

*Perfect location. A 8 acre smallholding with a character 4 bedroomed farmhouse and a range of outbuildings. Near Llandysul, West Wales*



**Ty Hen, Rhos, Llandysul, Carmarthenshire. SA44 5HD.**

**£495,000**

**REF: A/5070/LD**

\*\*\* Perfect location - Privately situated \*\*\* Highly appealing 8 acre residential smallholding \*\*\* Character farmhouse with 4 bedrooms and 3 reception rooms \*\*\* Welcome addition of an adjoining barn - Formerly a Saddlery Shop - Ideal conversion potential (subject to consent) \*\*\* Property suiting multi generational living with possible annexe

\*\*\* Ideal for those with Equestrian pursuits at heart with its menage, useful paddocks and large industrial car park \*\*\* Traditional Family proportioned accommodation with oil fired central heating and UPVC double glazing \*\*\* Mature cottage style garden \*\*\* Private location and outstanding far reaching views \*\*\* Desirable holding in a desirable location

\*\*\* 4 miles from Llandysul \*\*\* Convenient distance to the larger Town of Carmarthen \*\*\* Private track driveway providing great privacy \*\*\* Country living with Village amenities



**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

Well positioned in a Village location in the rural Community of Rhos, with Primary School and Village Shop, 4 miles from the Teifi Valley Market Town of Llandysul, 5 miles distance from Newcastle Emlyn and also particularly convenient being only 10 miles North from the County and Administrative Centre of Carmarthen.

## GENERAL DESCRIPTION

A highly desirable holding nestled within the West Wales countryside just 4 miles from the popular Market Town of Llandysul. The property is approached via a private tarmacadamed driveway providing great privacy and seclusion and with no near Neighbours.

The farmhouse provides spacious well appointed Family home with 4 bedrooms and 3 reception rooms. Plenty of space for the whole Family.

The adjoining workshop/barn, previously a Saddlery business, now provides great conversion potential to convert into further accommodation or for a self contained annexe (subject to consent).

The property is deserving of early inspection with great potential on offer. The accommodation at present offers the following:-

## UTILITY ROOM

8' 6" x 4' 9" (2.59m x 1.45m). Having entrance via a UPVC rear entrance door, fitted workshops, plumbing for automatic washing machine and ceramic tiled flooring, Worcester oil fired central heating boiler.

## CLOAKROOM

With low level flush w.c., wash hand basin, fully tiled floor and walls.

## KITCHEN



17' 1" x 12' 3" (5.21m x 3.73m). A newly fitted kitchen with a range of wall and floor units with work surfaces over, 1 1/2 sink and drainer unit, gas cooker Range comprising of two ovens, grill and 8 ring hob with cooker over, tiled flooring, plumbing for dishwasher, space for upright fridge/freezer, patio doors to the patio area, walk-in airing cupboard with radiator and shelves.

## DINING ROOM



14' 9" x 9' 0" (4.50m x 2.74m). With radiator and double aspect windows.

## LIVING ROOM



24' 10" x 13' 2" (7.57m x 4.01m). A great Family room with a particular feature being the ornate stone fireplace with a raised hearth with a wood burning stove, original beamed ceiling, staircase to the First Floor accommodation, radiator.

## INNER HALL

To

## SITTING ROOM



18' 6" x 10' 3" (5.64m x 3.12m). A particular feature being the rustic brick chimney breast and fireplace with quarry tiled hearth and housing a wood burning stove, radiator, double glazed patio doors opening onto the brick paver patio.

## FIRST FLOOR

### LANDING

Having access via the staircase from the Living Room.

## FRONT BEDROOM 1



18' 4" x 11' 3" (5.59m x 3.43m). With radiator, two Velux roof windows, built-in wardrobe.

## FRONT BEDROOM 2



11' 2" x 10' 2" (3.40m x 3.10m). With two windows to the front, built-in wardrobe.

## FRONT BEDROOM 3



14' 2" x 10' 5" (4.32m x 3.17m). With radiator.

## REAR BEDROOM 4



14' 6" x 9' 4" (4.42m x 2.84m). With a full range of full length fitted wardrobes and bedside units with cupboard space over, radiator, enjoying views over the rear garden.

## FAMILY BATHROOM



12' 5" x 8' 6" (3.78m x 2.59m). A stylish and modern suite recently fitted with aqua splash boarding throughout, panelled bath, large corner shower cubicle, low level flush w.c., pedestal wash hand basin.

## EXTERNALLY

### PARKING AND DRIVEWAY



### GARDEN



To the rear of this charming farmhouse lies a mature garden area. The garden has been laid mostly to level lawn with a fantastic range of mature shrubs and trees bringing colour and life all year round. The garden is approached via a brick paver patio area great for outdoor dining and entertaining. A great feature in any Family home.

**GARDEN (SECOND IMAGE)****GREENHOUSE**

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

**THE OUTBUILDINGS****ATTACHED BARN/WORKSHOP**

Currently in two sections, measuring 27' x 16'9" and 16'9" x 12'. This Barn benefits from electricity connection and offers great potential to convert into further accommodation, annexe, studio (subject to consent). Photo taken in 2019.

**BLOCK BUILT WORKSHOP**

65' 0" x 20' 0" (19.81m x 6.10m). Currently utilised as garage space. Also incorporating two separate Male and Female w.c.'s to the rear. This building is in need of renovation. Photo taken in 2019.

**MENAGE**

95' 0" x 75' 0" (28.96m x 22.86m). In need of re-establishment.

## THE LAND



In total the property extends to approximately 8 ACRES and is currently one large paddock being easily sub divided. Access gate via a private access track.

The land has natural hedge and tree shelter and has a water trough.

PLEASE NOTE: The private well for the property is also located at the top of the paddock.

The land runs down to a small dingle providing access to natural water supply.

## LAND (SECOND IMAGE)



## LAND (THIRD IMAGE)



### PLEASE NOTE

The current Vendor is retaining some land and a range of outbuildings. Further details available via the Selling Agents.

### PUBLIC FOOTPATH

We have been informed that a public footpath runs through the land. Further information available via the Selling Agents.

### AGENT'S COMMENTS

A highly desirable property in a highly appealing location. The holding offers potential as a great Family home or for those with Equestrian pursuits at heart.

### 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'.

### Services

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

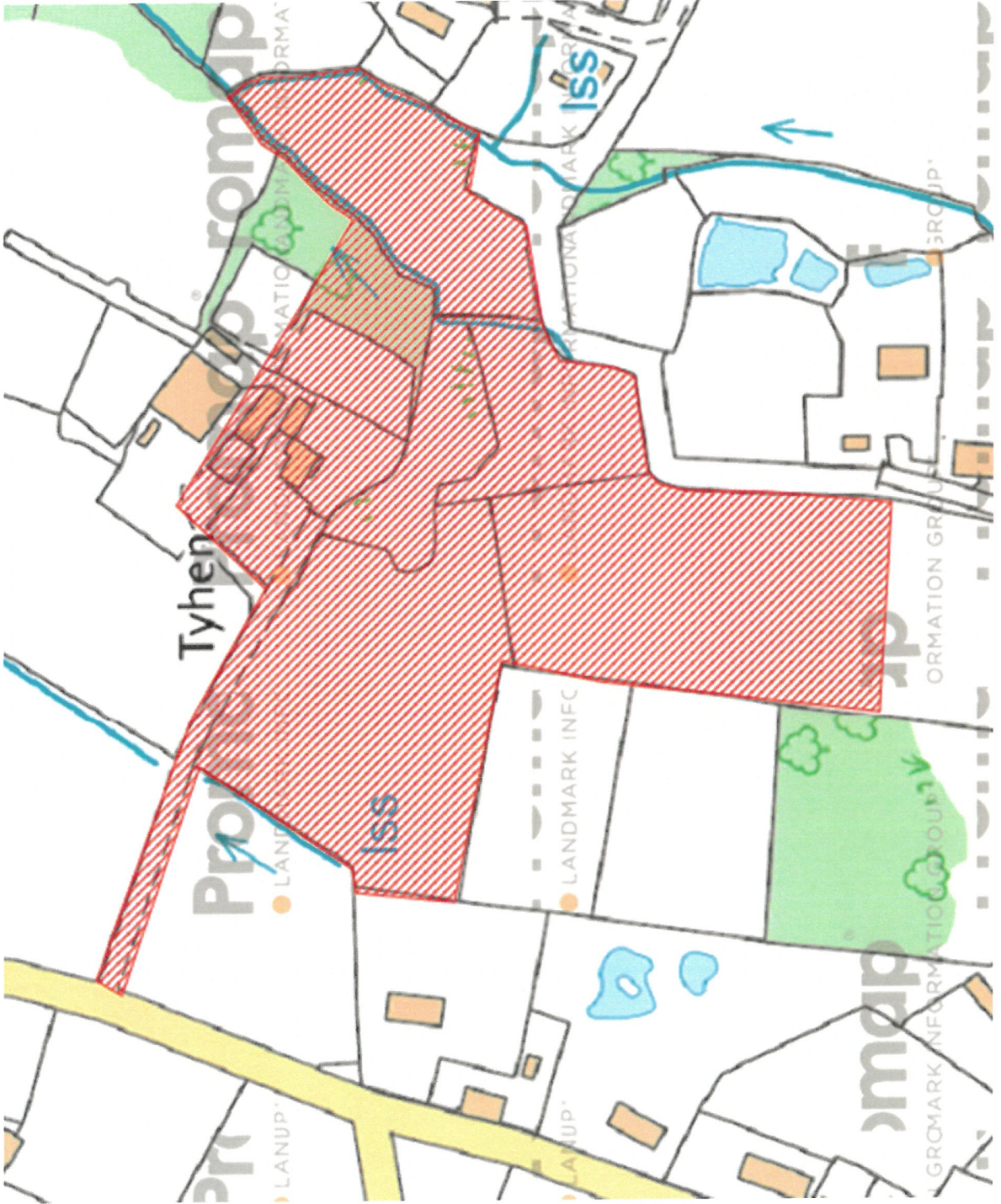
## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



**Ty Hen SA44 SHD**  
For illustrative purposes only, not to scale



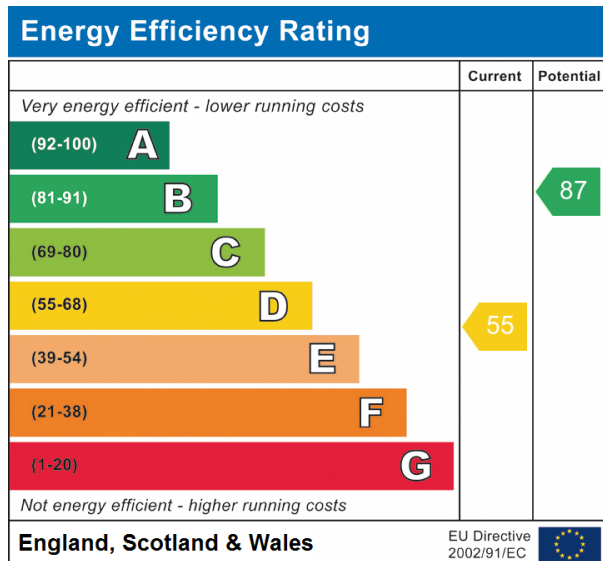




### Directions

The property is located off the A485 Llandysul to Cynwyl Elfed roadway which is best approached from Llandysul by proceeding through the Village of Pentrecwrt and up the hill. Proceed to the 'T' junction. Turn left onto the A484 roadway passing the Filling Station. Continue for approximately one mile, past the Primary School on your left hand side, and continue passing the 'Lamb of Rhos Public House' on your right hand side. Take the first left hand turning and continue down this road with bungalows to either side. Continue to the end of this road, taking the left hand turning, and the entrance to 'Ty Hen' will be the first on your right hand side, 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)

Please visit our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies) - Where you will find all our latest properties, news and 'Chat to Us'.



For further information or to arrange a viewing on this beautiful property, contact us:

**Lampeter**  
**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>

Regulated by