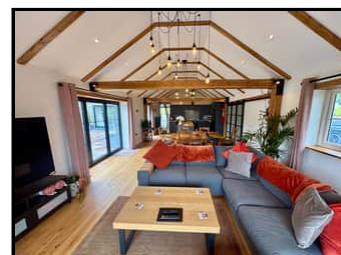


A luxury country smallholding of approximately 25.699 acres in a stunning rural location. Ffarmers, near Lampeter, West Wales



Blaenaufforest, Ffarmers, Llanwrda, Carmarthenshire. SA19 8QH.

£1,100,000

A/5520/LD

*** Luxury country smallholding *** Perfectly renovated and thoroughly extended farmhouse - Now creating a luxurious rural retreat *** Superior 4 bedroomed, 4 bathroomed home with extensive ground floor living areas - Providing the perfect Family home *** Set in an idyllic location with fantastic and far reaching views over the surrounding countryside *** Offering tranquillity and accessibility *** No expense spared *** High end fixtures and fittings throughout - A home to be proud of

*** Private location with extensive driveway and parking area *** Good range of modern outbuildings with garage/workshop, stable block, large agricultural barn with useful concreted yard area *** Set in its own land of approximately 25.699 acres split into numerous paddocks offering good Animal grazing or for Equestrian use *** Elevated position with mesmerising views

*** Close to the University Town of Lampeter, Llandeilo and Llandovery - A country property with great connections *** Early viewing recommended of this unique and unrivalled property *** One of the finest country properties to come to the market *** Prepare to be impressed



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

The property is located just 4 miles from the charming University and Market Town of Lampeter which offers a convenient range of amenities including shops, cafes, Junior and Primary Schooling, Healthcare services, and the University of Trinity St. David Campus. The Georgian harbour town of Aberaeron with its picturesque harbour and colourful Georgian architecture, approximately a 25 minute drive. Idyllic location, perfect for those seeking a balance of fine rural living with easy reach to the popular market towns and the coast.



GENERAL

Blaeneufforest is truly a unique and unrivalled country smallholding and offers exclusive and superior country living. The property has been exceptionally renovated and extended and now offers a superb family home with 4 bedrooomed and 4 bathroomed accommodation.

The ground floor living offers irresistible living areas with open plan Kitchen/ Living /Diner and large living room. The property benefits from oil-fired central heating, double glazing and satellite broadband.

With it enjoying exceptional country views, the vendor has introduced 3 x bi-folding doors from all reception rooms to take advantage of the magnificent viewpoint. Externally, stands in its own land of approximately 25.699 acres of rolling countryside with various sized enclosures, ideal for animal keeping or equestrian purposes. The property enjoys a central position within its own land and enjoys fantastic view points over the surrounding countryside and as far as the

Black Mountains.

The property has a useful garage/workshop, 3 bay stable and agricultural barn. Immediately surrounding the property is its landscaped garden areas with a large terraced patio, lawned areas and flower beds. This property is truly an unrivalled proposition in the stunning West Wales countryside.



THE ACCOMMODATION

The accommodation currently consists of the following:-

RECEPTION HALL

Via UPVC oak effect front entrance door. Open tread oak staircase, tiled flooring and underfloor heating. Panelled walls.



LIVING ROOM

25' 5" x 15' 9" (7.75m x 4.80m) with an impressive, generous family space designed for both relaxation and entertaining with exposed oak beams, and oak effect flooring, complimented with a striking open stone fireplace housing a cast iron multifuel stove along with bi-fold doors with that extend the terrace patio into the living areas.



LIVING ROOM (SECOND IMAGE)



LIVING ROOM (THIRD IMAGE)



UTILITY ROOM

11' 10" x 5' 6" (3.61m x 1.68m) An essential room in any family home with Anthracite grey 'Shaker' style fitted units, with a single sink with mixer tap. Fitted units catered for washing machine and tumble dryer. Large cloak cupboard, tiled flooring and underfloor heating.

GROUND FLOOR CLOAKROOM

4' 2" x 8' 6" (1.27m x 2.59m) with double door vanity unit with ceramic wash hand basin. Matt black heated towel rail. Low level flush w.c. Tiled flooring and underfloor heating. Spot lighting and extractor fan.



BOOT ROOM

7' 8" x 5' 1" (2.34m x 1.55m) with bespoke made top measure fitted cloak and shoe cupboard with oak fitted bench. Tiled flooring and underfloor heating.



OPEN PLAN KITCHEN/DINER & LIVING AREA

40' 0" x 15' 7" (12.19m x 4.75m) The heart of the home is undoubtedly the stunning open plan kitchen and dining areas. A spectacular area designed for modern family and social gatherings. It enjoys an open, vaulted, beamed ceiling and 2 sets of bi-fold doors that flood the space with natural light and easy access onto the terrace patio. It also enjoys sweeping views across the valley.

The kitchen is well appointed and equipped with anthracite grey 'Shaker' style units, with quartz worksurfaces, 1.5 sink and drainer unit with mixer tap. Central island with oak

worktop. Integral dishwasher. 'Leisure' electric cooker stove with extractor hood over. American fridge freezer. Oak laminate flooring.



KITCHEN



KITCHEN (SECOND IMAGE)



KITCHEN (THIRD IMAGE)



KITCHEN (FOURTH IMAGE)



WALK-IN PANTRY

14' 0" x 4' 8" (4.27m x 1.42m) with fitted units and ample storage for organisation. The ultimate haven for avid chefs and passionate bakers!



GROUND FLOOR BEDROOM 4 / GUEST SUITE

BEDROOM 16' 5" x 10' 8" (5.00m x 3.25m) with oak laminate effect flooring and underfloor heating. Spot lighting.



EN-SUITE TO BEDROOM 4

10' 1" x 4' 9" (3.07m x 1.45m) a stunning stylish suite incorporating a walk-in shower unit with double headed shower. Built in vanity unit with wash hand basin and enclosed low level flush w.c. Heated towel rail. Extractor fan and spot lighting.



FIRST FLOOR

GALLERIED LANDING

With large wall to ceiling picture window giving fantastic views over the valley



PRINCIPAL BEDROOM 1

27' 6" x 15' 6" (8.38m x 4.72m) An exceptional and a sense of tranquillity with bi-fold doors opening onto a Juliet closed balcony. An ideal place to enjoy the stunning scenery from the comfort of your own bed! 1 x panelled radiators and feature panelled walls.





LUXURIOUS WALK-IN DRESSING ROOM

10' 8" x 9' 5" (3.25m x 2.87m) with fitted wardrobes and oak desk/dressing table.



LUXURY EN-SUITE TO BEDROOM 1

10' 8" x 10' 7" (3.25m x 3.23m) with walk-in shower cubicle with double headed shower. Low level flush w.c., vanity unit with wash hand basin. 2 x matt black heated towel rails. Velux roof window.



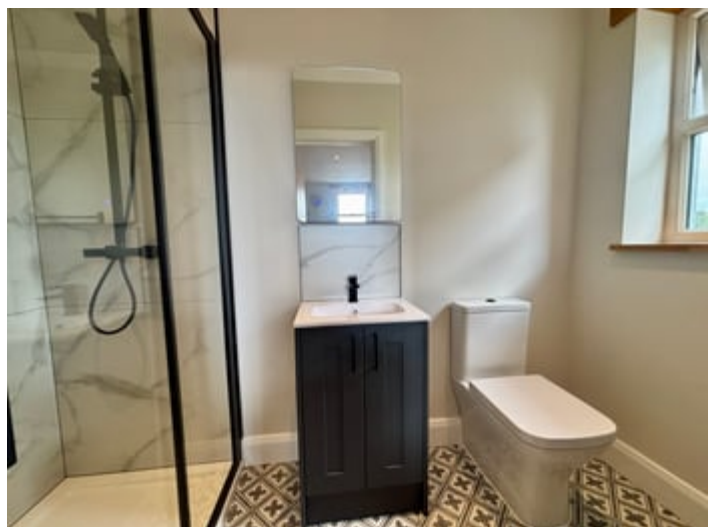
BEDROOM 2

11' 3" x 12' 7" (3.43m x 3.84m) with built in wardrobes. Panelled radiator.



EN-SUITE TO BEDROOM 2

8' 8" x 3' 8" (2.64m x 1.12m) with enclosed shower cubicle, vanity unit with wash hand basin. low level flush w.c. Matt black heated towel rail. Extractor fan. Spot lighting.



BEDROOM 3

21' 3" x 8' 3" (6.48m x 2.51m) with 2 windows to the rear

overlooking the open fields and garden. Walk-in wardrobes.



EN-SUITE TO BEDROOM 3

10' 8" x 6' 5" (3.25m x 1.96m) with enclosed shower cubicle, vanity unit with wash hand basin. low level flush w.c. Matt black heated towel rail. Extractor fan. Spot lighting.



EXTERNALLY

RANGE OF USEFUL MODERN OUTBUILDINGS

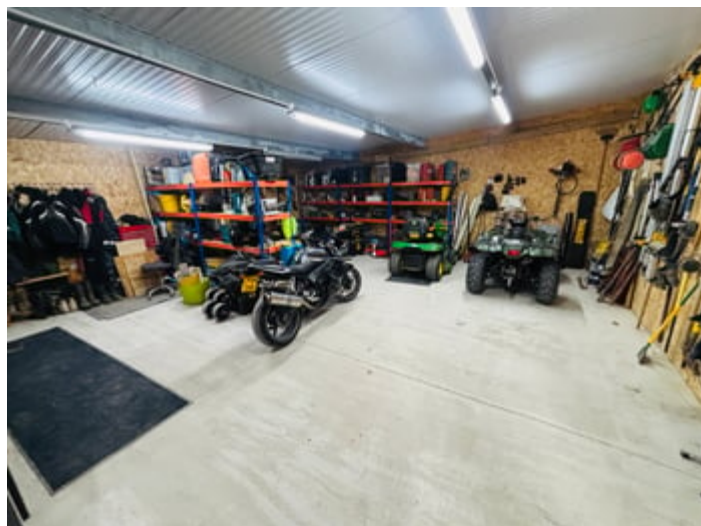
Comprising of:-

GARAGE/ WORKSHOP

36' 2" x 25' 0" (11.02m x 7.62m) of timber and steel construction with concrete flooring and electricity and water connected. Currently split into 2 compartments, 2 of which have been useful store areas.



WORKSHOP AREA



HOME OFFICE / KITCHENETTE

17' 5" x 25' 0" (5.31m x 7.62m) with low level flush w.c. Vanity unit and wash hand basin. Fitted units and stainless steel sink and drainer unit.



PLANT ROOM

With water treatment system.

AGRICULTURAL BARN

60' 0" x 30' 0" (18.29m x 9.14m) of steel and concrete panels with concrete flooring. Electricity connected.



STABLES

Of timber construction with 3 bays with 2 x 12'x 12' stables and tack room. Large concreted yard area.



YARD AREA



GARDEN

To the side and rear of the property is a recently landscaped garden area laid to lawn and to the front, a large terraced patio, that provides magnificent views over the surrounding valley and countryside.



PATIO AREA



THE HOMESTEAD



THE LAND

The property stands in approximately 25.699 acres of gently sloping farmland that wraps around the homestead offering mixed soil productive pasture and attractive wooded boundaries providing shelter and privacy. The paddocks are of various sizes and benefit from good stock fencing and gated access points. The land is perfect for animal keeping or for equestrian purposes and compliments the range of outbuildings. The paddocks enjoy good access from the track.

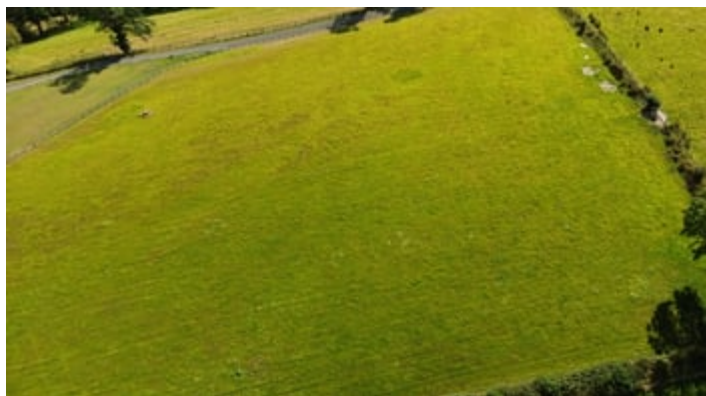
PLEASE NOTE: There are additional paddocks available of up to approximately 12 acres. Available by separate negotiation.



LAND (SECOND IMAGE)



LAND (THIRD IMAGE)



LAND (FOURTH IMAGE)



AERIAL VIEW



PARKING AND DRIVEWAY

Enjoys access via a council maintained track that leads to the farmhouse and outbuildings where there is plenty of parking and turning space. Please note there is also a green lane that

runs alongside the outbuildings onto the neighbouring farmland.

FRONT OF PROPERTY



REAR OF PROPERTY



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 - To be confirmed.

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

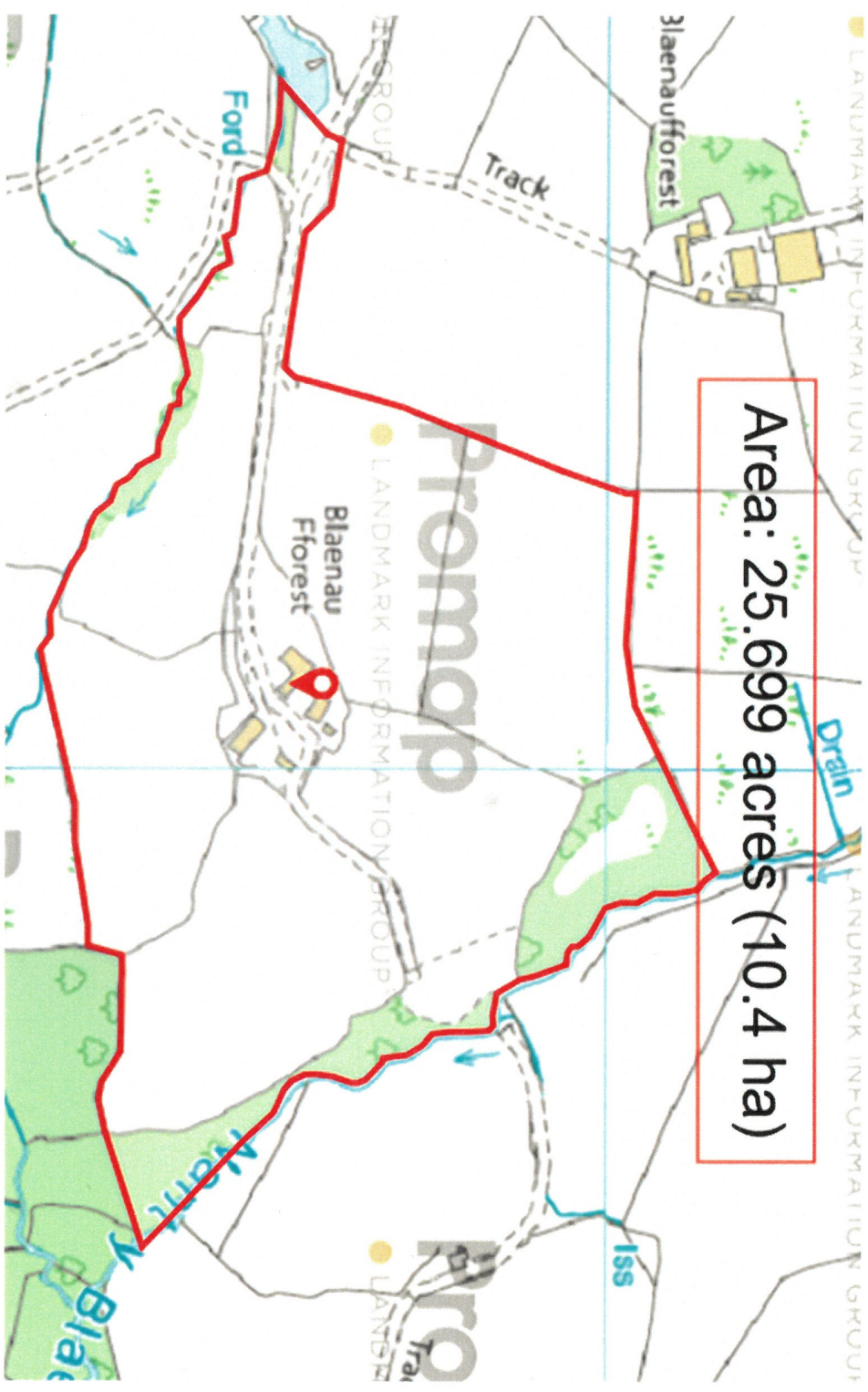
We are informed by the current Vendors that the property benefits from private water from borehole, mains electricity, private drainage to septic tank, oil fired central heating, UPVC double glazing throughout, satellite broadband and telephone availability.

Approximate Area = 3237 sq ft / 300.7 sq m
 Outbuilding = 68 sq ft / 6.3 sq m
 Total = 3305 sq ft / 307 sq m

For identification only - Not to scale



Area: 25.699 acres (10.4 ha)



MATERIAL INFORMATION

Council Tax:

N/A

Parking Types: Driveway.

Heating Sources: Double Glazing. Oil.

Electricity Supply: Mains Supply.

Water Supply: Private Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: C (76)

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

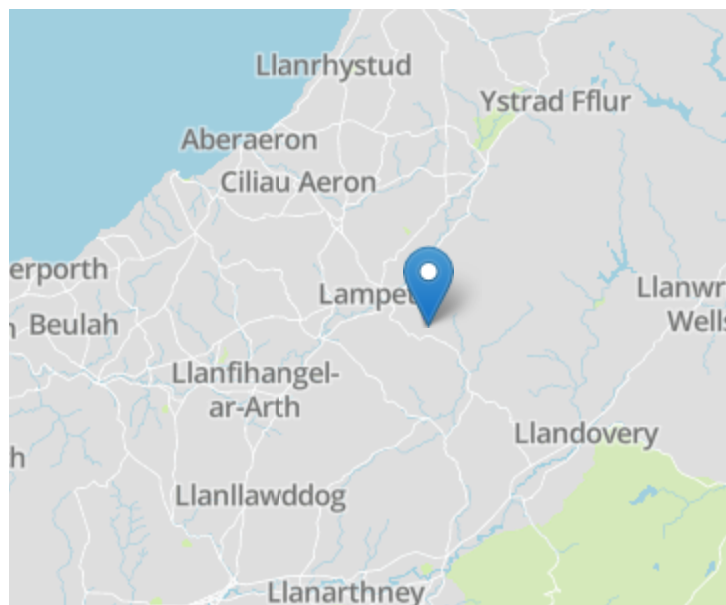
The existence of any public or private right of way? No

Mobile Signal

Satellite telephone and broadband

Construction Type

Traditional



Directions


The property is best approached by taking the A482 out of Lampeter to Cwmann. Continue for approximately 2 miles . At the crossroads, just before the Tafarn Jem, turn left and take the next right hand turning and the entrance to Blaenaufforest can be found after approximately 1/2 mile 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

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'.

To keep up to date please visit our Facebook and Instagram Pages

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	81
(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 :

Lampeter Office
12 Harford Square
Lampeter
Ceredigion
SA48 7DT

T: 01570 423623

E: lampeter@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



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