



An attractive country residence comprising 8-bedroom 4-reception room Mansion House with traditional and modern outbuildings all set in 8.71 acres.



Property History

Derlwyn Mansion was built in the early 1900's and has changed hands several times and has most recently been a residential care home. The current owners purchased the property over 10 years ago as a family restoration project whilst restoring and retaining many character features to include traditional Victorian tiles, picture rails and fireplaces, to name a few.

Situation

Derlwyn Mansion is set in a convenient rural location surrounded by open countryside and farmland, just off the A485, being the main Carmarthen to Aberystwyth road providing excellent road links to Glangwili Hospital within 6 miles (10 minutes) and Carmarthen town centre within 7.5 miles (15 minutes).

The local villages of Rhydargaeau and Peniel offer a range of local amenities to include a local Primary School, nursery, Petrol Station with convenience store and Post Office and hourly bus service into Carmarthen, passing the property entrance. The very popular Ceredigion/Cardigan Bay coastline is also within 30 - 40 minutes drive to the north.



Accommodation

Ground Floor

Entrance Hall

A timber framed door to front with stained glass window surround leads into the entrance hall with original tiled flooring and stairs up to the first floor. Phone point. Radiator.

Living Room

4.65m x 4.19m (15' 3" x 13' 9")

Bay window to front. Window to side. Open fireplace and lined chimney with 8 kw log burner installed in 2013. Radiators. Carpet flooring.

Home Office

4.17m x 3.72m (13' 8" x 12' 2")

Bay window to side. Fireplace is closed off. Carpet flooring.

Dining Room

4.68m x 4.20m (15' 4" x 13' 9")

Bay window to front. Fireplace with electric fire. Archway into Kitchen.

Kitchen - breakfast room

4.24m x 4.72m (13' 11" x 15' 6")

Base and wall units with central breakfast bar. Range cooker with gas hob and electric oven. Stainless steel sink. Integrated bins. Plumbing for dishwasher. Windows to side. Linoleum flooring. Door into Boiler Room.





Boiler / Crafts Room

2.89m x 3.68m (9' 6" x 12' 1")

Plumbing for washing machine. Worcester oil fired boiler. Central heating control panel. Sliding patio door to rear. Tiled flooring.

Pantry

1.51m x 1.52m (4' 11" x 5' 0")

Shelving units. Timber sash window to rear. Plumbing available.

Rear Hall / Boot Room

Door to rear. Door into main entrance hall to front. Under stairs cupboard. Tiled flooring.

Shower Room

1.62m x 2.52m (5' 4" x 8' 3")

Shower cubicle with electric shower. Wash hand basin. Window to side. Linoleum flooring. Attic hatch.

Utility Room

2.51m x 2.74m (8' 3" x 9' 0")

Base and wall units. Stainless steel sink. Gas hob - not in use. Extractor hood. Window to rear. Airing cupboard of former gas boiler - used for storage purposes. Tiled flooring.

Cloakroom

1.14m x 1.71m (3' 9" x 5' 7")

WC. Wash hand basin. Tiled flooring. Window to side. Tiled flooring.





First Floor

Stairs lead up to a half landing with large glazed window to the rear overlooking the rear garden. Door off into rear Bedroom.

Rear Bedroom 1

3.77m x 4.47m (12' 4" x 14' 8")

Built in storage cupboard. Window to side. Wash hand basin. Door into en-suite. Original wooden floors.

En-suite

Shower cubicle. WC. Linoleum flooring. Window to side. Attic hatch.

Main Landing

Doors to 3 bedrooms, bathroom and further stairs to the second floor.

Master Bedroom

4.70m x 4.13m (15' 5" x 13' 7")

Window to front and side. Fireplace with feature electric fire. Carpeting flooring. Archway leading into a dressing area with door into walk-in-wardrobe and en-suite.

Dressing Area

1.69m x 1.56m (5' 7" x 5' 1")

En-suite

2.51m x 3.59m (8' 3" x 11' 9")

Bath with shower and screen, WC, wash hand basin. Towel rail. Window to side. Linoleum flooring.

Bedroom 3

2.24m x 3.35m (7' 4" x 11' 0")

Window to front. Wash hand basin. Carpet flooring.



Bedroom 4

2.24m x 4.68m (7' 4" x 15' 4")

Bay window to front. Door into WC. Carpet flooring.

Cloakroom

1.76m x 1.59m (5' 9" x 5' 3")

WC with wash hand basin. Window to side. Carpeting flooring. Scope to create/add shower to create en-suite.

Family Bathroom

2.93m x 2.63m (9' 7" x 8' 8")

Shower. Bath tub. WC. Wash hand basin. Window to side. Towel rail.

Linen Store / Airing cupboard.

1.50m x 1.99m (4' 11" x 6' 6")

Window to rear. Water tank. Shelving units. Carpet flooring.



Second Floor

Staircase leading up to landing with doors off into 4 bedrooms, cloakroom and store room.

Bedroom 5

3.17m x 4.29m (10' 5" x 14' 1")

Window to side. Original timber flooring. Restricted head height in part. Used as exercise room.

Cloakroom

2.26m x 2.19m (7' 5" x 7' 2")

WC. Wash hand basin. Cupboard with water tank. Linoleum flooring. Restricted head height in part.

Bedroom 6

4.75m x 4.10m (15' 7" x 13' 5")

Window to side. Carpet flooring. Restricted head height in part.

Bedroom 7

3.60m x 4.24m (11' 10" x 13' 11")

Window to front. Carpet flooring. Restricted head height in part.

Store cupboard

2.24m x 2.20m (7' 4" x 7' 3")

Bedroom 8

4.94m x 4.24m (16' 2" x 13' 11")

Window to front. Carpet flooring. Aerial. Restricted head height in part.



Externally, Outbuildings and the Land

The house is set in grounds extending to approx. an acre and is approached via a sweeping tarmac driveway leading to the front with ample parking for 3 - 4 vehicles to one side. The driveway continues around the front and side elevation to the double car garage. To the front there is lawn grounds bordered with flower beds, shrubs, mature and established woodland. To the rear, there is a large patio/hard standing area offering a range of uses, along with a further lawn area to the rear boundary, also bordered with established bushes and trees.

Double Garage

5.60m x 5.70m (18' 4" x 18' 8")

Two rolling garage doors to the front lead into a garage with electricity connection.

Traditional Stone Outbuilding

3.63m x 2.41m (11' 11" x 7' 11")

Door and window to front. Housing oil storage tank. Electric connection.

WC to rear. Water tap.

Modern Outbuilding

12.73m x 10.81m (41' 9" x 35' 6")

Multipurpose outbuilding of a steel portal framed construction under a pitched fibre cement roof with two internal stable enclosures and tack/feed area, as well as generous general storage area. Large sliding doors to front. Part open to rear with gate providing access to the land. Light and power connection. Water tap nearby.

Land

The land is divided into three easy to manage enclosures and extends to approx. 7.71 acres in total, all of which benefits from stock proof fencing and hedgerow boundaries. The land is suitable for grazing and cropping purposes and benefits from wide gateway access off the front tarmac driveway and via the modern outbuilding opening. The land benefits from natural water supply.





Further Information

Energy Performance Certificate

EPC Rating D (59).

Council Tax Band

Carmarthenshire County Council Band H approx. £3,459.48 for 2021/2022.

Tenure

We are advised that the property is held on a freehold basis with vacant possession upon completion.

Services

The property benefits from mains electricity and mains water (not metered connection). The property is heated via an oil fired Worcester boiler installed in 2019 which is serviced annually. The Range cooker is supplied via gas cylinders.

The property is serviced via a private drainage via a septic tank in the front garden.

Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all right of way, easements and wayleaves (if any).

Fixtures & Fittings

All other fixtures, fittings and furnishings and expressly excluded unless agreed in advance.

Plan

Please find enclosed Identification Plan.

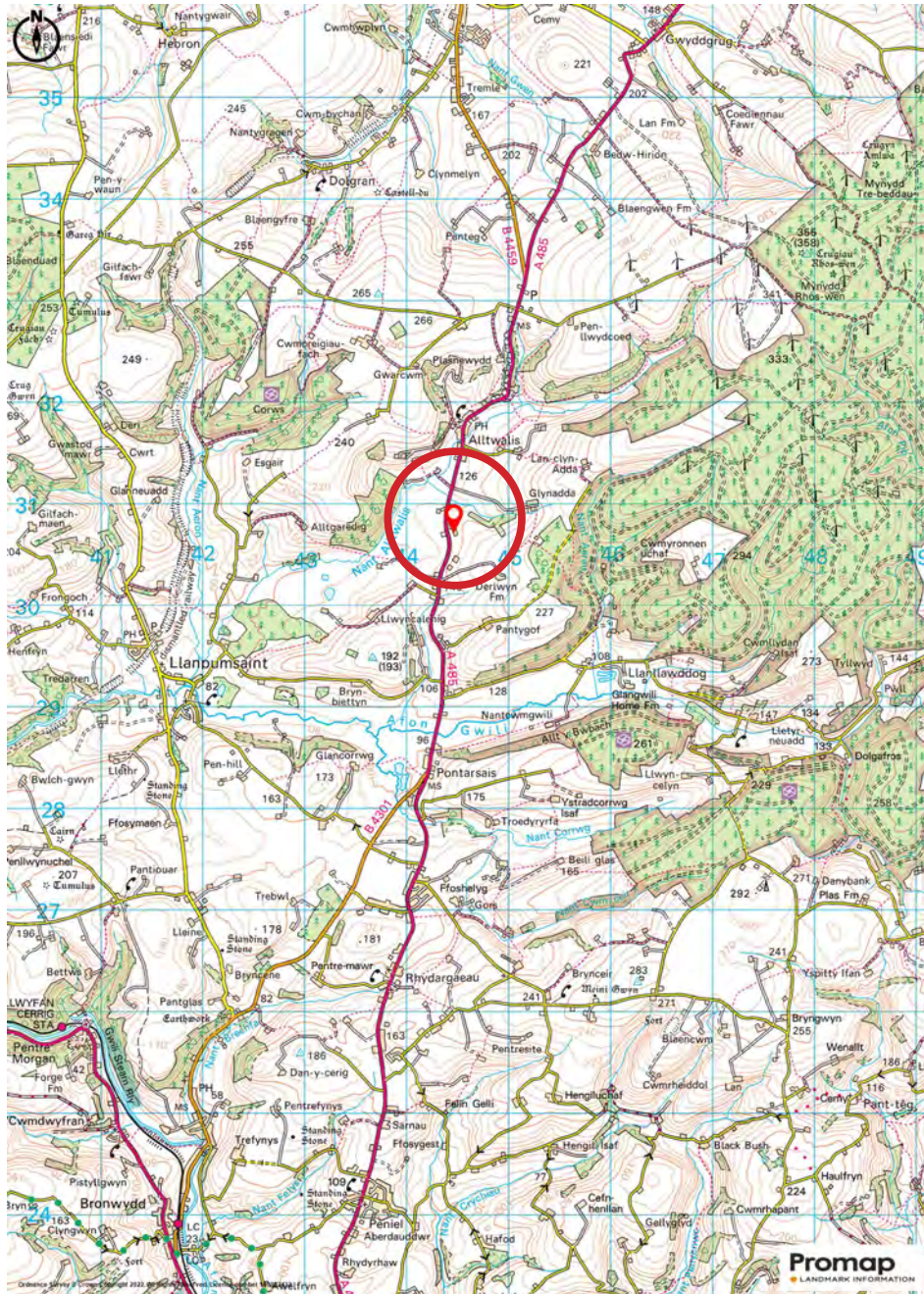
Viewing

Strictly by appointment with the Vendors Agents Rees Richards & Partners.

Please contact Carmarthen Office for further information.

Tel: 01267 612021 or email property@reesrichards.co.uk

Location and Situation Plans For identification purposes only



Derlwyn Mansion

Floorplan



Ground Floor



First Floor



Second Floor

Swansea Office
Druslyn House
De la Beche Street
Swansea
SA1 3HH

01792 650 705

Carmarthen Office
12 Spilman Street
Carmarthen
SA31 1LQ

01267 612 021

Tenby Office
Quay Hill
Tenby
SA70 7BX

01834 526 126

E: property@reesrichards.co.uk
W: reesrichards.co.uk

