

*A Perfect Blend of Countryside Charm and Practical Living with this Exceptional 17 Acre Smallholding (less land by negation),
Ideal for Equestrian Enthusiasts or Those Seeking a Lifestyle Change. Perfect Mix of Village and Country Life.*



Dolgader, Pencader, Carmarthenshire. SA39 9AA.

£450,000

A/5441/NT

Approximately 17 acres of picturesque countryside with a natural water source as a boundary to the land. This impressive character detached residence presents a rare opportunity to acquire a versatile rural property perfectly suited for equestrian use. Combining charm, comfort, and function, the home offers character-filled accommodation alongside well-planned equestrian facilities, including stables, paddocks, and lunge pen. 2 bedrooms en suite The property has double glazing and oil central heating. Located in the rural village of Pencader and within easy reach of the historic market town of Carmarthen, this detached residence offers an exceptional lifestyle opportunity.



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Location

Pencader is a traditional Welsh village known for its tranquil charm, strong sense of community, and scenic surroundings. Pencader offers a peaceful pace of life, with everyday essentials available locally, including a village shop, post office, and primary school. The surrounding landscape is a haven for walkers, riders, and nature lovers, with winding country lanes, and far-reaching views across the field to the River Tyweli. Pencader benefits from excellent transport links. The B4459 runs through the village, providing a direct route to Carmarthen—just under 20 minutes away—where a wider range of shops, secondary schools, healthcare facilities, and train services can be found. The beautiful Ceredigion coastline and popular towns like Aberaeron and Lampeter are also within easy reach, making Pencader a superb base for both rural living and wider exploration.

Entrance Hallway



Sitting Room

4.25m x 4.78m (13' 11" x 15' 8")

Solid fuel cooking range, staircase, entrance door and window to rear. Opening to



Kitchen/ Dining Room

2.7m x 4.1m (8' 10" x 13' 5")

Range of base units with worktops over and matching wall units. Sink unit, oven and hob. 2 Double glazed windows to rear and rear door.





Hallway / Landing

Radiator, front door and door to

Living Room

3.2m x 4.4m (10' 6" x 14' 5")

Bay double glazed window to rear. Window to front. Original fireplace with cast inset fireplace and tiled surround. Dado rail, wooden floor.

Recess store cupboard with display area over. Picture rail.



Bedroom

2.86m x 3.4m (9' 5" x 11' 2")

Bay window to rear, radiator and door to



En Suite

2.2m x 1.12m (7' 3" x 3' 8")

Shower cubicle, WC, pedestal wash hand basin and window to front.



Landing

Window to front and doors to

Bedroom



2.9m x 3.3m (9' 6" x 10' 10")

Window to rear, picture rail, radiator and door to

En Suite

2.2m x 1.1m (7' 3" x 3' 7")

WC, Pedestal wash hand basin and window to front.



Bedroom

2.2m x 1.9m (7' 3" x 6' 3")

Window to front.



Bathroom

3.7m x 1.6m (12' 2" x 5' 3")

Panelled bath with mixer tap and shower attachment with shower over, vanity wash hand basin. WC, radiator and window to rear.



Bedroom

2.7m x 2.8m (8' 10" x 9' 2")

Double glazed window to front. Tongue and grooved ceiling, window to front.



Externally

Side access entrance shared with the neighbour leads to 2 yard areas for parking and turning areas. Patio area to the immediate rear of the property with store shed and WC off. There is full current planning permission for the lower ground floor rear extension approx 6x6 meters.





Outbuildings

They include Double Stable block. 3.2m x 3.2m & 3.5m x 3.5m.

Covered area 7.5 x 5.7m.

Double Stable 8.1 x 4.4m. Foaling Box 5.3m x 3.6m. Stable 3.7m x 3.2m. Stable 3.7m x 3.7m.

Workshop 3.2m x 4m .

Covered Former Polytunnel 7.5m x 3.6m .



Land

The land amounting to 17 acres is in one block divided into conveniently sized paddocks and mostly level. To the rear and at the far end of the boundary is the River Afon Tyweli which runs along the boundary.





Services

We have been informed by the current vendor that the property benefits from Mains Water, Mains Electric, Mains Drainage and Oil Central Heating.

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 and has the following charges. Council Tax Band: 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 License and a Credas AML check. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.



The map displays a rural landscape with several distinct land parcels. A large central area is shaded light blue, while a smaller area to the left is green. A narrow strip along the bottom right is red. The map includes numerous labels for roads (e.g., 'Aber Tynewell', 'Aber Tynewell', 'Aber Tynewell'), buildings (e.g., 'St Mary's Church', 'St Mary's Church', 'St Mary's Church'), and other features (e.g., 'St Mary's Church', 'St Mary's Church'). The map also shows a network of roads and a river or stream flowing through the area.

MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: Driveway.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTC.

Accessibility Types: None.

Mobile Signal

4G great data and voice

Existing Planning Permission

6x6 Ground floor extension

No: PL/04044

EPC Rating: E (39)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

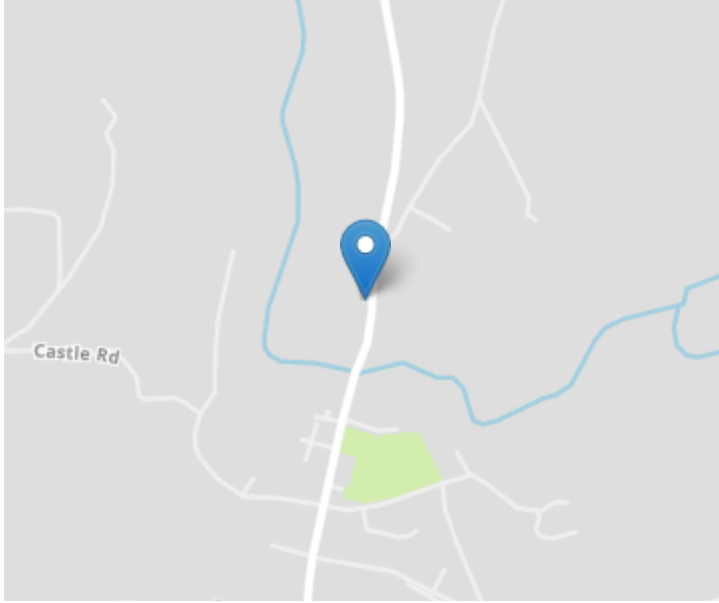
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

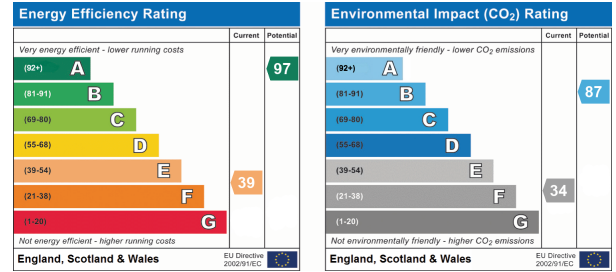
Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



Directions

Directions : Take the A 485 north towards Lampeter. Travel through Peniel, Rhydargaeau and Alltwalis. Carry on up the hill and having passed Windy Corner Garage turn left towards Pencader. Carry on and enter the village of Pencader pass the shop and school. Go through the narrow bit of road and after 50 yards the property will be found on the left hand side. What3words location. prouder.pillow.redeeming



For further information or to arrange a viewing on this property please contact :

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