

An impressive lifestyle holding with fantastic Equestrian capabilities and favorable income potential. Llandysul, West Wales



Pengraigwen, Llandysul, Carmarthenshire. SA44 4RN.

REF: A/4938/LD

£975,000

*** Highly impressive lifestyle holding amongst the beautiful Teifi Valley *** Fantastic Equestrian capabilities with 36 internal stables and Training School/Ménage *** A period well presented and extended farmhouse and two self contained cottages *** Sitting on its own approximately 48 acres - Split into 10 paddocks with good access *** Picturesque and elevated rural location with outstanding views over the Teifi Valley

*** Immense income potential with the current layout whilst benefiting from further conversion opportunities *** Rural but not remote *** Convenient to Carmarthen, the M4 Motorway and National Rail Networks

*** Picturesque farmhouse setting with traditional and modern range of outbuildings *** Beautifully presented - Ready to move into *** Business potential or as the perfect Family home *** A vast smallholding with a lot to offer *** Viewings are highly recommended

LOCATION

Pengraigwen enjoys an elevated position on the outskirts of Llandysul. Llandysul is a charming Teifi Valley Town located 6 miles North from the County Town of Carmarthen and in the heart of the unspoilt Teifi and Tyweli Valley, 10 miles inland from the Cardigan Bay Coast at New Quay and within easy reach of Aberaeron, Cardigan, Lampeter and Newcastle Emlyn, the amenity Towns of the area. A wider range of facilities lies within close proximity including Convenience Stores, Business, Leisure and both Junior and Senior Schooling. Carmarthen lies around 20 minutes away with good access to the M4 and National Rail Networks.

GENERAL DESCRIPTION



A property of this caliber does not come to the market often. Here we have an impressive country smallholding of around 48 acres or thereabouts. The properties themselves are extremely well presented and enjoys fantastic period character and charm. The farmhouse now offers 6 bedrooomed, 5 bathroomed accommodation along with luxurious and extensive living areas and having great potential for home office or home workshop areas.

The cottages that lie adjacent on the farmyard offer two self contained cottages, one 3 bedrooomed and the other a 1 bedroom, all of which having their own private garden areas and have previously provided great income potential to the current Owners as either a holiday let or for full time rental purposes.

The outbuildings offer immense conversion potential for further holiday let or living accommodation or as currently utilised for stabling with potential for home liveries or as a Stud Farm.

The land surrounds the farmyard and is split into ten well managed paddocks with good access points via a private track. In al enjoying an elevated position overlooking the Teifi

Valley. Viewing of this property is highly recommended.

THE FARMHOUSE



DINING ROOM

24' 7" x 14' 9" (7.49m x 4.50m). Accessed via a half glazed front entrance door, presscrete flooring, staircase leading to the first floor accommodation, exposed stone walls, Antique style radiator.



KITCHEN

15' 0" x 8' 3" (4.57m x 2.51m). A modern oak Kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, Range Master electric cooker stove, tiled flooring, coach house feature front window to the farmyard, Antique style radiator.



BOOT ROOM

11' 8" x 7' 8" (3.56m x 2.34m). With side entrance door, tiled flooring, vaulted ceiling with Velux roof window, radiator access to the loft space that leads over the Utility and Boiler Room.



UTILITY ROOM

9' 10" x 7' 5" (3.00m x 2.26m). With tiled flooring, plumbing and space for automatic washing machine and tumble dryer.

BOILER ROOM/GROUND FLOOR W.C.

7' 4" x 7' 2" (2.24m x 2.18m). With half glazed rear entrance door, Warmflow oil fired combi boiler system, low level flush w.c., floating vanity unit with wash hand basin, presscrete flooring.



LIVING ROOM

36' 0" x 15' 0" (10.97m x 4.57m). An impressive Family room, previously a Cow shed, but now offering a comfortable split level room with large picture window overlooking the farmyard, presscrete flooring and a raised level area. Currently utilised as a home office space. There lies two spiral staircases leading to Mezzanine Bedrooms above. Large inglenook T.V. cabinet and area, patio doors opening onto the rear Conservatory.



LIVING ROOM - SECOND IMAGE



MEZZANINE BEDROOM 4

15' 3" x 12' 1" (4.65m x 3.68m). With original 'A' framed beams, Velux roof window, radiator.



MEZZANINE BEDROOM 5

15' 2" x 12' 10" (4.62m x 3.91m). With original 'A' framed beams, Bespoke fitted headboard with lights, two radiators, Velux roof window, built-in wardrobe (6'5" x 5'3") with radiator.



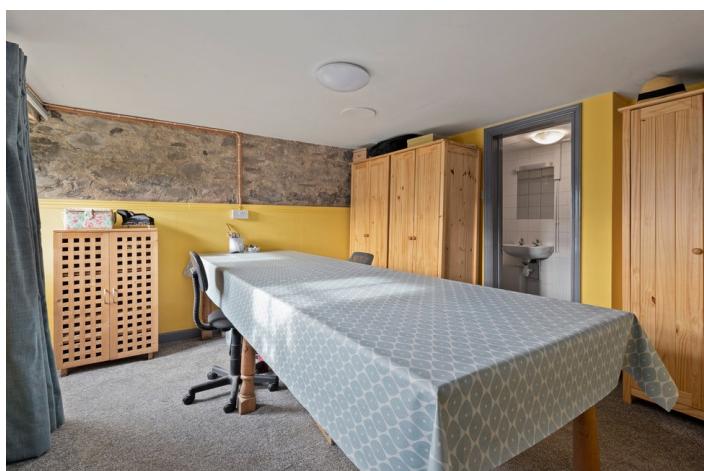
EN-SUITE TO BEDROOM 5

A stunning brand new suite with a pea shaped panelled bath with Triton shower over, floating vanity unit with a large rectangular wash hand basin with mixer tap, electric heater, Velux roof window, low level flush w.c.



GROUND FLOOR BEDROOM 6

11' 9" x 10' 9" (3.58m x 3.28m). With separate entrance door, radiator.



EN-SUITE TO BEDROOM 6

With an enclosed shower unit, low level flush w.c., pedestal wash basin with shaver light and point, radiator, tiled flooring, extractor fan.

CONSERVATORY

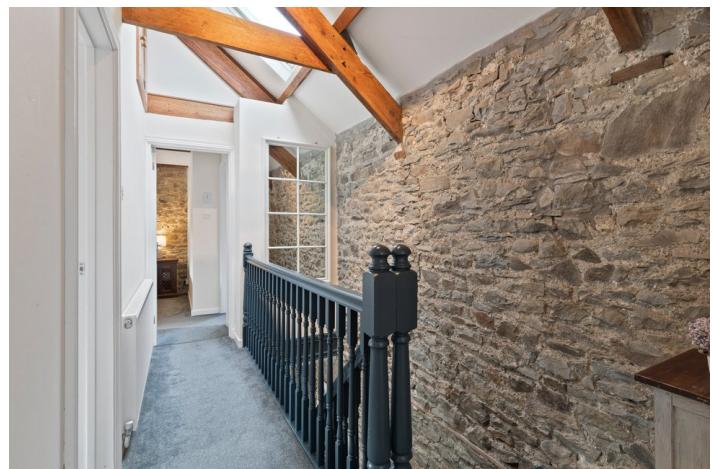
45' 4" x 18' 9" (13.82m x 5.71m). Again a large Family living area that could offer potential to be split for a home office, play room, sports hall, entertainment suite or a Conservatory. Enjoying the benefit of a wrap around feature fireplace with a large open fire and a chimney breast, patio doors opening onto the rear garden and paddock area. Truly an impressive area.



FIRST FLOOR

GALLERIED LANDING

With a vaulted ceiling with original 'A' framed beams and exposed stone walls, Velux roof window, access to the loft space above all Bedrooms.



BEDROOM 1

9' 8" x 9' 6" (2.95m x 2.90m). With doorway leading to an external staircase, radiator, exposed stone walls, T.V. point.

EN-SUITE TO BEDROOM 1

A modern suite with a corner shower cubicle with electric Triton shower, low level flush w.c., pedestal wash hand basin with shaver light and point, vaulted ceiling with Velux roof window.



BEDROOM 2

11' 3" x 8' 8" (3.43m x 2.64m). With two windows to the front overlooking the farmyard, radiator, exposed stone walls, original 'A' framed beams, T.V. point.



EN-SUITE TO BEDROOM 2

With an enclosed shower cubicle, low level flush w.c., pedestal wash hand basin, tiled flooring, extractor fan.

BEDROOM 3

10' 2" x 9' 3" (3.10m x 2.82m). With exposed stone walls, radiator, T.V. point, original 'A' framed beams.



EN-SUITE TO BEDROOM 3

With enclosed shower cubicle, low level flush w.c., pedestal

wash hand basin with shaver light and point, tiled flooring.

THE COTTAGES

Located adjacent to the farmhouse with ample parking to the front and garden to the rear.



COTTAGE 2A

Comprising:-

COTTAGE 2A - RECEPTION HALL

With solid front entrance door, radiator, staircase to the first floor accommodation, radiator.

COTTAGE 2A - LIVING ROOM

22' 8" x 10' 6" (6.91m x 3.20m). With exposed stone walls with two open fireplaces, one with a grate and slate hearth, two radiators, windows to the front and rear.

COTTAGE 2A - DINING ROOM

14' 8" x 14' 3" (4.47m x 4.34m). With an impressive inglenook style open fireplace with shelved recess, radiator.



COTTAGE 2A - KITCHEN

13' 7" x 7' 6" (4.14m x 2.29m). A modern fitted Kitchen with a range of wall and floor units with work surfaces over, single

sink and drainer unit, electric cooker point and space, radiator, rear entrance door to the garden area.



COTTAGE 2A - UTILITY ROOM

11' 2" x 5' 9" (3.40m x 1.75m). With a low level flush w.c., wash hand basin, Grant oil fired combi boiler running all domestic systems within the Cottage, radiator, tiled flooring, plumbing and space for washing machine.

COTTAGE 2A - FIRST FLOOR

COTTAGE 2A - LANDING

With radiator, door to external staircase (potential to split the Cottage into two separate flats), access to the loft space.

COTTAGE 2A - REAR BEDROOM 1

13' 9" x 8' 0" (4.19m x 2.44m). With radiator, built-in cupboards.

COTTAGE 2A - BATHROOM

A modern suite with a pea shaped panelled bath with Triton shower over, low level flush w.c., pedestal wash hand basin, large laundry/linen cupboard, radiator.



COTTAGE 2A - FRONT BEDROOM 2

12' 2" x 9' 9" (3.71m x 2.97m). With radiator, window to the front with views over the courtyard.



COTTAGE 2A - FRONT BEDROOM 3

14' 4" x 13' 4" (4.37m x 4.06m). With radiator.



COTTAGE 2B

Comprising:-

COTTAGE 2B - KITCHEN

17' 5" x 8' 0" (5.31m x 2.44m). A Shaker style fitted Kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, plumbing and space for automatic washing machine and tumble dryer, Worcester oil fired combi boiler running all domestic systems within the Cottage, radiator, side entrance door.

COTTAGE 2B - LIVING ROOM

16' 7" x 14' 5" (5.05m x 4.39m). With an impressive inglenook fireplace with a multi fuel LPG stove, exposed stone walls, radiator, staircase to the first floor accommodation.



COTTAGE 2B - FIRST FLOOR

COTTAGE 2B - LANDING

With access to the loft space, radiator.

COTTAGE 2B - BEDROOM 1

13' 8" x 11' 6" (4.17m x 3.51m). With radiator, two windows to the front, large walk-in wardrobe.



COTTAGE 2B - BATHROOM

With a panelled bath with shower over, low level flush w.c., pedestal wash hand basin, radiator, large linen cupboard.

THE OUTBUILDINGS

TRADITIONAL RANGE OF OUTBUILDINGS

Comprising:-

FORMER DAIRY

52' 8" x 17' 7" (16.05m x 5.36m). Previously having Planning Permission for conversion (now lapsed) but currently utilised as stabling with five stables measuring 12' x 10'.



STABLE BLOCK

45' 0" x 50' 0" (13.72m x 15.24m). With Eight stables of various sizes and a Tack Room.

HAY BARN

60' 0" x 20' 0" (18.29m x 6.10m). Open fronted with stone flooring.

MODERN MULTI PURPOSE OUTBUILDING

120' 0" x 60' 0" (36.58m x 18.29m). A large useful and multi purpose outbuilding with direct field and direct farmyard access. Currently utilised for stabling with eight large/foaling stables, three Livestock pens and twelve stables measuring 14' x 10'.



MULTI PURPOSE OUTBUILDING - INTERNAL IMAGE



PLEASE NOTE

The multi purpose barn could offer itself nicely to be utilised as a livery yard as it enjoys direct field access and ample parking to the front.

THE GALLERY

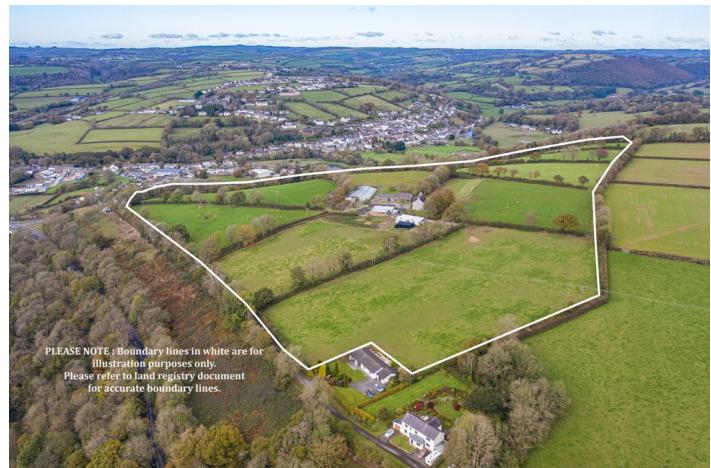
28' 5" x 12' 7" (8.66m x 3.84m). Of stone and slate construction and would offer itself nicely as conversion into holiday let accommodation (subject to the necessary consents being granted).

MENAGE/TRAINING SCHOOL

25 metres x 27 metres. With high fencing.

THE LAND

We are informed the land extends to around 48 ACRES or thereabouts, currently split into ten paddocks, and approximately 6.5 acres of the land is woodland. A track at the bottom of the courtyard and a further track to the side of the house leads up to the paddocks and wooded areas. The majority of the land is gently sloping and naturally draining with some steeper areas. The paddocks themselves are Stock proof fenced and have a water supply and enjoys ample natural shelter.



THE LAND - SECOND IMAGE



THE LAND - THIRD IMAGE



EQUESTRIAN PURSUITS

With three separate tracks leading up the accommodation, the outbuildings and paddocks the property offers great off roading options and is ideal for those with Equestrian pursuits at heart or to run as a business.

PARKING AND DRIVEWAY

The property is approached via a minor country road and is accessed by a private driveway leading into the spacious courtyard area that offers ample parking and turning space and direct access to the farmhouse, the cottages and all outbuildings. Truly a true asset to this most impressive

country holding.

AERIAL VIEW OF PROPERTY



AGENT'S COMMENTS

An impressive holding with great possibilities, be that agricultural, Equestrian or commercial.

TENURE AND POSSESSION

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

COUNCIL TAX

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

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage, telephone subject to B.T. transfer regulations, good Broadband speeds available.

Directions

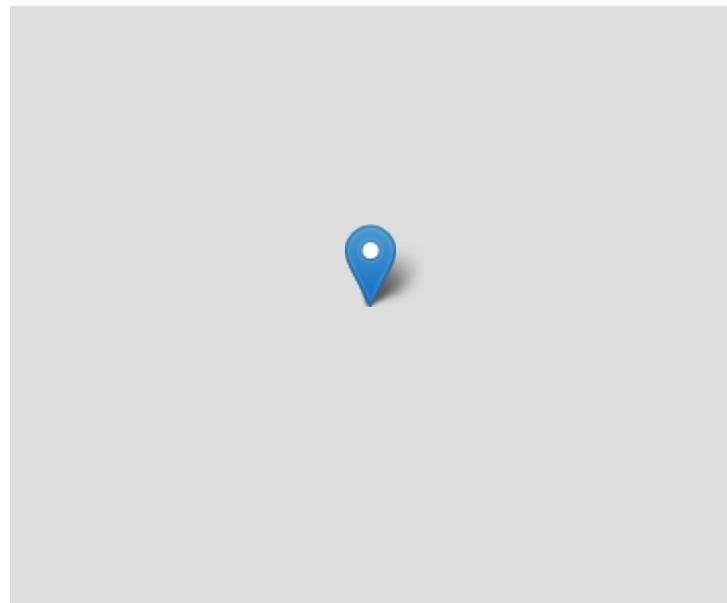
The property is best approached by taking the A485 from Carmarthen towards Lampeter. Proceed through Peniel and Rhydargaeau to Alltwalis. Proceed up Alltwalis hill and just after passing 'Windy Corner Garage' (on the right hand side) fork left for Pencader. Proceed to Pencader, continuing through the Village until you reach the Village of Llanfihangel Ar Arth. At the square turn left onto the B4336 for Llandysul. Continue down the hill towards Llandysul but taking the second minor road on the right (immediately after a farmhouse on the right). Continue for less than half a mile and the private drive will be located 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

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

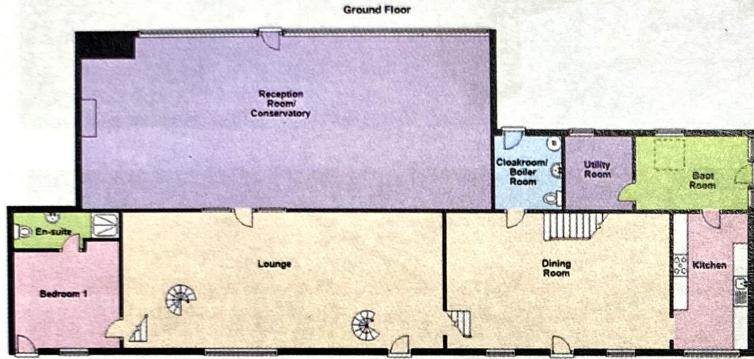
Cottage 2A

Ground Floor

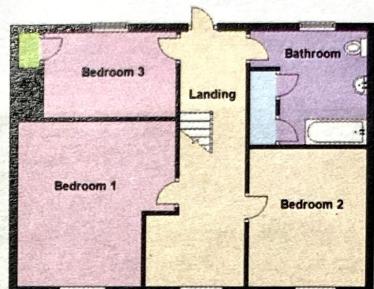


Farmhouse

Ground Floor

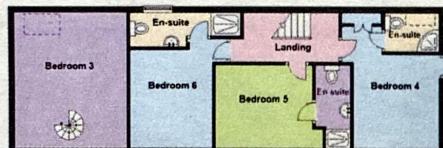
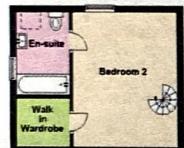


First Floor

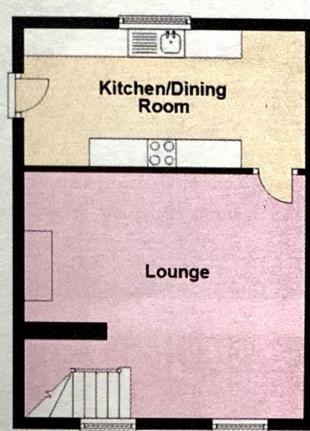


Cottage 2B

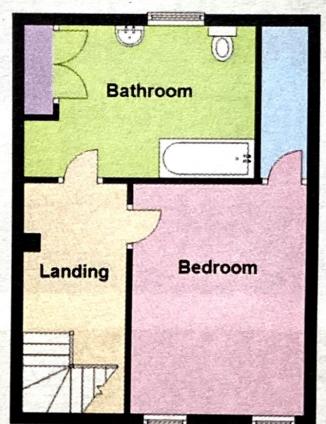
First Floor



Ground Floor



First Floor





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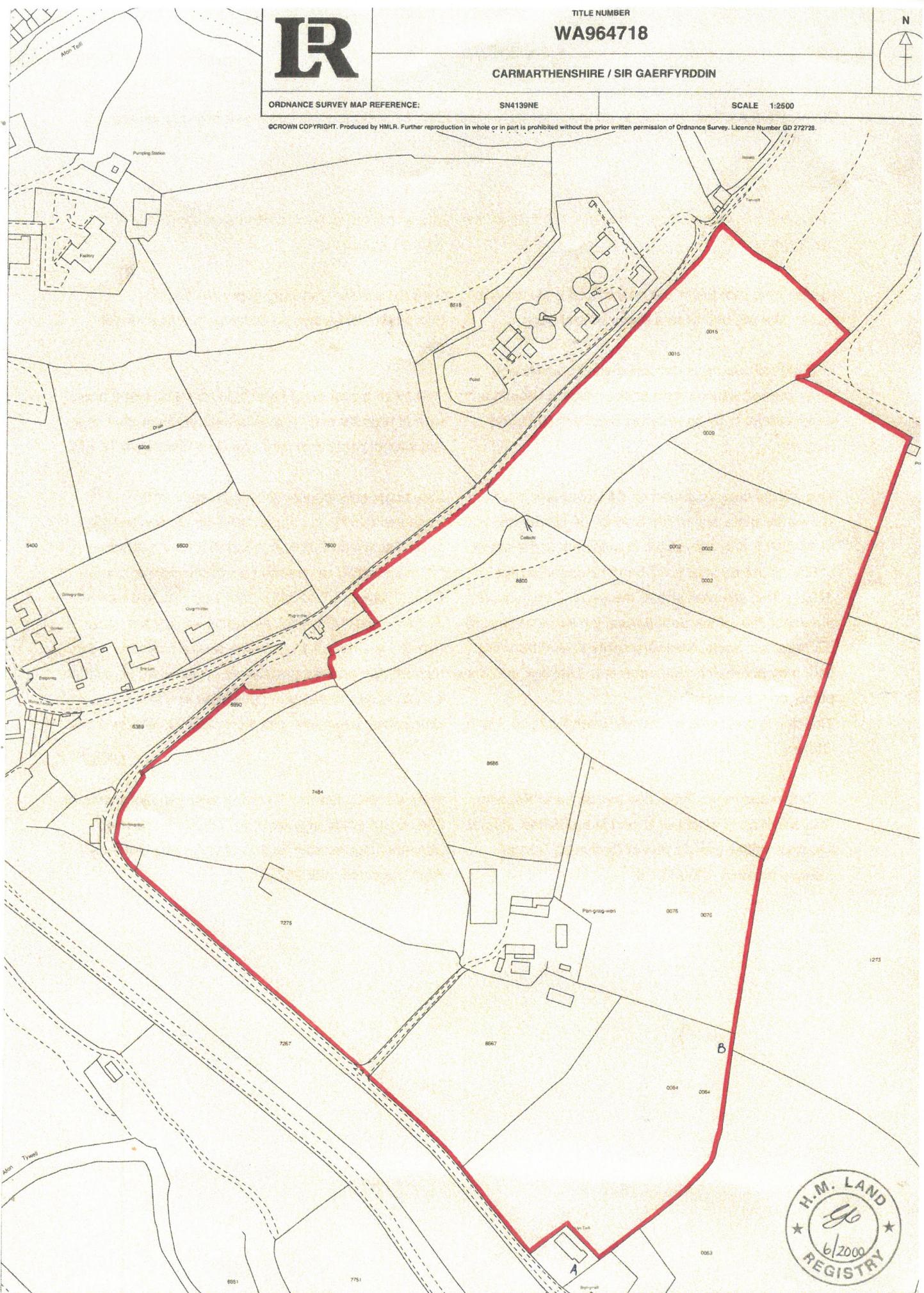
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ORDNANCE SURVEY MAP REFERENCE:

SN4139NE

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