

*4 Bed Modernised, Charming Cottage-Style Equestrian Property with Stables, Menage and Various Outbuildings. Could Easily be Split Accommodation with Annex Option, Enjoying Open Front Views.*



**Penrhiwfach, Llanpumsaint, Carmarthen. SA33 6LX.**

**£600,000**

**A/5592/NT**

A delightful 4 Bedroom cottage-style equestrian property set within a beautiful rural setting, enjoying outstanding open views. The home offers a modern yet characterful interior.

Externally, the property is perfectly suited for equestrian use, featuring a range of outbuildings, well-appointed stables a superb menage and approximately 4.25 acres of land.

Surrounded by garden, the grounds also provide ample parking and a garage. In addition, there is excellent flexibility with an attached annex option, ideal for split accommodation or multigenerational living. Ideal for those seeking the rural lifestyle yet being convenient to the local town and with the lovely aspect over the surrounding countryside.



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## Location

Penrhiwfach is set within a stunning Rural Countryside setting with breathtaking views overlooking the Towy Valley. Llanpumsaint benefits from immediate connectivity. The nearby A485 provides convenient access to the county town of Carmarthen, just a short drive away, offering a full range of shopping, dining, schools and leisure facilities, Hospital, as well as mainline rail connections to Swansea, Cardiff and beyond. For wider travel, the stunning Ceredigion coastline and the beaches of West Wales are within easy reach. Llanpumsaint enjoys a welcoming and active community, centered around its village hall and local events throughout the year. The village also has a primary school, Church and Play Park. The area offers excellent opportunities for walking, cycling and outdoor pursuits, Post Office, garage and convenient shop with nearby Gwili Valley scenery providing a breathtaking backdrop in every season.

For those looking to continue their equestrian lifestyle, there is Little Mill Equestrian Centre approx 1.5 miles away, frequently holding show jumping, dressage and arena Eventing events. Further equestrian venues within easy commute. The area offers ample hacking, with the very well known Brechfa forest, Llanllawddog Forest and Llanllwni Mountain approx 20 minute drive away.

## Penrhiwfach

### Entrance Porch

1.35m x 2.15m (4' 5" x 7' 1")

A bright and welcoming entrance porch featuring surround-glass windows set within an oak frame. Patterned tiled flooring and vaulted ceiling. Oak doors leading to the front of the property.



### Hallway

3.10m x 2.01m (10' 2" x 6' 7")

Well-appointed hallway featuring wood-effect flooring, coved ceiling and radiator. Characterful Oak beams and spotlights and a sliding mirrored

door discreetly conceals useful additional storage.



### Dining Space

373m x 4.77m (1223' 9" x 15' 8")

Wood effect flooring, coved ceilings and radiator. Rear window overlooking the garden, glazed internal aspect provides a view into the lounge and frames the outstanding views overlooking the Towy Valley.



### Kitchen

3.56m x 3.26m (11' 8" x 10' 8")

Range of base units with matching wall cupboards, including attractive glass display cabinet. Built-in eye level microwave, oven and grill, along with a four-ring electric hob with extractor fan over and tiled splash back. A separate preparation area, complemented by a stainless steel sink and drainer set beneath a triple-aspect window to the rear, enjoying superb garden outlooks and far-reaching views. Plumbing for a dishwasher is provided below, while a cupboard discreetly houses the electrics and thermostat.





### Utility

1.09m x 3.26m (3' 7" x 10' 8")

Tiled flooring and plumbing for both a washing machine and tumble dryer. Fitted with overhead wall units providing additional storage, access to the rear garden.



### Living Room

6.57m x 3.18m (21' 7" x 10' 5")

Striking fireplace with Oak Mantel and log burner set on a stone hearth. Wood-effect flooring, coved ceiling, and attractive Oak beams. Triple aspect, the room is flooded with natural light. Two vertical radiators positioned at either end. An internal glazed aspect connecting to the dining room, and French doors open out to



### Sun Room

4.13m x 2.72m (13' 7" x 8' 11")

Windows to both sides and front, perfectly positioned to take in the far-reaching views across the Towy Valley. Flooded with natural light, further enhanced by a skylight window. French doors provide direct access to garden. Laminate flooring, spot lighting, wall lights, and a radiator.



**Hallway**



**Family Bathroom**

3.10m x 2.66m (10' 2" x 8' 9")

Spacious Family Bathroom. Large walk-in shower with tiled splash back and a generous bath with shower attachment. Double frosted window to side. Additional features include a hand wash vanity unit with illuminated mirror above, W/C with surrounding storage, an airing cupboard and

radiator.



**Second Hallway**

Continuing from the main hallway, window to the front with seating area beneath. Additional built-in storage and radiator.





### Bedroom 1

3.31m x 2.84m (10' 10" x 9' 4")

Coved ceiling and radiator and window to the front with plenty of natural light. Carpet flooring, walk-in wardrobe and access via stairs to the attached annex.



### Walk-In Wardrobe

1.56m x 1.30m (5' 1" x 4' 3")

### Bedroom 2

3.88m x 3.18m (12' 9" x 10' 5")

Coved ceiling, carpet flooring, two radiators and window to the front.



### Bedroom 3

2.63m x 3.18m (8' 8" x 10' 5")

Coved Ceiling, carpet flooring, radiator and window to front.



## Master Bedroom

2.54m x 4.78m (8' 4" x 15' 8")

Coved ceiling and half-panelled walls. Carpet flooring, windows to both the front and rear overlooking the Countryside views, radiator and a TV point.



## Annex/ Old Cow Shed

The former cow shed offers a beautiful, bright open space, comprising from the wooden oak flooring throughout, vaulted ceiling and double aspect to front. Offering excellent versatility for multi-generational living or guest accommodation.

## Bathroom

1.04m x 1.74m (3' 5" x 5' 9")

Hand wash vanity unit with a mirror and light above, a heated towel rail and W/C. A walk-in shower and skylights providing further natural light.



## Kitchen / Living Room

4.75m x 4.54m (15' 7" x 14' 11")

Two skylights providing plenty of natural light, along with built-in storage units topped with partially matching overhead cabinets. Two-ring electric hob and stainless steel sink and drainer. A bar seating area with storage beneath, two radiators, in-wall display shelving and wall lights. Double doors with a stained-glass feature above leads out to



**Porch/ Former Pig Shed**

1.62m x 3.27m (5' 4" x 10' 9")

Former pig shed, offering a bright and spacious feel with tiled flooring, radiator, Skylights and a vaulted ceiling and door leading to the garden and patio area.



**EXTERNALLY**

### Garden Area

Well maintained garden area with spectacular views over the Towy Valley. Patioed Seating area, flowers and matured shrubs.



### Rear Driveway

Secure gated rear entrance. Ideal for easy access to the stables and offers additional parking for lorries, trailers etc.



### Stables & Outbuilding

All stables and outbuildings benefit from electric, power points and water supply.

### Middle Stable

4.434m x 3.881m (14' 7" x 12' 9")



### Feed Area/ Wash Down

5.084m x 4.201m (16' 8" x 13' 9")



### Hay Barn

3.360m x 4.609m (11' 0" x 15' 1")

Good sized hay barn with double opening barn doors to front and direct side pedestrian access to stables.



**Store Shed**

3.883m x 4.505m (12' 9" x 14' 9")



**Back Stable**

4.025m x 3.478m (13' 2" x 11' 5")



**Front Stable**

3.123m x 3.490m (10' 3" x 11' 5")

**Tack Room**

3.182m x 3.488m (10' 5" x 11' 5")



**Loose Pen**

3 hard standing yards with direct access to stables, front fields and menage. Offers convenience all

year round.



**Foaling Box/ Wash Box**

3.882m x 6.620m (12' 9" x 21' 9")

Generous sized foaling box, also used as a wash down area with heated hose wall attachment.



**Tractor Port**

4.574m x 5.693m (15' 0" x 18' 8")

A covered tractor port, tractor and attachments can

be included subject to separate negotiation.



**Log Shed**

3.248m x 6.215m (10' 8" x 20' 5")

Electric and power points. Lean too to side housing the oil tank.



**Garage**

4.337m x 7.234m (14' 3" x 23' 9")

Good sized garage with a remote-controlled electric garage door.



### Menage

Large 35m x 45m, well maintained, silica sand and rubber service, kick boards, wooden gates, flood lights and secure 1.5m post and rail fencing.



### Land

The majority of the land is located to one side of the property, being mainly enclosed and comprising gently sloping pasture, offering all year round turn out. Over the road you have a small turn out area along with what is currently sectioned into four separate grazing fields. In total, the property extends to approximately 4.25 acres.





Passport/Photo Driving License and a Credas AML check. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

### **Services**

We have been informed by the current vendor that the property benefits from mains water, mains electric, mains drainage and oil central heating and 4kw Solar Panels fitted to outbuilding's.

Broadband : Super Fast Fiber Broadband.

### **Tenure and Possession**

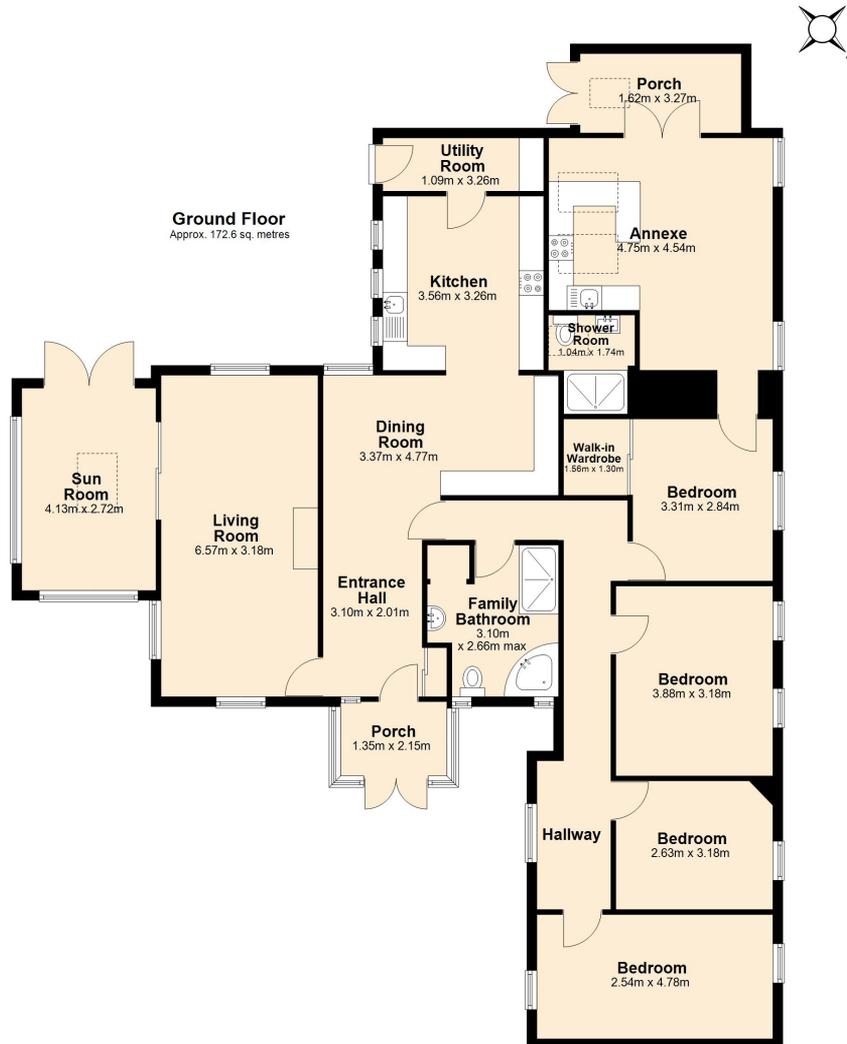
We are informed the property is of Freehold Tenure and will be vacant on completion.

### **Council Tax**

The property is listed under the Local Authority of Carmarthenshire County Council and has the following charges. Council Tax Band: D.

### **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



Total area: approx. 172.6 sq. metres  
**Penhiwfach, Llanpumsaint, Carmarthen**

## MATERIAL INFORMATION

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**Council Tax:** Band D

N/A

**Parking Types:** None.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** Level access.

**EPC Rating:** C (78)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

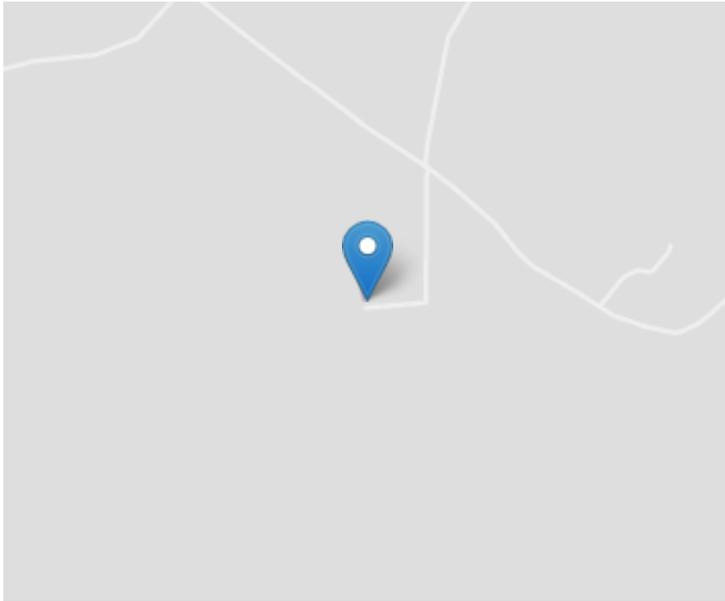
**Any risk of coastal erosion?** No

**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



## Directions

From Carmarthen Town Centre. Head northeast on A40 from Carmarthen From the centre of Carmarthen, join the A40 road heading east/northeast towards Llanpumsaint / Bronwydd. This is the main road leaving the town. Follow the signs for the A40 toward Llanpumsaint / St Clears. Continue on A40 past local junctions Stay on the A40 for several miles. You'll pass exit points for villages like Bronwydd and Cynwyl Elfed — stay on the A40 until you reach the correct minor road turn-off. This section is mostly rural rolling countryside. Turn left onto the unnumbered rural lane heading toward SA33 6LX Look for a turn-off from the A40 onto local roads that lead toward SA33 6LX / Three Wheels Farm (this is before Llanpumsaint if you're heading northeast). The exact lane isn't a major numbered road — it's one of the country lanes feeding into the SA33 6LX area. Use your sat-nav set to postcode SA33 6LX to identify the correct turn. Follow the rural lanes From the A40 turn-off, continue along narrow country lanes for a short distance. The address is rural and won't appear on large road signs — you'll see fields, farms, and occasional houses. Stay on the farm access road that leads directly to Penrhiwfach on your right hand side.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	80
(55-68) <b>D</b>		
(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 	

For further information or to arrange a viewing on this property please contact :

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