

*A rare opportunity to acquire a beautifully renovated smallholding in a tranquil setting, 4 miles from Lampeter, West Wales*



**Wernllwyd, Ffarmers, Llanwrda, Carmarthenshire. SA19 8QQ.**

**£525,000**

**A/5513/LD**

\*\*\* No Onward Chain \*\*\* A rare opportunity to acquire a beautifully renovated smallholding \*\* Tranquil rural setting \*\*\* Set in a peaceful, secluded valley \*\*\* Charming farmhouse offering 3 bedrooms, 4 reception rooms, 3 bathrooms \*\*\* Idyllic rural lifestyle \*\*\* LPG fire central heating and UPVC double glazing \*\*\* Good broadband connectivity \*\*\*

Conservatory with panoramic views over the countryside \*\*\* No near neighbours \*\*\* The land extending to approximately 2.3 acres or thereabouts, consisting of the Farmhouse, Outbuildings and Nursery field \*\*\* A traditional homestead with large yard \*\*\* Stone and slate barn offering further conversion opportunities (s.t.c.) \*\*\* Sympathetically restored whilst retaining many of its original features \*\*\* Majestic country views overlooking Bannau Brecheiniog, Picws Du, Waun Lefrith dominate the skyline \*\*\*

Further land is available by separate negotiation totalling an additional approx. 14.3 acres \*\*\*



**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

Located 20 miles north of the county town of Carmarthen, set amongst the North Carmarthenshire hillside in a sheltered location with far reaching views to the south and lying just 4.3 miles from the University town of Lampeter which offers a wide range of facilities, and within easy commuting distance to the Cardigan Bay and South Wales conurbation.

The M4 motorway is approximately 25 minutes' drive. Local market towns in the vicinity, include Llandovery, Llandeilo and Tregaron.



## GENERAL

A rare opportunity has arisen to purchase this recently renovated three bed, four reception, three bath / shower room smallholding set in a quiet little valley some 4.3 miles to the south east of the market town of Lampeter.

The property is set 60m back from a tranquil side public road offering peace and privacy. No neighbours!!

The lands extend to 2.3 acres or thereabouts (to be verified) comprising the home plot and nursery field as well as a generous arrival yard. More land is available by separate negotiation totalling an additional 14.3 acre with the possibility of further fields.

The barn array location offers a typical Welsh farm "L" shape. The outbuildings provide capacious space allowing

for the accommodation, amongst other things, of tractor and farm machinery and hay.

The stone barn is currently used as a workshop but has planning permission potential.

The early history of the house is not fully known but potentially dates as far back as the eighteenth century.

The current owners purchased the farm some nine years ago and have sympathetically restored the property to a high standard.

The countryside views are majestic offering sights to infinity with very few other buildings visible. Peace and tranquillity are assured.

To the south-east, the three mountain sisters of Fan Brycheiniog, Picws Du & Waun Lefrith dominate the skyline.

## KITCHEN/DINER

15' 3" x 13' 7" (4.65m x 4.14m) - Dining Room

14' 1" x 11' 9" (4.29m x 3.58m) - Kitchen

A huge and grand family space made for socialising and entertaining vaulting into the oak beamed roof space above. A minstrel gallery offers a view of the proceedings as it meanders to the galleried bedroom above.

Heated by three media: under-floor heating fed from a separate boiler; an LPG two oven Aga. Floors are quarried stone with under floor heating.

Four bifold doors offer unobstructed views over the surrounding countryside and lead to the front stone walled patio area outside.

The kitchen also comprises fitted oak cupboards and glazed wall units along with a Belfast sink.





**KITCHEN/DINER SECOND ANGLE**



**GALLERIED BEDROOM 1**

14' 8" x 11' 0" (4.47m x 3.35m) approached via stairs from dining room. vaulted ceiling, 2 x Velux windows. Original beams. 4 x under eaves storage cupboards and spotlighting.

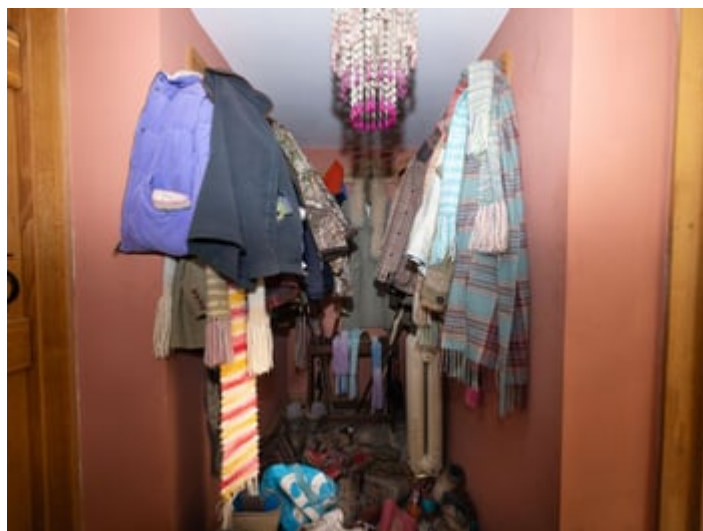
Accessed via the Minstrel Gallery, the third bedroom displays a feature lime and stone wall, exposed oak trusses, a vaulted ceiling and stripped floor boards.



**COAT HALL**

Accessed via front entrance door. A wonderfully shambolic little space for all your coats, scarves, boots etc. Leads off through a separate oak door to outside so limiting the passage of boot mud.

Quarried stone floor and a feature mock Victorian radiator.



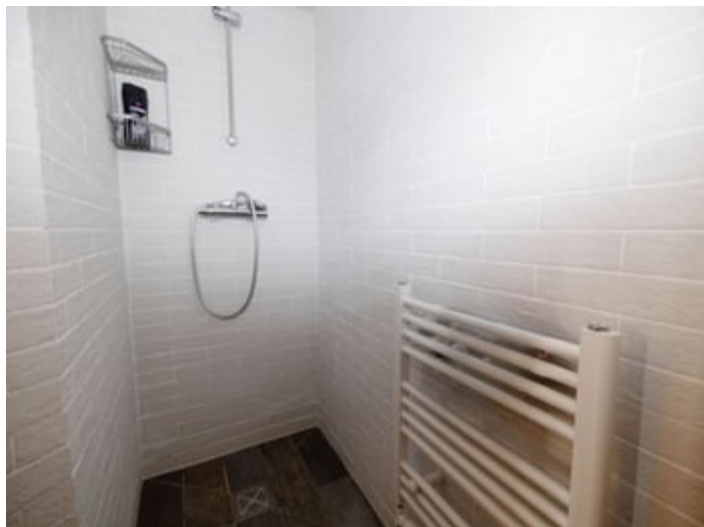
**SNUG**

16' 10" x 8' 6" (5.13m x 2.59m) with large open stone fireplace. Tiled flooring.



### WET ROOM

With walk-in shower facility. Low level flush w.c. wash hand basin, heated towel rail. Extractor fan.



### UTILITY ROOM

34' 3" x 8' 2" (10.44m x 2.49m) . Be the envy of others!! Enormous space to hide all the white goods, cupboards, coats, boots etc you don't want cluttering up your kitchen. Accessed via the Snug or via a back door so preventing mud being tramped through the main house.

Fully tiled so an excellent area for your dogs and cats. Plumbing for a washing machine adjacent to the sink with cleaners tap. Cupboards conceal all your mops 'n' buckets.



### DRAWING ROOM

33' 6" x 18' 2" (10.21m x 5.54m) An impressive, grand, vaulted space cradled by a wealth of oak providing uninterrupted views over the surrounding valley. Light pours in from the five oak bifold doors and Velux roof lights.

The fully tiled floor conceals the underfloor heating creating cosy comfort during the winter. Accessed through a sturdy oak panelled door, a superlative space to live and entertain in.





## DRAWING ROOM (SECOND ANGLE)



## LIVING ROOM



22' 7" x 16' 3" (6.88m x 4.95m)

A large family room, currently split as a living area and office. An imposing feature stone fireplace overlooks the space. French doors lead off to the glass room. The room is fully tiled and includes oak beams and an oak staircase leading to the upstairs accommodation. Feature mock Victorian radiators provide the warmth. Oak doors complete the scene.

Recently, this room was divided to provide a fourth bedroom that could easily be reinstated by fitting a plasterboard partition along the downstand oak beam. The original oak door is still in the outside barns

## GLASS ROOM / CONSERVATORY



20' 0" x 10' 0" (6.10m x 3.05m)

A breath taking glass structure across the front of the property offering a panorama across the fields you own. This resplendent space allows you to enjoy being outside, accessing natural light, even when the weather is not following the script. Extend the BBQ night when it may get chilly outside. Sit outside in the winter and enjoy the light.

The fourteen sliding glass panels move over each other so the room can be nearly opened fully. Flooring is from quarried stone.

## OUTSIDE FARMER'S TOILET - SECONDARY BOILER ROOM

The ever useful outside toilet to keep boot muck out of the house when the call happens. Includes toilet and wash hand basin, light and electric tubular frost heater.

Also includes the second LPG fed Ferroli boiler providing underfloor heating to the dining room / kitchen.

## FIRST FLOOR

## PRINCIPAL BEDROOM 2



20' 3" x 11' 10" (6.17m x 3.61m) with 3 windows to the fore. Oak parquet flooring. 2 Antique style pillared radiators. Vaulted ceiling with Oak beam.

## EN-SUITE

Stylish suite with with walk-in shower, low level flush w.c. Vanity unit and wash hand basin. Lighted mirror. Extractor fan and spot lighting.



## BATHROOM



7' 6" x 7' 5" (2.29m x 2.26m) A traditional bathroom offering views over the stables beyond. Fully tiled in Victorian style with a matching complementary radiator and tiled floor.

Impressive copper bath with telephone handle period shower and taps. Prodigious bath to relax in on a cold night. Toilet and wash basin with storage under.

## BEDROOM 3

12' 4" x 7' 3" (3.76m x 2.21m) A romantic and peaceful double aspect bedroom offering a wealth of afternoon light. Walk in wardrobe for all your necessary clothes.

Wood block floor with contrasting oak doors, architrave and skirting. Feature mock Victorian radiator



## EXTERNALLY

### RANGE OF OUTBUILDINGS

A capacious array of outside barn space comprising a principal stone barn under a partial slate roof, a corrugated metal barn and cluster of block buildings comprising a chicken house.

The stone barn is ripe for conversion, subject to necessary planning permission.



## STONE AND SLATE RANGE



17' 0" x 35' 0" (5.18m x 10.67m) with original cow stalls in situ. Electricity and lighting connected.

### FORMER DAIRY AND STORE ROOM

### BLOCK BUILT CHICKEN HOUSES

### HAY BARN WITH LEAN-TO

14' 5" x 14' 4" (4.39m x 4.37m) of timber and corrugated iron construction with hard based flooring .



### THE YARD

A traditional yard area with ample parking and turning space.

### THE LAND

A totally flexible land purchase from the home plot with 1.5 acre field through to a manageable smallholding to a small farm.

### VIEW



### OPTION 1: HOME PLOT AND NURSERY FIELD

To include the land under the dwelling and the access road (approx 0.85 acre) plus Nursery Field (approx 1.5 acre)

Total 2.35 acres

Total price for Option 1

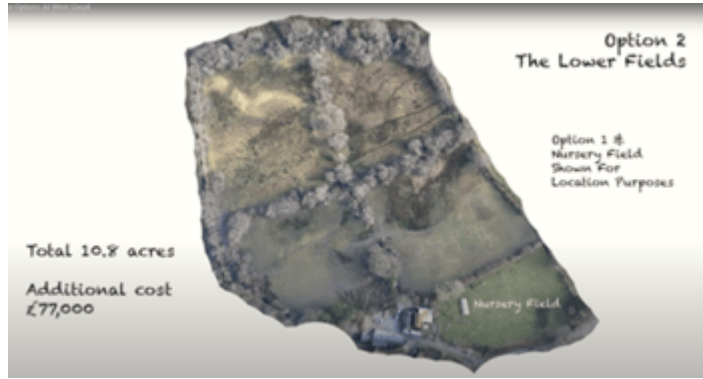
£525,000

Option 1  
The Home Plot & Nursery Field

Approximately 2.3 acres (to be verified) of pasture land and homestead

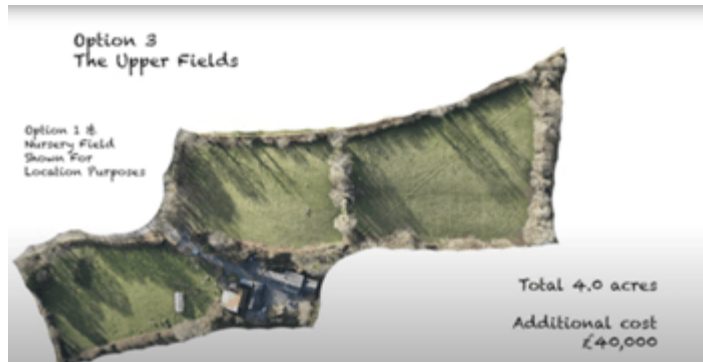


## OPTION 2: THE LOWER FIELDS



Approximately 10.8 acres (to be verified) of pasture land with river frontage.

## OPTION 3: THE UPPER FIELDS



Approximately 4 acres (to be verified) of pasture land.

## NOTES:

Option1 could be bought with Option 3, so omitting Option 2.

or

Option 2 and 3 could be bought together etc.

it is all negotiable and please contact the sole selling agents. All land available by separate negotiation.

## TENURE AND POSSESSION

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

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

## 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.

## FRONT OF PROPERTY



## SIDE ELEVATION



## YOUTUBE VIDEOS

The following videos provide further information :

<https://youtu.be/TU2JFim2r3M>

[https://youtu.be/-OPt\\_E6DICw](https://youtu.be/-OPt_E6DICw)

<https://youtu.be/jFLLyBDJnVM>

<https://youtu.be/Am-dqiP73NY>

## Services

We are informed by the current Vendors that the property benefits from private water vis spring, mains electricity, private drainage, LPG central heating with 2 separate boilers, UPVC double glazing throughout, telephone subject to B.T. transfer regulations, good Broadband speeds available.



## MATERIAL INFORMATION

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**Council Tax:** Band D

N/A

**Parking Types:** None.

**Heating Sources:** Gas.

**Electricity Supply:** Mains Supply.

**Water Supply:** Private Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** E (53)

**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


From Lampeter proceed to Cwmann and on leaving Cwmann turn left by the Ram Inn. Proceed along this road for 1 mile, keeping left at the fork onto the next cross roads. Continue straight ahead and the entrance to Wernllwyd will be on your left hand side after approx 0.5 miles as identified by the Agents 'For Sale' board.

**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'.

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

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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

**Lampeter Office**  
**12 Harford Square**  
**Lampeter**  
**Ceredigion**  
**SA48 7DT**

T: 01570 423623

E: [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

<http://www.morgananddavies.co.uk>



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