

An impressive and handsome converted Barn, set in approximately 3.5 acres in the unspoilt North Carmarthenshire countryside, Nr. Llandovery, West Wales



Ty Olwyn, Bwlchtrebanau, Porthyrhyd, Llanwrda, Carmarthenshire. SA19 8DN.

£599,000

REF: A/5415/LD

*** A highly impressive and full of character Barn conversion *** Fantastic character throughout *** Original lifting wheel, coach house windows *** Unique and idyllic setting on a former farm, now delightful small hamlet of 4 properties *** Set within its own approx 3.5 acres *** Picturesque parkland or suiting equestrian purposes *** Prepared to be impressed and amazed by the views *** Uninterrupted mesmerizing views over the beautiful Towy Valley and the Brecon Beacons *** An abundance of fruit trees with apple, pear, cherries, plums etc *** Natural lake *** Landscaped, well maintained garden with large block Pavia patio and pathway leading throughout the paddocks ***

*** Oil fired central heating, double glazing and good broadband speeds available *** Boasting bespoke Oak doors and traditional coach house windows and solid Oak flooring *** Truly a rivalled location - only 4 miles to the market town of Llandovery *** Rural, but not remote, with near neighbours *** Fantastically renovated with locally sourced and milled material *** A property worthy of early inspection



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LOCATION

The property is approached down a long brick paved driveway, with well maintained lawned areas to either side, and through a row of young Copper Beech trees. As you drive down you are instantly amazed by the far reaching views over the surrounding Towy Valley and Brecon Beacons National Park.

The property is located within a former farm, now a small hamlet of 4 beautiful properties 1 mile from the rural village of Porthyrhyd. The well known market town of Llandovery is located about 4 miles away, where there is a good range of local facilities including Supermarket, shops, convenience stores, Public Houses, Public and Private schools and train station, with rail access to the Mid Wales Line, Swansea, Builth Wells and Shrewsbury.

The main A40 road provides quick access to the nearby towns of Llandeilo, (14 Miles) , Brecon (25 miles) and Carmarthen, (29 miles). all offering a fantastic range of facilities.

GENERAL

Here we have a South facing highly impressive full of character and beautifully restored Barn conversion offering 3 double bedroomed accommodation.

The property has been thoroughly transformed by a highly skilled craftsman using locally sourced and milled material. In fact, it boasts original character with the turning wheel and coach style windows. A property of this calibre does not come to the market often and a viewing is highly recommended.

The property is link-detached and sits within its own 3.5 acres or thereabouts of garden and orchard, but could offer nicely for equestrian purposes as benefits from a stable with tack room and 3 paddocks. Beautiful countryside surrounds this unique property which has the most amazing unobstructed, magical views across the Towy valley and Brecon Beacons beyond.

The property particularly offers the following accommodation:-



KITCHEN

15' 8" x 11' 9" (4.78m x 3.58m) A free standing Mexican Oak cottage style kitchen with slate worktops. Double Belfast sink with mixer tap. Under counter space and plumbing for dishwasher. 'Leisure' classic free standing double oven (not tested). Extractor fan. Radiator, coach-style front entrance doors. Feature beamed ceiling and slate flagstone flooring.





UTILITY CUPBOARD

With plumbing and space for washing machine and tumble drier. American fridge freezer (double fronted freezer - not tested).

LIVING ROOM

20' 5" x 16' 5" (6.22m x 5.00m) an impressive living area with open vaulted ceiling, magnificent 'A' framed beams, (being locally sourced and milled on site with the original lifting wheel). Slate flagstone flooring with underfloor heating. A large circular cast iron wood burner on a slate hearth. Oak staircase leading to the first floor accommodation with original agricultural railings. Double patio doors opening onto the sun terrace with mesmerizing views over the Brecon Beacons and Towy Valley. This room certainly has the WOW factor!!!



LOBBY

With underfloor heating.

BEDROOM 2

14' 3" x 10' 7" (4.34m x 3.23m) being part vaulted ceiling, built in Oak wardrobe. Radiator. Picture window overlooking the sun terrace.



'JACK AND JILL' BATHROOM

Comprising a period style suite with a steel roll top bath with central antique fittings and shower attachment. A high flush w.c., and douche. A corner shower cubicle, antique style wash hand basin, and heated towel rail. Access to loft space. Solid Oak flooring and underfloor heating.



BEDROOM 1

14' 3" x 10' 8" (4.34m x 3.25m) A good sized principal bedroom with coach style windows overlooking the terrace. Solid Oak flooring with underfloor heating. Fitted large Oak wardrobes.



FIRST FLOOR

Leading to

LANDING

With Bespoke rail window overlooking the living area.

BEDROOM 3

14' 4" x 12' 0" (4.37m x 3.66m) with magnificent, locally sourced and milled on site Oak beams. Radiator. Double aspect windows with Oak shutters and door opening onto the exterior Barn staircase. A particular feature being the stunning double industrial lighting. Engineered wooden flooring.



EN-SUITE

With steel slipper style bath with central antique fittings. High level flush w.c. Bidet. Antique style pedestal wash hand basin. Pillared radiator and towel rail. Locally sourced and milled Oak beams.



EXTERNALLY

BOILER ROOM

With 'Grant' oil fired central heating boiler.

GARDEN SHED

10' 0" x 8' 0" (3.05m x 2.44m)

STORE SHED

12' 0" x 8' 0" (3.66m x 2.44m) Located within the lower paddocks with private water supply from the borehole.

ORCHARD

A well organised Orchard with Apple trees, Pear, Cherry , Plum, Damsons. Walnut and Chestnut trees, Filberts (Type of cob nut) and range of blackcurrant bushes.

LOWER PADDOCK

STABLES

24' 0" x 12' 0" (7.32m x 3.66m) Recently built stable unit with one open fronted stable and secure tack room with water and electricity connected.



GARDEN

This property is enhanced with a glorious rear garden and large wildlife pond being landscaped and terraced & laid mostly to lawn. It offers much scope for an avid gardener with extensive block Pavia terrace providing the most enchanting outdoor dining and entertaining area and a place to sit and relax and to enjoy the mesmerizing views that surround you that overlooks the renowned Towy Valley and Brecon Beacons National Park. The garden enjoys a range of mature shrubs , ornamental trees and bushes. Truly a sight to see all year round.



PATIO AREA



WILDLIFE POND



PARKLAND

One word to describe the surrounding land is parkland. The current vendor says it could be described parkland with rolling lawned areas, well kept paddocks and an orchard.

DRIVEWAY

A particular feature of this property is its block Pavia driveway, that leads down throughout the 3 paddocks, giving easy, clean access for animal keeping and for the parkland. truly a rare and unrivalled property with fantastic character

and charm, not only internally but externally as well.

EQUESTRIAN FACILITIES

As mentioned previously the property offers great equestrian facilities with its various paddocks and stable range. Also being in close proximity to 2 green lanes, therefore ideal for out-riding.

VIEWS

Mesmerizing views over the Towy Valley and Brecon Beacons National Park.



THE LAND



PARKING AND DRIVEWAY

The Property is approached via a block Pavia Copper Beech lined driveway leading down to the hamlet.



FRONT OF PROPERTY



PLEASE NOTE

A number of the photographs were taken in 2023.

AGENTS COMMENTS

An absolutely stunning country property in the most beautiful location, with far reaching and mesmerizing views.

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 - '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

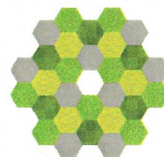
recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

Services

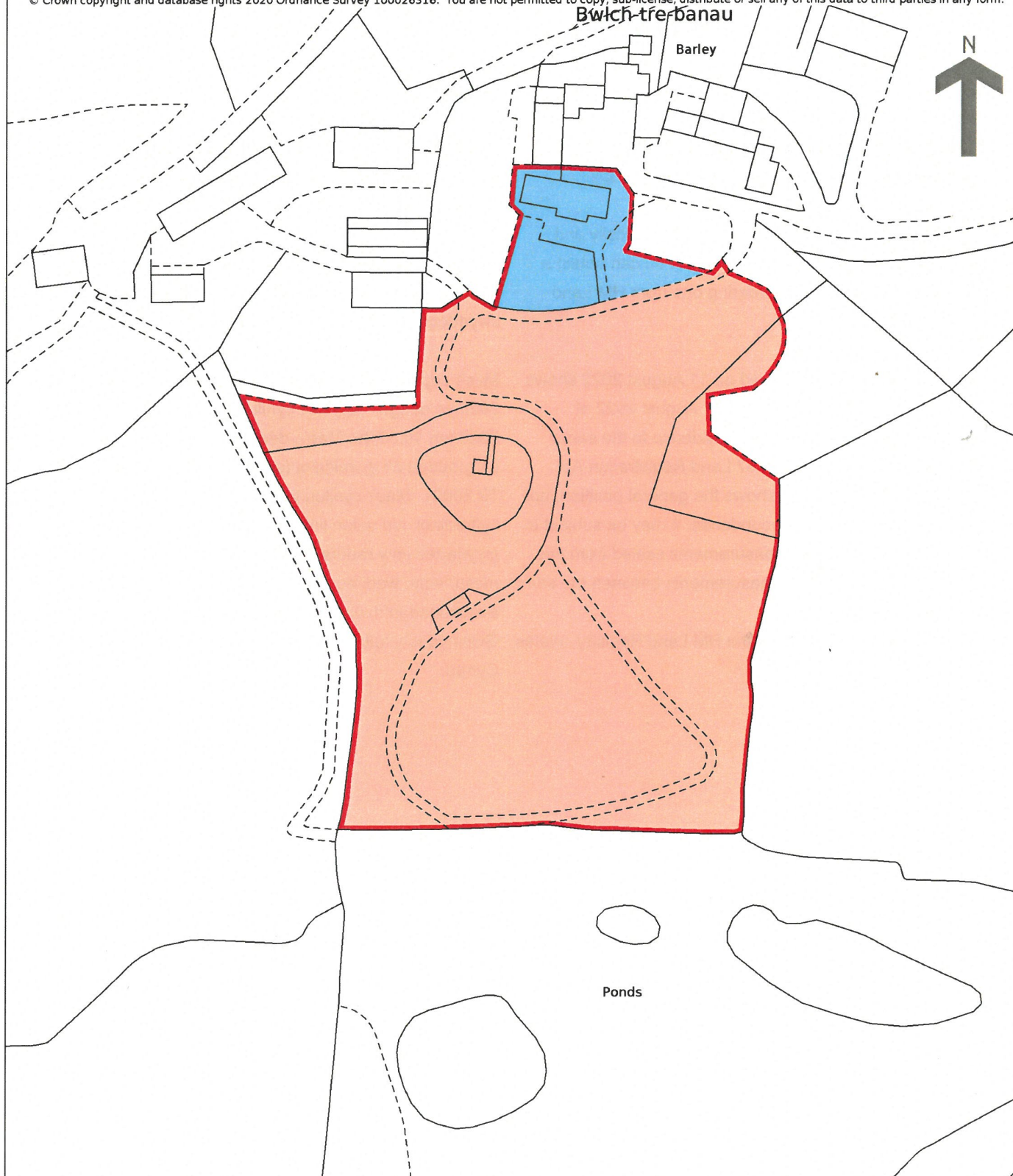
We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage, oil fired central heating, wooden double glazing throughout, telephone subject to B.T. transfer regulations, good Broadband speeds available. Private water via borehole available to the store shed. EV Electric charging point (By negotiation)

HM Land Registry
Official copy of
title plan

Title number **CYM775289**
Ordnance Survey map reference **SN7236NW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Carmarthenshire / Sir
Gaerfyrddin**



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Council Tax: Band D

N/A

Parking Types: Driveway. Private.

Heating Sources: Double Glazing. Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: C (75)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

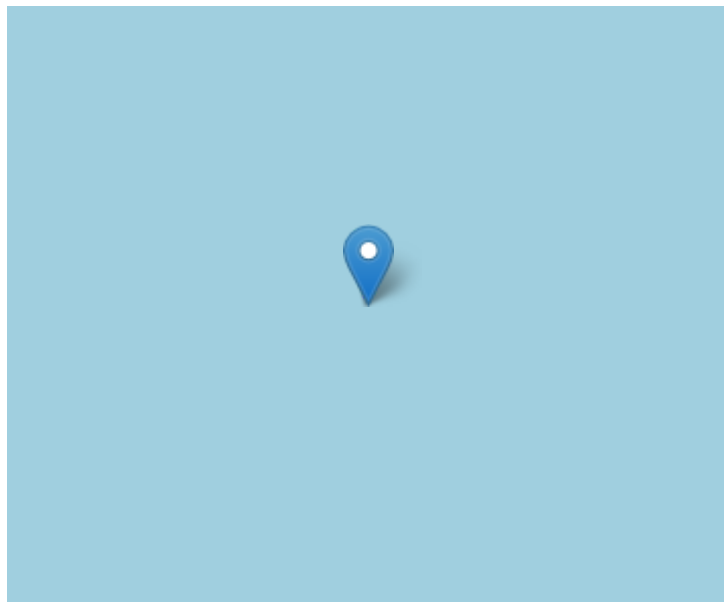
Any risk of coastal erosion? No

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 take the A482 South towards Llanwrda via Pumpsaint passing Bridgend Inn Crugybar on the right, continuing towards Llanwrda. Proceed for a further 2.5 miles from the Bridge End Inn turning left for Porthyrhyd. Continue through the village or Porthyrhyd for a further 1 mile and the entrance to Bwlchtrebanau will be on the right hand side. Continue down the block paver driveway and Ty Olwyn will be located directly in front of you on the left hand side.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

All our properties are also available to view 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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Energy Efficiency Rating

| | Current | Potential |
|---|---|-----------|
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | 75 | 75 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC  | |

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

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