

An exciting lifestyle opportunity with a magnificent country residence with two holiday cottages set in a secluded location. Pumpsaint, North Carmarthenshire, West Wales



Coed y Gof, Pumpsaint, Llanwrda, Carmarthenshire. SA19 8DQ.

£775,000

REF: A/5531/LD

*** An exciting lifestyle opportunity *** A character country 3 bedrooomed farmhouse with two self contained holiday cottages *** Enjoying a secluded location - A short distance from the National Trust Village of Pumpsaint with the former Dolaucothi Gold Mines *** Set in its own land of approximately 2.7 acres *** Picturesque rural location with outstanding views over the dramatic countryside *** Immense income potential with its current layout whilst benefiting from further conversion opportunities

*** Traditional stone and slate barn and coach house having conversion opportunities ** Dutch barn with Poultry enclosures and further outbuildings *** Vegetable growing garden areas with poly tunnel and vegetable beds *** Grazing paddock now left to nature with beautiful walkways *** A haven for local Wildlife

*** Convenient to Lampeter, Llandovery, Llandeilo and the M4 Motorway and National Rail Networks *** Business potential or as the perfect Family home *** A lifestyle smallholding with a lot to offer *** Viewings highly recommended



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LOCATION



Rural but not remote. Coed Y Gof enjoys a fine location being a short drive to the Village Community of Pumpsaint which is a Village Community with a former Public House and the Dolaucothi National Trust Gold Mines. It is only a short drive to Lampeter, Llandovery and Llandeilo with good access to the M4 Motorway. West Wales countryside at its finest.

GENERAL DESCRIPTION



An impressive lifestyle smallholding, Coed Y Gof provides a refurbished yet characterful 3 bedroomed farmhouse with the welcome addition of two converted barns now providing two self contained holiday cottages. The property provides immense opportunity and offers further conversion opportunities with the stone and slate barn and coach house (subject to consent). The property also benefits from a sited mobile home which has also been utilised as a holiday let business. Therefore three units in total.

The property benefits from private water, private drainage and mains electricity and good Broadband connectivity.

It sits within its own land of approximately 2.7 acres with formal gardens, vegetable growing areas and a sloping paddock that offers itself as a wildlife conservation area with delightful walkways running down and bisected by a small stream and providing a haven for local Wildlife.

It offers a rural location, yet not being remote, and being close to the Village Community of Pumpsaint and the Market Towns of Llandeilo, Llandovery and Lampeter.

THE FARMHOUSE

The accommodation at present offers more particularly the following.



ENTRANCE HALL

With a Bespoke solid oak entrance door, built-in hand crafted wall and floor cupboards, quarry tiled flooring.



LIVING ROOM (THIRD IMAGE)



LIVING ROOM

15' 3" x 14' 4" (4.65m x 4.37m). With a beautiful inglenook fireplace incorporating a multi fuel stove and bread oven, oak staircase to the first floor accommodation, understairs storage cupboard, quarry tiled flooring, radiator.



DINING ROOM

14' 3" x 8' 2" (4.34m x 2.49m). With radiator.



LIVING ROOM (SECOND IMAGE)



KITCHEN

27' 0" x 16' 10" (8.23m x 5.13m). A farmhouse style fitted kitchen with a range of wall and floor units, twin bowl ceramic sink with mixer tap, oil fired Rayburn Range serving the cooking and heating requirements, 4 ring Hotpoint induction hob, integral fridge and freezer, integral Smeg dishwasher, plumbing and space for automatic washing machine, hand crafted stable type rear entrance door, oak box sash windows, ceiling down lighters.

**KITCHEN (SECOND IMAGE)****KITCHEN (THIRD IMAGE)****FIRST FLOOR****LANDING**

With access to the insulated attic space, ceiling sky light, radiator.

**BEDROOM 1**

14' 9" x 14' 4" (4.50m x 4.37m). With radiator.



BEDROOM 1 (SECOND IMAGE)



BEDROOM 2

14' 2" x 8' 3" (4.32m x 2.51m). With radiator.



BEDROOM 3

10' 10" x 6' 9" (3.30m x 2.06m). With built-in wardrobe and cupboard, radiator.



BATHROOM

15' 3" x 6' 9" (4.65m x 2.06m). A stylish and contemporary suite comprising of a free standing roll top bath with shower and mixer tap, pedestal wash hand basin with tiled splash back, corner shower cubicle being fully tiled, low level flush w.c., towel heater, radiator.



BATHROOM (SECOND IMAGE)



BATHROOM (THIRD IMAGE)



EXTERNALLY

HOLIDAY COTTAGES (FIRST IMAGE)



HOLIDAY COTTAGES (SECOND IMAGE)



COTTAGE 1 - GOLWG LAS (1 BEDROOM)

Comprising more particularly:-



LIVING ROOM - COTTAGE 1

15' 6" x 13' 7" (4.72m x 4.14m). With vaulted open ceiling feature stone walls, French doors to a balcony area with glazed balustrade, oak flooring with underfloor heating.



KITCHEN - COTTAGE 1

16' 6" x 6' 10" (5.03m x 2.08m). A cottage style fitted kitchen with a range of wall and floor units with work surfaces over, Belfast sink with mixer tap, Hotpoint oven, 4 ring hob, integral fridge, fitted washing machine and dishwasher, rear stable type door, oak panelled flooring with underfloor heating.



BEDROOM - COTTAGE 1

12' 4" x 9' 1" (3.76m x 2.77m). With vaulted ceiling, oak panelled flooring with underfloor heating.



BATHROOM - COTTAGE 1

12' 5" x 6' 0" (3.78m x 1.83m). A stylish suite comprising of a panelled bath, corner shower cubicle, pedestal wash hand basin with mixer tap, low level flush w.c., vaulted ceiling, slate effect tiled flooring with underfloor heating.



BALCONY AREA

Overlooking the Wildlife paddock.



COTTAGE 2 - NANTGLAS (2 BEDROOMS)

Comprising more particularly:-



LIVING ROOM - COTTAGE 2

16' 2" x 15' 3" (4.93m x 4.65m). With vaulted ceiling, French doors opening onto the balcony area, feature stone walls, oak panelled flooring with underfloor heating.



KITCHEN - COTTAGE 2

12' 3" x 10' 11" (3.73m x 3.33m). A cottage style fitted kitchen with a range of wall and floor units with work surfaces over, Belfast sink with mixer tap, Hotpoint oven, 4 ring hob, integral fridge, fitted washing machine and dishwasher, rear stable type door, oak panelled flooring with underfloor heating.



BEDROOM 1 - COTTAGE 2

12' 6" x 7' 6" (3.81m x 2.29m). With vaulted beamed ceiling, oak flooring with underfloor heating.



BEDROOM 2 - COTTAGE 2

12' 5" x 7' 6" (3.78m x 2.29m). With vaulted beamed ceiling, oak flooring with underfloor heating.



BATHROOM - COTTAGE 2

A stylish suite comprising of a panelled bath, pedestal wash hand basin with mixer tap, low level flush w.c., corner shower cubicle, slate effect tiled flooring with underfloor heating.



BALCONY AREA

Overlooking the Wildlife paddock.



MOBILE HOME

Currently offering itself as a holiday let business, being nicely refurbished in a contemporary style. Comprising more particularly:-



BEDROOM - MOBILE HOME

14' 9" x 9' 9" (4.50m x 2.97m). With double aspect windows, electric heater.



SHOWER ROOM - MOBILE HOME

With a corner shower cubicle, low level flush w.c., pedestal wash hand basin.



KITCHEN - MOBILE HOME

13' 6" x 4' 6" (4.11m x 1.37m). A fitted kitchen with a range of wall and floor units, stainless steel sink and drainer unit, gas cooker, space for under counter fridge.



LIVING ROOM - MOBILE HOME

12' 9" x 9' 8" (3.89m x 2.95m). With triple aspect windows, separate front entrance door, enjoying great views over the surrounding countryside.



GARDEN - MOBILE HOME

A designated garden area with an ornamental pond and seating area.



PLEASE NOTE

The contents of the holiday cottages and mobile home will be included within the sale.

RANGE OF TRADITIONAL OUTBUILDINGS

Comprising more particularly:-

TRADITIONAL STONE AND SLATE BARN

36' 9" x 16' 7" (11.20m x 5.05m). Offering great potential for conversion (subject to consent).



TRADITIONAL STONE AND SLATE BARN (SECOND IMAGE)



OPEN FRONTED COACH HOUSE

18' 0" x 10' 9" (5.49m x 3.28m).

MEZZANINE LOFT OVER

16' 9" x 10' 8" (5.11m x 3.25m).

DUTCH BARN

44' 2" x 18' 2" (13.46m x 5.54m). Of corrugated iron and timber construction with mezzanine loft over, steps leading down to the open barn currently utilised as poultry enclosures.



VARIOUS POULTRY ENCLOSURES



GENERAL PURPOSE OUTBUILDING

With

WOOD STORE

23' 0" x 11' 5" (7.01m x 3.48m).



CATTERY

11' 5" x 11' 5" (3.48m x 3.48m).

DUCK HOUSE/SHEEP SHED

10' 7" x 11' 7" (3.23m x 3.53m).



THE GROUNDS

The property sits centrally within its own land of approximately 2.7 acres. The property enjoys a South facing location with fantastic far reaching views over the surrounding countryside.

To the side of the property lies a lawned area with an established kitchen garden with raised beds and POLY TUNNEL. It also boasts a fantastic range of mature shrubs and trees that provides fantastic colour all year round.

To the front of the property lies an extensive patio/bbq area being private with a mature hedge.



GROUND (SECOND IMAGE)



GROUND (THIRD IMAGE)



KITCHEN GARDEN



KITCHEN GARDEN (SECOND IMAGE)



PATIO/BBQ AREA



THE LAND

To the rear of the cottages lies a Wildlife/amenity paddock that leads down to a pretty wooded brook that provides a haven for the local Wildlife. The current Vendors have various walkways and seating areas which is a delightful feature for the holiday cottage and for the Vendors themselves. The grazing paddock could also be re-utilised for grazing. Horses, Sheep, etc.



THE LAND (SECOND IMAGE)



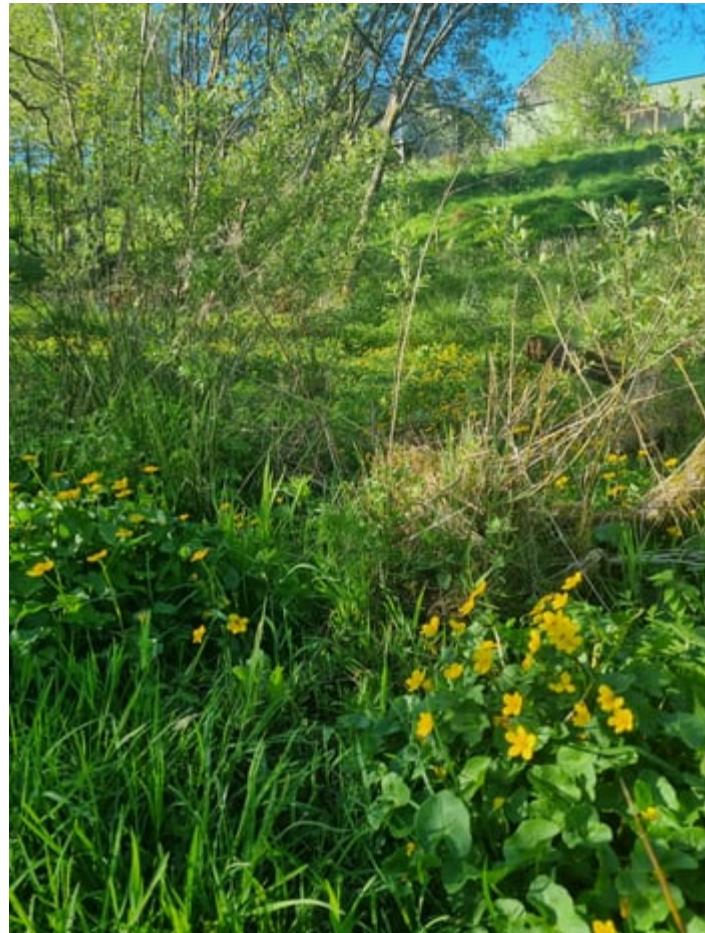
THE LAND (THIRD IMAGE)



THE LAND (FOURTH IMAGE)



THE LAND (FIFTH IMAGE)



THE LAND (SIXTH IMAGE)



PARKING AND DRIVEWAY

The property is approached through a gated entrance drive from a sweeping access lane. This leads to a farmhouse style courtyard with ease access to the farmhouse, cottages and outbuildings.



PLANNING PERMISSION

Proposed two storey extension to the property to include living room, utility room and w.c. to the ground floor and master bedroom and en-suite to the first floor. Please see attached plans. Application Number E/28456.

THE HOMESTEAD



AERIAL VIEW OF PROPERTY



NIGHTFALL



AGENT'S COMMENTS

An exciting lifestyle opportunity. A country home with an income.

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 for the property - '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 Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

Services

We are informed by the current Vendors that the property benefits from private water, mains electricity, private drainage, oil fired central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.



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REVISION no.	1	DRAWN BY	MJW
DESIGN no.	P 02	DATE	JUNE '13
JOB no.	07.060	SCALE	1:100 @ A4

EXTENSION TO GOF

PROPOSED GROUND FLOOR PLAN

GILL & MICK WALLACE

CUREN

1:100

DATE

JUNE '13

SCALE

07.060

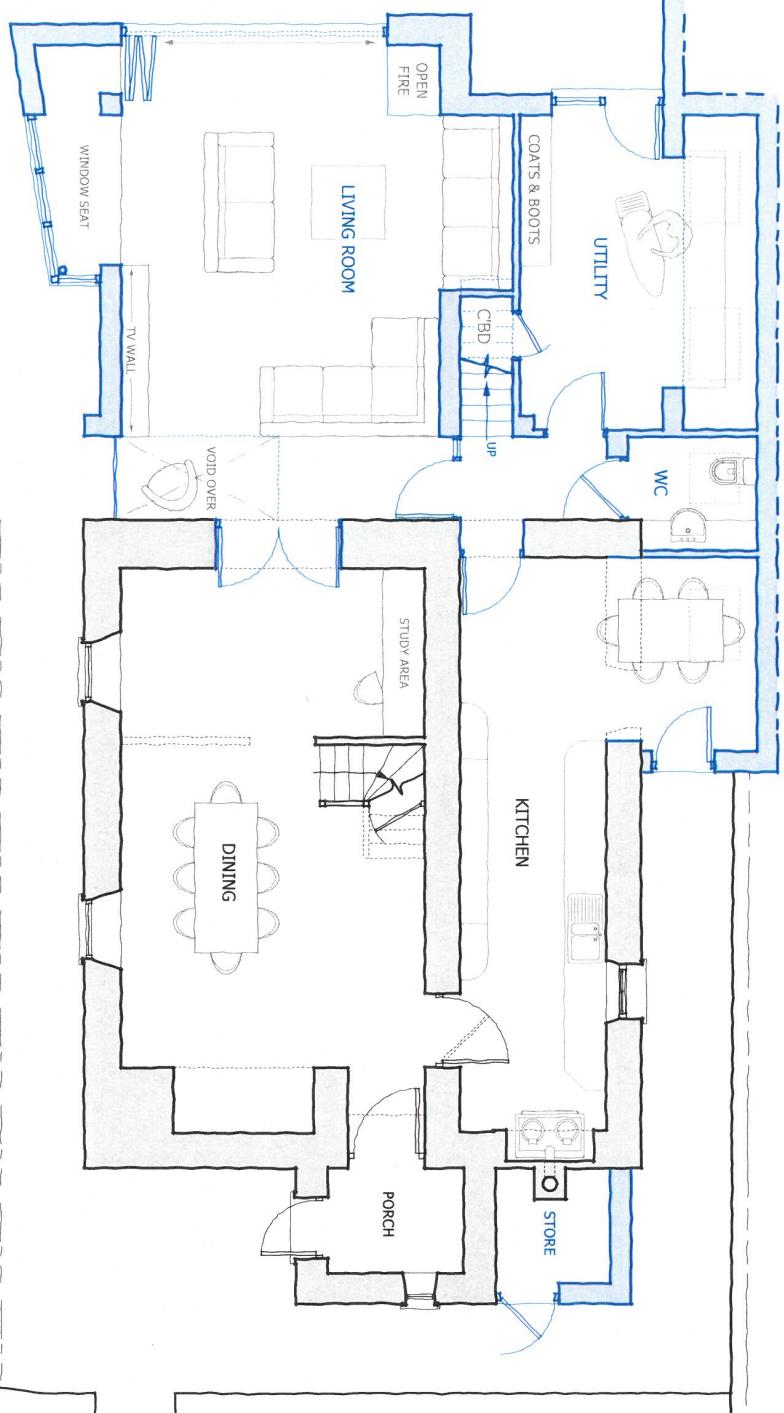
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P 02

REVISION no.



GROUND FLOOR PLAN



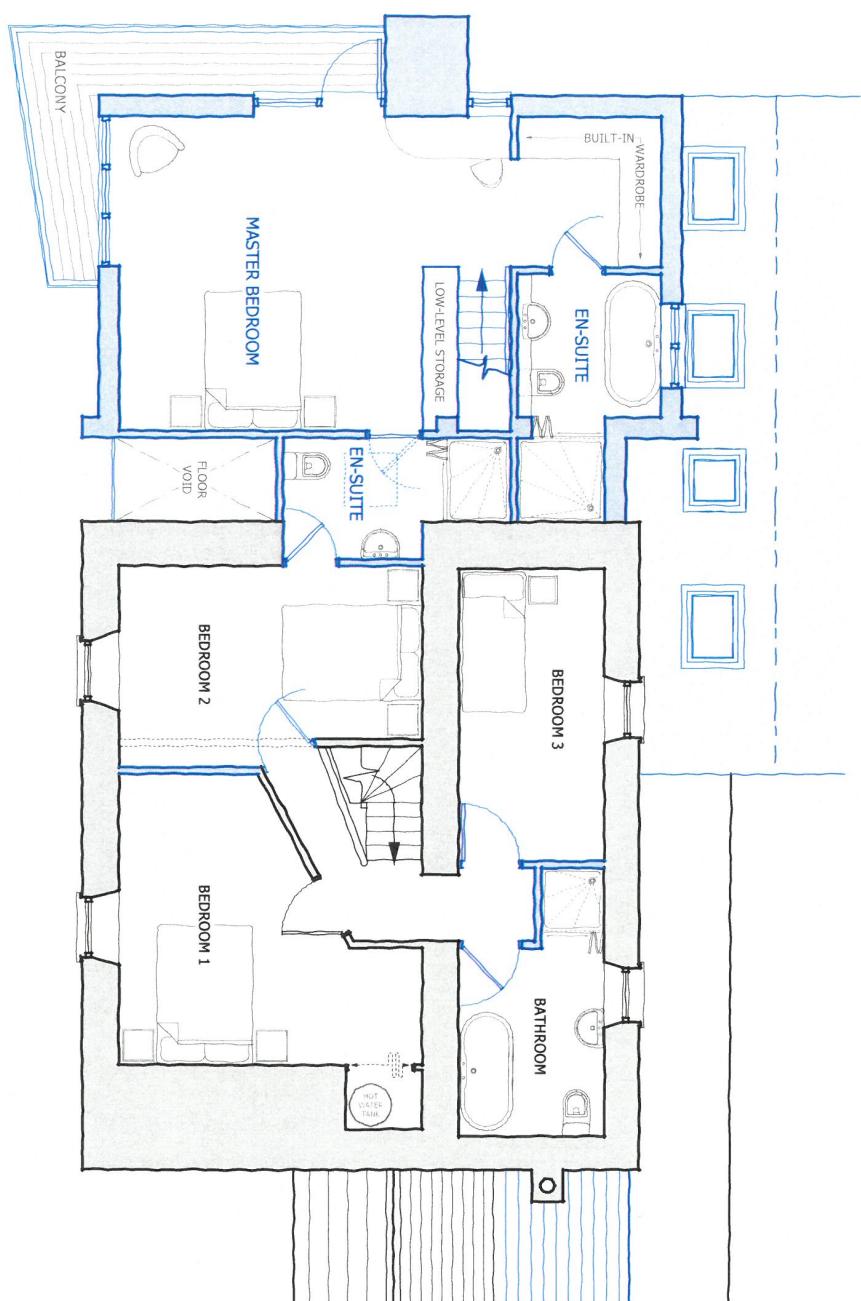
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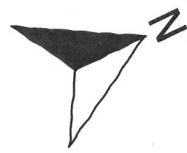
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REVISION no	
DRAWING no	P 03
JOB no.	07.060
SCALE	1:100
CUSTOMER	GILL & MICK WALLACE
DATE	JUNE '13
DRAWN BY	MJW
REVISION no	



FIRST FLOOR PLAN

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Approved

Cymru Sir Gâr
Carmarthenshire
County Council

m w a
mike watt
architects

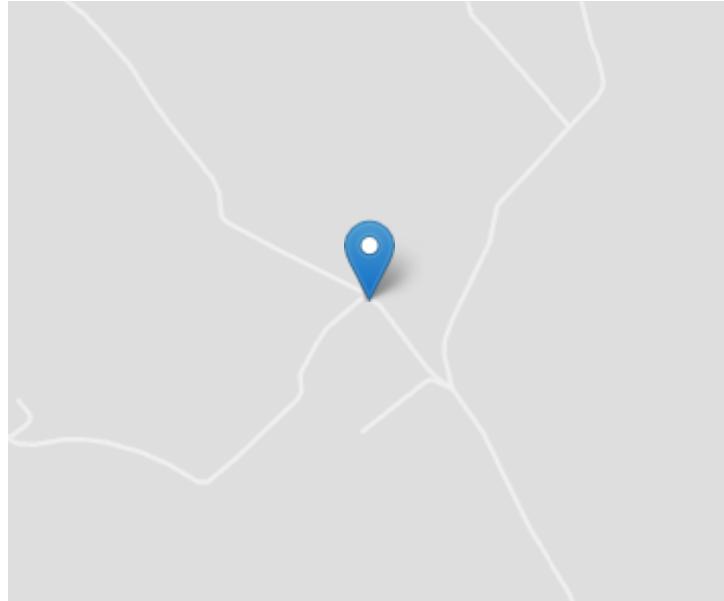
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CLIENT	GILL & MICK WALLACE	SCALE	N/A	JOB no.	07.060
JOB TITLE	EXTENSION TO COED Y GOF	DATE	JUNE '13	DRAWING stage & no.	P 07
DRAWING	PROPOSED MODEL IMAGES	DRAWN BY	MJW	REVISION no.	

Council Tax: Band E	Has the property been flooded in last 5 years? No
N/A	Flooding Sources:
Parking Types: Driveway. Gated. Private.	Any flood defences at the property? No
Heating Sources: Double Glazing. Oil.	Any risk of coastal erosion? No
Electricity Supply: Mains Supply.	Is the property listed? No
Water Supply: Private Supply.	Are there any restrictions associated with the property? No
Sewerage: Private Supply.	Any easements, servitudes, or wayleaves?
Broadband Connection Types: FTTP.	The existence of any public or private right of way? No
Accessibility Types: None.	



Directions

what3words: nightfall.eating.wicket. From Llandeilo take the A40 road towards Llandovery. At Llanwrda turn left onto the A482 road to Lampeter/Pumpsaint. Drive through the Village of Pumpsaint. Take the first left turning beside Cothi Fencing and head over the river. Continue on this lane for approximately a mile and take the next left hand turning. Follow this road for approximately 1.5 miles until you come to a cream coloured house with a conservatory on the right hand side of the road. Go around the house to the right and take the 'No Through' road with a road turn to the left. You will see a Cattle grid and farm track. Continue over the Cattle grid for a further 0.5 of a mile and the property will be located thereafter on your right hand side.

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 property please contact :

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