









**Delightful country property set in 24 acres in a quiet and tranquil position yet convenient location in a pretty valley setting.**

---

**Overview**

A rare opportunity to acquire a most charming and enhancing 9-bedroom country house with 2-bedroom annex, 4-car garage, indoor swimming pool, a 240kW wood pellet biomass heating system, all surrounded by its own landscaped grounds and parkland, extending to approximately 24 acres in total, situated in a pretty Cothi Valley setting, near the sought-after village of Nantgaredig, Carmarthenshire.

**Situation**

The property lies in a private position amongst the Cothi Valley, near the sought after villages of Pontargothi and Nantgaredig in the heart of the Tywi valley. Both villages provide local conveniences to include public houses, a well-regarded Welsh medium primary school, doctors surgery, health club with swimming pool and gym and Y Polyn Michelin Guide country restaurant. The popular tourist attractions of National Trust Paxton's Tower, Castell Dryslwyn Castle, Aberglasney Gardens and the National Botanic Gardens of Wales are also within a short driving distance away. The county town of Carmarthen lies 9 miles to the west and is home to an extensive range of amenities and services to include high street national retailers and supermarkets, as well as a range of independent stores and eateries; and comprehensive education and healthcare provisions.





## Accommodation - Principal House

### Ground Floor

The front door leads into the entrance hall and through to the welcoming Reception Hall with an informal seating area centered around one of the many fireplaces.

Off the hall to the right is the Dining Room, with a further Cloakroom and Rear Hall leading out to the rear courtyard. Immediately off the Hall is the principal oak staircase leading up to the upper floors. A corridor leads west to the Library/Study, Drawing/Living Room and a further Internal Hall linking to the rear part of the House.

The Inner Hall benefits from a further staircase leading to the upper floors with a Gun Room and Pantry off. A doorway leads into the Breakfast Room opening into the Kitchen and Scullery to the right and a west-facing Conservatory to the left. Double doors to the rear of the Conservatory leads into the heated indoor Swimming Pool with a Sauna and changing facilities. A set of double doors to the front of the Conservatory opens out onto the sunny south-west facing patio and wider garden.

Off the functional Kitchen is a Rear Boot Room, Utility Room, door into the 4-car Garage and Rear Hall with staircase leading to the 2-bed Annex.









## Accommodation - Principal House

### First Floor

The principal staircase leads to the spacious First Floor Landing area with a Cloakroom off and access to the five south facing Bedrooms, to include the Master Bedroom with En-suite Shower Room with Walk-in-wardrobe. A Family Bathroom serves the four remaining Bedrooms.

A door way leads off the principal Landing into the Rear Landing, that is also serviced by the second/rear staircase, and leads up to the Second Floor Bedrooms. Off the landing to the rear are two further Bedrooms, both of which serviced by En-suite Shower Rooms.

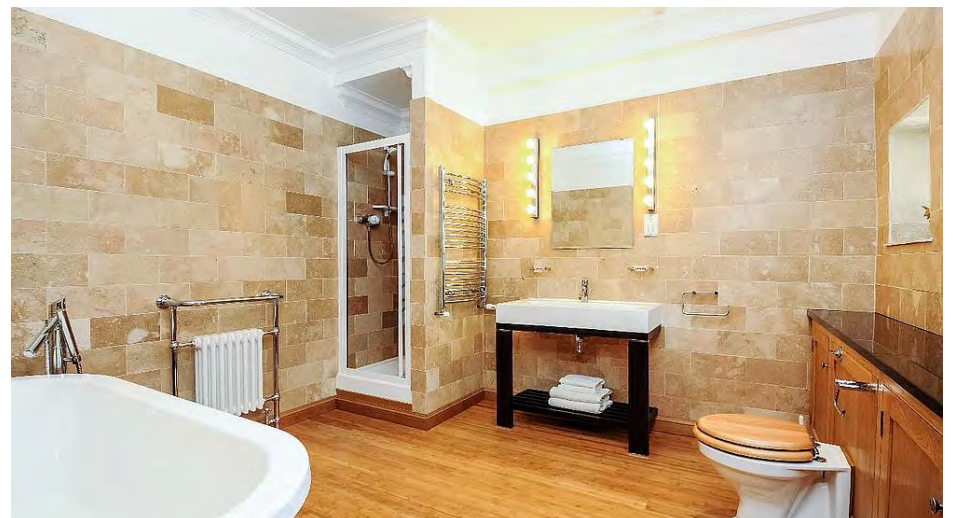


### Second Floor

The Second Floor benefits from a further two Bedrooms accessed via the rear staircase.









## Accommodation - Annex

A two bedroom first floor annex above the 4-car Garage, accessed via it's own staircase to the rear of the main House. A doorway off the staircase also links into the main House, which could be closed off, offering both an inter-connecting or self-contained Annex.

Internally, the annex comprises an open - plan Kitchen - Living Room, a Family Bathroom and two Bedrooms.





## Accommodation - Indoor Heated Swimming Pool



## Grounds & Gardens

Formal gardens surround the House with, with several patio areas and an array of flower beds, shrubbery and mature trees.





## Land & Woodlands

The Property extends to approximately 23.79 acres in total, to include two gently sloping grazing paddocks and mixed broadleaved woodland on the southern and northern boundaries, all accessed via a set of electric gates. The Property also benefits from a shared access along a lane to the rear.





## Further Information

### **Tenure**

We understand that the property is held freehold with vacant possession upon completion.

### **Services**

The property benefits from mains water supply, mains electricity and private drainage. The principal house, annex and swimming pool is heated via a 240kW wood pellet biomass system with 14 years remaining on the RHI (Renewable Heat Incentive) which heats the principal house, annex and swimming pool.

### **Council Tax Band**

Carmarthenshire County Council: Upton Hall - Band I. Upton Hall Annex - Band A.

### **Energy Performance Certificate**

EPC is currently being reviewed.

### **Rights of Way, Easements and Wayleaves**

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

### **Holiday Cottage Complex & Land Available by Separate Negotiation**

An optional 6 holiday cottages set in a courtyard position trading as Upton Hall Cottages with 21 acres is available by separate negotiation. Please contact the Agent for further details.

### **Plans**

A copy of the plan is attached for identification purposes only. The purchasers shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

### **Planning**

Any planning related enquiries to Carmarthenshire County Council Planning Department.

### **Fixtures & Fittings**

All other fixtures, fittings and furnishings and expressly excluded unless agreed in advance. In accordance with the Estate Agency Act 1979, we must inform that property is owned by a Partner of Rees Richards & Partners.

### **Agent Note**

In accordance with the Estate Agency Act 1979, we must inform that property is owned by a Partner of Rees Richards & Partners.

The photographs in the particulars were taken in Summer 2015.

### **Viewing**

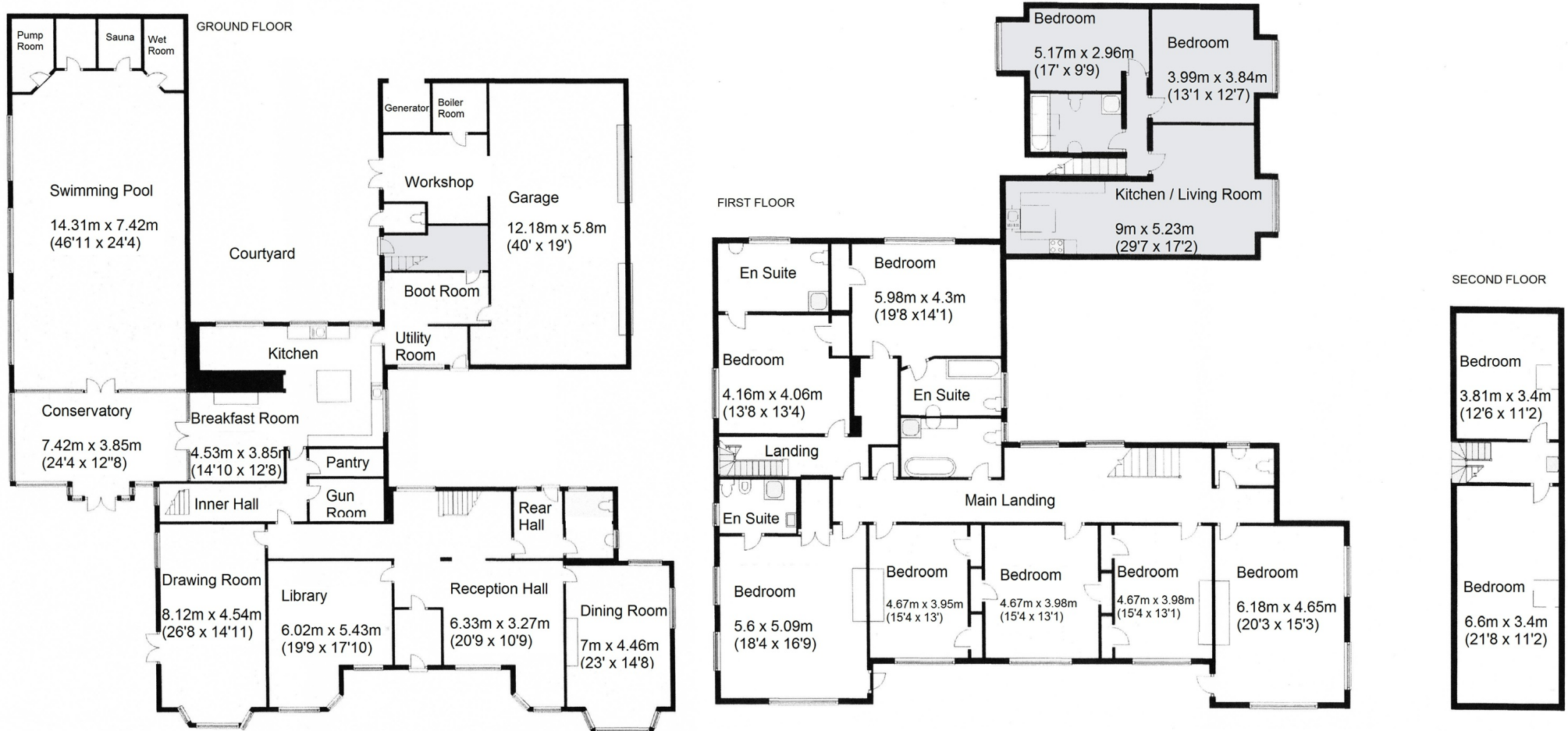
Strictly by appointment with the Vendors Sole Agents Rees Richards & Partners. Please contact for further information:

Tel: **01267 612 021** or email: **property@reesrichards.co.uk**



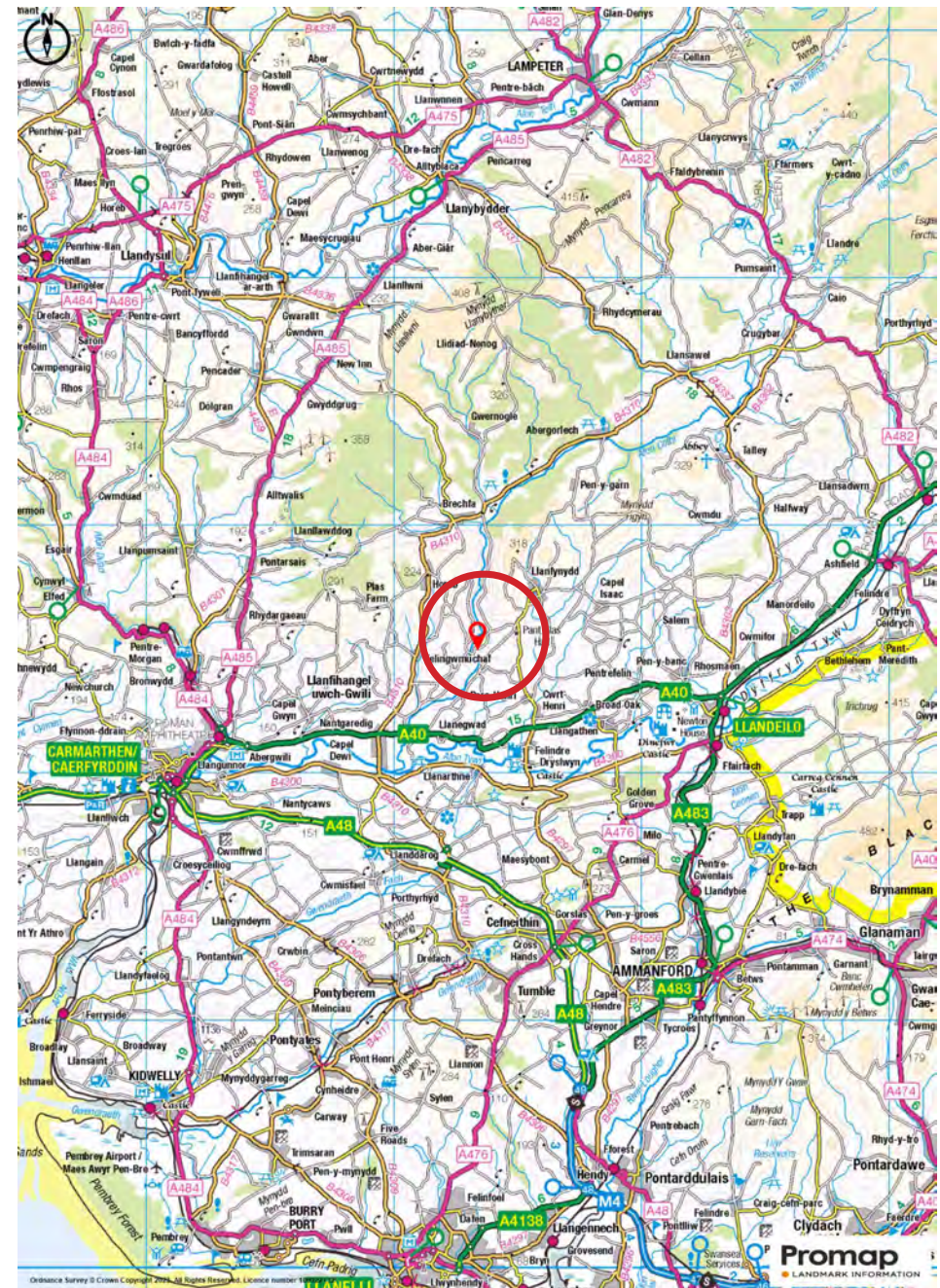
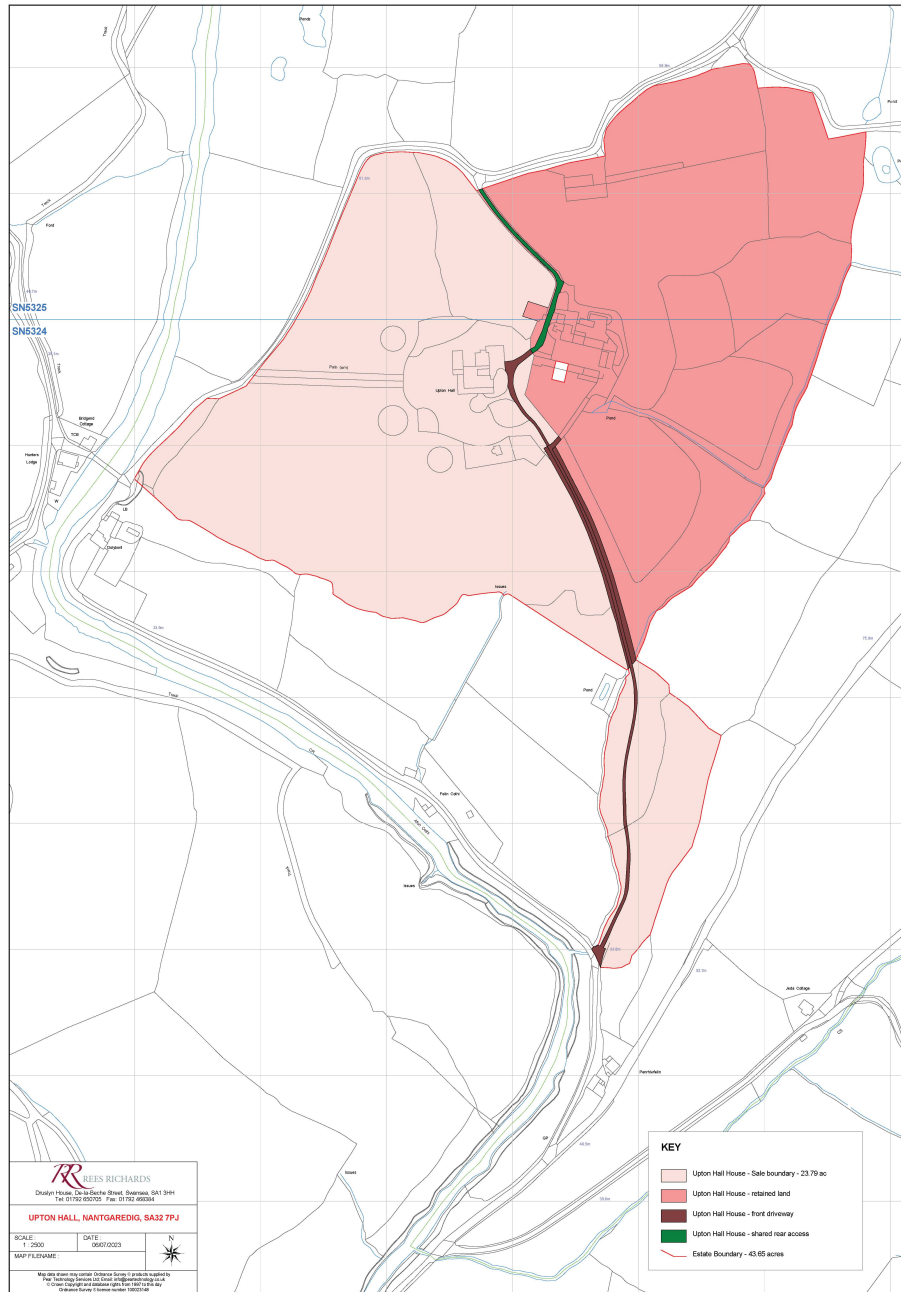
# Upton Hall

## Floorplan





# Location and Situation Plans For identification purposes only





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

T: 01792 650 705

Carmarthen Office  
12 Spilman Street  
Carmarthen  
SA31 1LQ

T: 01267 612 021

Tenby Office  
Quay Hill  
Tenby  
SA70 7BX

T: 01834 526 126

E: [property@reesrichards.co.uk](mailto:property@reesrichards.co.uk)  
W: [reesrichards.co.uk](http://reesrichards.co.uk)



CHARTERED SURVEYORS, LAND & ESTATE AGENTS

