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**RICS**



Since 1989

*A picturesque 16 acre smallholding located in a beautiful country setting. Near Llanboidy, Carmarthenshire.*



**Nant Yr Eglwys Mill, Llanboidy, Whitland, Carmarthenshire. SA34 0DL.**

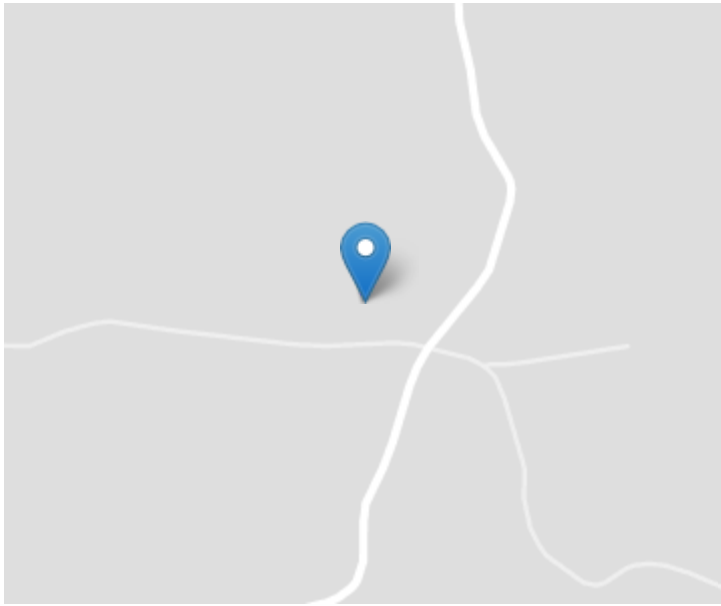
**A/5067/ID**

**£570,000**

**\*\* A picturesque 16 acre small holding located in a beautiful valley setting \*\* 4 bedroom detached farmhouse \*\* A range of stone and slate outbuildings prime for conversion (stp)\*\* 16 acres split to 4 paddocks \*\* No near neighbors \*\* Peace and tranquility \*\* Bordering the river Fenni \*\* With many character features throughout the property \*\* A redundant stone quarry \*\***

The property comprises of - Front conservatory, dining room, character lounge, rear kitchen, utility room. First Floor - 3 double bedrooms, 1 single bedroom, bathroom.

Well situated in the renowned agricultural locality in West Carmarthenshire, being 3 mile distant from the village of Llanboidy, within easy reach of Whitland and St Clears and only 10 miles to the County Town of Carmarthen being one of the largest urban conurbations north of Swansea and the M4. The town offers a range of facilities and services including regional hospital and university, key employment and retail centre in Mid Wales, an excellent connectivity through National Rail Network station and M4, range of cafes, bars and restaurants, supermarkets and everything for your daily needs.



## Ground Floor

### Front conservatory

14' 8" x 11' 3" (4.47m x 3.43m) south facing conservatory with glazed windows, polycarbonate roof, glazed door to side, tiled flooring, wall mounted electric radiator, glazed patio doors into -



### Dining Room

14' 3" x 16' 3" (4.34m x 4.95m) with a wood burning stove on a slate hearth, double glazed window to front, electric heater, stairs to first floor, exposed beams to ceiling.



### Character lounge

17' 6" x 14' 3" (5.33m x 4.34m) with a feature inglenook fireplace with exposed stone work, oak mantle above, cast-iron bread oven, wood burning stove on a slate hearth, exposed beams to ceiling, double glazed windows to front, slate flagstone flooring.







### Kitchen

16' 6" x 7' 0" (5.03m x 2.13m) with a range of base and wall cupboard units with Formica working surfaces above, double stainless steel drainer sink with mixer tap, stainless steel SMEG electric oven and grill with four ring gas hobs above, tiled splash back, double glazed window to side and rear, exposed beams, plumbing space for automatic washing machine and dishwasher.



### Rear entrance hall

7' 1" x 6' 8" (2.16m x 2.03m) via half glazed door, housing the glowworm LPG gas boiler that heats the hot water.

### Utility Room

6' 8" x 9' 8" (2.03m x 2.95m) double glazed window to rear, window to side. This room has potential to be a downstairs bathroom.



## First Floor

### Split Landing

8' 0" x 16' 7" (2.44m x 5.05m) exposed beams to ceiling, is a radiator, cupboards



### Bathroom

10' 6" x 7' 2" (3.20m x 2.18m) Chocolate bathroom suite comprising of paneled bath, low-level flush WC, pedestal wash hand basin, frosted windows to side.



### Rear double bedroom 1

15' 3" x 6' 7" (4.65m x 2.01m) Double glazed window to side, exposed beams, radiator.



### Front Double Bedroom 2

14' 3" x 15' 5" (4.34m x 4.70m) Exposed beams, double glazed window to front, electric radiator.





**Front single bedroom 3**

8' 5" x 6' 4" (2.57m x 1.93m) Window to front.



**Front Principal Bedroom 4**

14' 3" x 11' 8" (4.34m x 3.56m) window to front, exposed beams, electric radiator



**Annex / Overflow accommodation**

### **Open plan Kitchen / Dining / Lounge**

Accessed via glazed double doors. Kitchen area with a range of base and wall units, Formica working surfaces above, electric oven with stainless steel cooker hood over, double glazed window to rear, integrated fridge and freezer, open plan lounge and dining area.



### **Shower room**

9' 7" x 5' 0" (2.92m x 1.52m) A modern white suite comprising of a corner shower unit with electric shower above, splash board panels behind, vanity unit with wash hand basin, dual flush WC, frosted window to front,





### Bedroom 1

7' 9" x 11' 5" (2.36m x 3.48m) With window to front, cupboard unit housing the insulated water tank.

### Bedroom 2

11' 7" x 9' 4" (3.53m x 2.84m) Window to rear.

## EXTERNALLY

### Lean to log store

9' 3" x 18' 6" (2.82m x 5.64m) With power connected.

## The Land

The land extends to approximately 16 acres divided into four sloping paddocks with the majority laid to pasture. Some of the land is laid to woodland which bounds the river Fenni. There is a small stone quarry located on the land (currently redundant).







## Garden and Grounds

A particular feature of this property is its attractive garden grounds. The garden area is mostly laid to lawn with many mature shrubs, trees and flowers. The sweeping drive to the front intercepts the front garden. To one side of the drive is a naturally fed pond that is a haven for wildlife. Ample parking to the rear.







**Steel Frame Barn**

40' 0" x 20' 0" (12.19m x 6.10m) with a new box profile roof, corrugated steel pan







Range of stone outbuildings



These buildings would be prime for conversion (stp).

Building 1 - Former hay barn. A Stone building under a slate roof.

Building 2 - The largest outbuilding. Again, potential to be a large cottage (stp). Currently used as storage.

### TENURE

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



## **Services**

We are advised the property benefits from mains electricity, private water via bore hole, private drainage to septic tank, electric heaters and gas boiler for hot water. Council tax band 'F'.

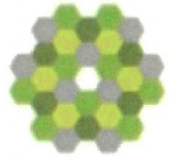
## **Directions**

The property is best approached from Whitland proceed on the A40 and at the 'Roadhouse' roundabout take the sign for Llanboidy. Continue straight across the next cross roads and at the next staggered cross road, take the right hand turning signposted Meidrim. Continue on this road for approximately 2 miles and you will see Nant yr Eglwys Mill on the left hand side with the agents 'for sale' board.



HM Land Registry  
Official copy of  
title plan

Title number **CYM192922**  
Ordnance Survey map reference **SN2422SE**  
Scale **1:2500**  
Administrative area **Carmarthenshire / Sir  
Gaerfyrddin**



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