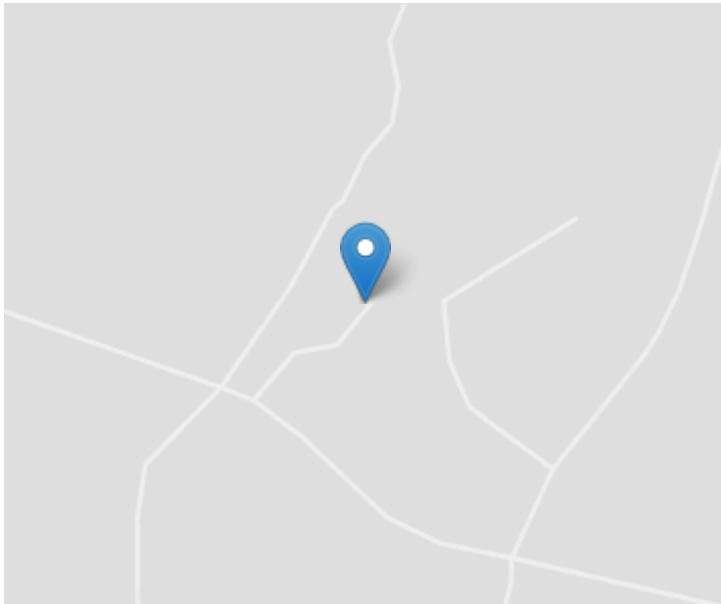
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LOCATION

Located in the rural Hamlet of Dolgran, situated on the outskirts of Pencader, which provides a good range of local amenities, being some 3 miles distant from the Market Town of Llandysul, and only 12 miles North from the County Town and Shopping Centre of Carmarthen, being the main employment centre in the region providing for most everyday facilities, including the West Wales General Hospital and the national rail and motorway network connection.

GENERAL DESCRIPTION

Nant Y Wennol is a highly attractive former cow shed conversion located on the outskirts of Pencader. The accommodation comprises of a farmhouse style kitchen, character living room, spacious inner hallway, 4 bedrooms including a principal bedroom and en-suite. Set within 13.42 acres of pasture land with newly planted native woodland. Breath taking views over the Teifi Valley. The property in particular offers the following:-

ENTRANCE PORCH

Double glazed hardwood entrance door leading to:

KITCHEN



16' 10" x 10' 6" (5.13m x 3.20m). Stylish farmhouse style fitted oak kitchen with base and eye level units with work surface over, large stainless steel single drainer sink, gas and electric 'Leisure' cooker with 'Belling' extractor fan over, integrated fridge and freezer, plumbing in place for washing machine and dishwasher. Indian sandstone flooring.

DINING ROOM



15' 6" x 11' 6" (4.72m x 3.51m). Oak flooring, radiator, patio doors leading to patio area. Larder cupboard.

LIVING ROOM

17' 5" x 15' 9" (5.31m x 4.80m). Original character beams with open ceiling, imposing corner fire place with open flue, pillar radiator, patio doors. Indian sandstone flooring.

HALLWAY

Indian sandstone flooring, 3 windows to rear and 3 radiators.

BEDROOM 4

11' 6" x 8' 2" (3.51m x 2.49m). With radiator.

BEDROOM 3

11' 4" x 9' 6" (3.45m x 2.90m). With Radiator

BATHROOM

Stylish and contemporary fully tiled bathroom, roll top free standing bath, pedestal wash hand basin, low level W.C, pillar radiator.

BEDROOM 2

11' 2" x 8' 8" (3.40m x 2.64m). With radiator. Access to loft space.

PRINCIPAL BEDROOM

16' 3" x 15' 3" (4.95m x 4.65m). Double aspect windows, 2 pillar radiators, patio doors leading to garden. Staircase leading to loft space.

EN SUITE

Stylish fully tiled en-suite with fitted shower, pedestal wash hand basin, low level W/C and extractor fan.

LOFT ROOM OVER/POTENTIAL BEDROOM

14' 8" x 12' 8" (4.47m x 3.86m).

EXTERNALLY**PATIO AREA****GARDEN**

SLURRY PIT**PLANT ROOM**

Internal biomass and solar supplying domestic water supply.

LAND

The land comprises of 13.42 acres of partly grazable and pasture land and native woodland. The land offers potential purchasers the potential planning for glamping subject to consent.

NATIVE WOODLAND

The current vendors planted 6,000 native trees comprising of beech, oak, cherry, rowan, hawthorn which considers to be a haven for wildlife.

FAR REACHING VIEWS

FRONT OF PROPERTY



REAR OF PROPERTY



Council Tax Band

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

TENURE AND POSSESSION

We are informed the property is Freehold Tenure and will be vacant on completion.

THE SETTING

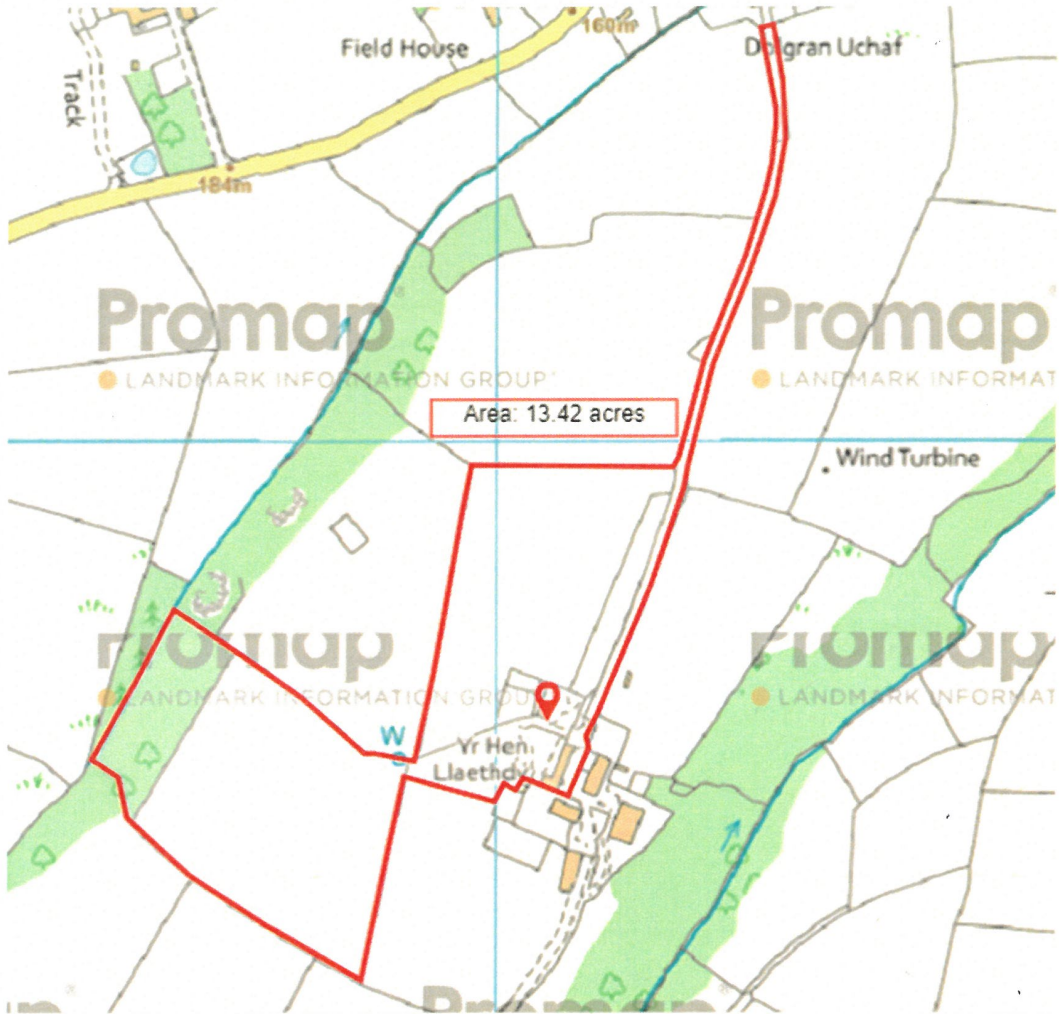
Please be advised that the property is located on a former farmstead, which has now been split to offer a residential complex. Although this property is private.

Services

We are informed by the Vendors that the property benefits from private water, mains electricity, private drainage, oil fired central heating and biomass, Solar Panels running the domestic water supply at the property, double glazing, telephone and broadband available from B.T.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





Directions

From Llandysul travel through to Pencader on the B4559. On leaving the Village turn right just after the small bridge signposted for Dolgran. Proceed along this road for approximately 1 mile until you reach the hamlet of Dolgran, and the entrance track to the property can be found on your left hand side, as identified by the agents 'For Sale' arrow.

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

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