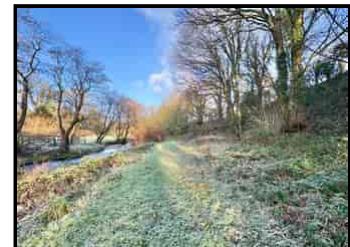


*Rare Opportunity with this Part-Completed 4-5 Bed Country Home with a Separate Riverside Cottage and various Outbuildings. Set in Roughly Three Acres of Land Offering a Tranquil Setting, River Side Location and Near the Ever-Growing Village of Crymych.*



**Mill House, Pontyglasier, Crymych, Pembrokeshire. SA41 3SA.**

**£395,000**

**R/5066/NT**

Set in a beautiful and peaceful rural location near the village of Crymych, this impressive part-completed 4-5-bedroom property offers a rare opportunity to finish a substantial family home to your own specification. The property has been thoughtfully designed with an abundance of windows throughout, allowing natural light to flood the interior and making the most of the surrounding countryside views. Once completed, the house will benefit from an air source heat pump.

In addition, the property includes a separate cottage, fully furnished, ideal for guest accommodation or potential rental income, which has oil central heating. Continuing to benefit the property is a range of outbuildings, ample parking space and a further 3 acres of land which runs along the river. Viewing is highly recommended to truly appreciate this property.



**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, Llammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel:01267 493444  
carmarthen@morgananddavies.co.uk

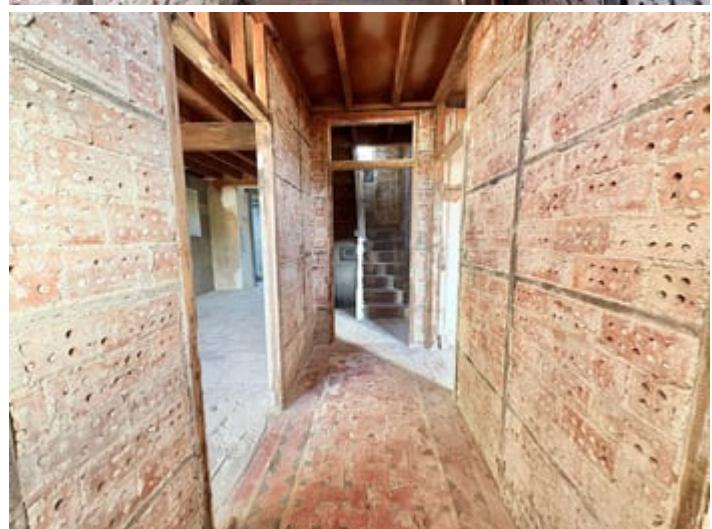
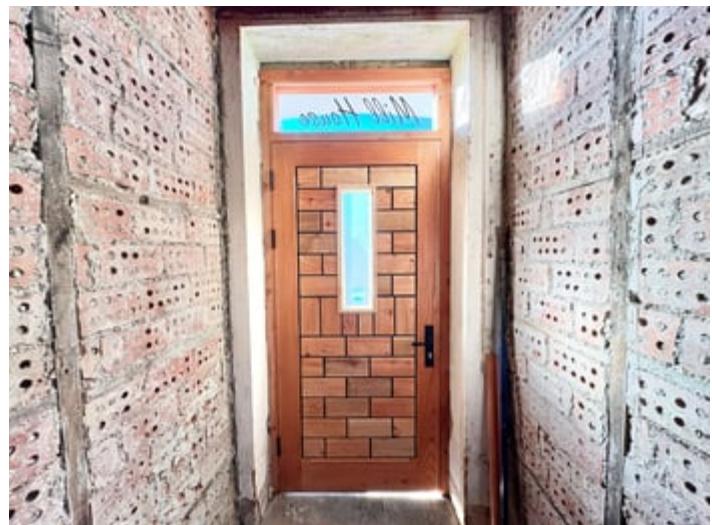
## Location

Pontyglasier is a small rural hamlet situated just outside the village of Crymych, in the heart of the Pembrokeshire countryside. Crymych offers a range of local amenities including shops, primary school, Secondary school, fuel station, and transport links. The area benefits from good road connections, with the A478 nearby providing access north towards Cardigan and south towards Narberth and Tenby, while the A40 is also within easy reach, linking to Haverfordwest and Carmarthen. The location combines a peaceful rural setting with convenient access to surrounding towns, Pembrokeshire coast and the well-known Preseli Mountains.

## Ground Floor

### Reception Hallway

As you enter the property, you are greeted by a beautifully handmade solid timber door, featuring a unique decorative pattern to the front and a contrasting design to the reverse. The spacious entrance hallway with patterned quarry tile flooring that sets the tone for the craftsmanship found throughout the home. Doorway to



### Kitchen/ Dining

3.021m x 6.424m (9' 11" x 21' 1")

Potential for an open plan Kitchen/ dining, this room is filled with natural light having dual aspect to side and sash and open double-glazed window to the front. The design of these windows allows you to clean them from the inside. An exposed overhead beam adds

character, while the side wall is finished with Savolit Plus wood wool board an ECO sustainable material allowing the walls to breath. Featured doorway to



## Utility & W/C

5.267m x 1.906m (17' 3" x 6' 3")

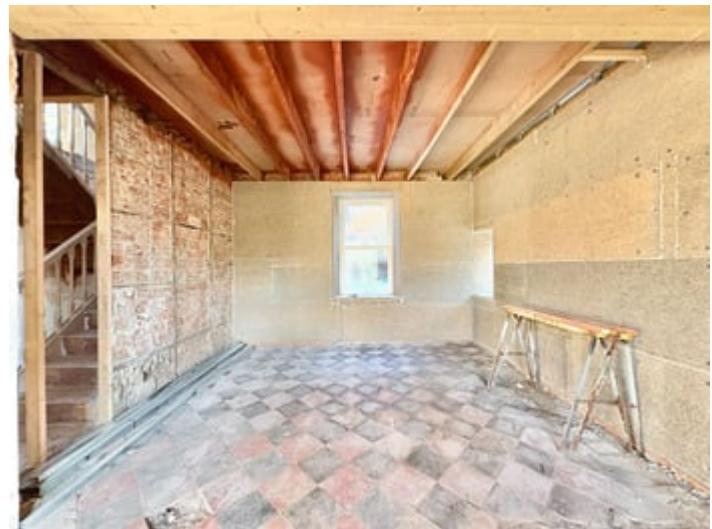
Planned as a utility room, this space is already equipped with a wash hand basin, pressurised tank system, and air source heat pump controls. Natural light is provided by double aspect to rear and a vented skylight. Door to the rear garden.



## Living Room

7.475m x 3.005m (24' 6" x 9' 10")

Sash and open double-glazed window to the front of the property, with deep windowsills that allow in plenty of natural light and potentially seating. Further double aspect to side and rear. A striking original chimney breast, open fire with a cast surround and inlaid ceramic tiles. The fireplace has been refurbished and finished with a bespoke white ash mantel and pillars. Partly traditional quarry tiled flooring. Leading to



## Second Hallway/ The Old Salt Chamber

The second hallway was formerly used as the original salt chamber, offering an intriguing glimpse into the property's historic use.





## First Floor

### Landing



Dog leg stair case leading you to the first floor. Double glazed window to rear.

### Second Landing

Door ways to



## Bathroom

2.541m x 3.208m (8' 4" x 10' 6")

Potential for a bathroom or bedroom. Double glazed window to side and rear.



## Bedroom 1

3.837m x 3.214m (12' 7" x 10' 7")

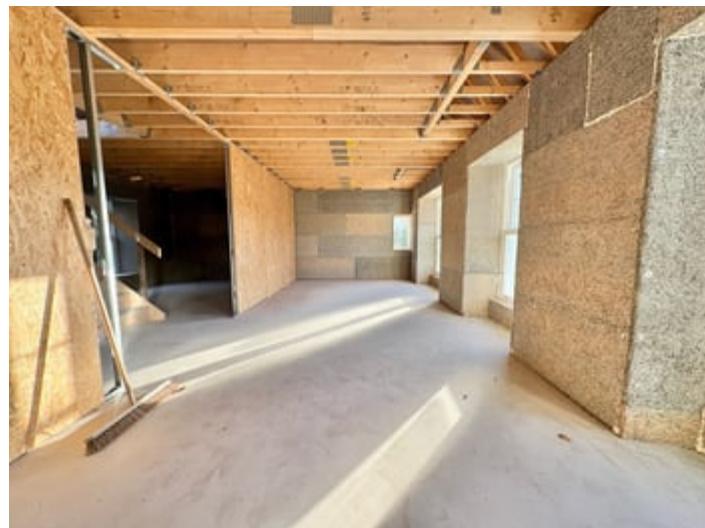
Double glazed window to rear.



## Bedroom 2/3

This versatile room offers excellent potential to be configured as a master bedroom with en-suite and walk-in wardrobe, two separate bedrooms, or a spacious living room enjoying the countryside views. The space benefits from a triple-aspect to the front, providing an abundance of natural light, along with two additional windows—one to each side of the

room.



## Landing



The second-floor landing enjoys a spectacular large rear-facing aspect with views over the garden, naturally bright and inviting space.

## Bedroom 4/5

8.280m x 5.154m (27' 2" x 16' 11")

Further possibilities to create two additional bedrooms on the spacious second floor. The room benefits from two attractive dormer windows to the front, positioned on each side of the space. Solar panel connections are already in place within the roof.

## 2nd Floor

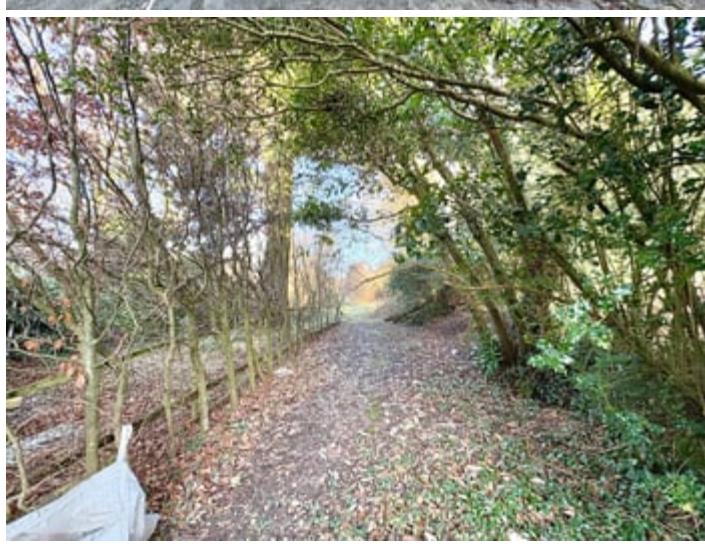


separate store shed, and a lean-to wood store to the rear of the property. A concreted seating area provides an ideal space to relax and enjoy the sounds of local wildlife and the nearby river, often spotting salmon. Beyond this is a level grassed area, with a passageway leading to approximately three acres of land running alongside the river.



## Externally

Short driveway leads down to a large courtyard area featuring a long drainage channel. Ample parking to the right-hand side of the property, with additional scope for further parking to the rear. A range of outbuildings, including an old car-working shed with an inspection pit beneath, a



**THE COTTAGE**

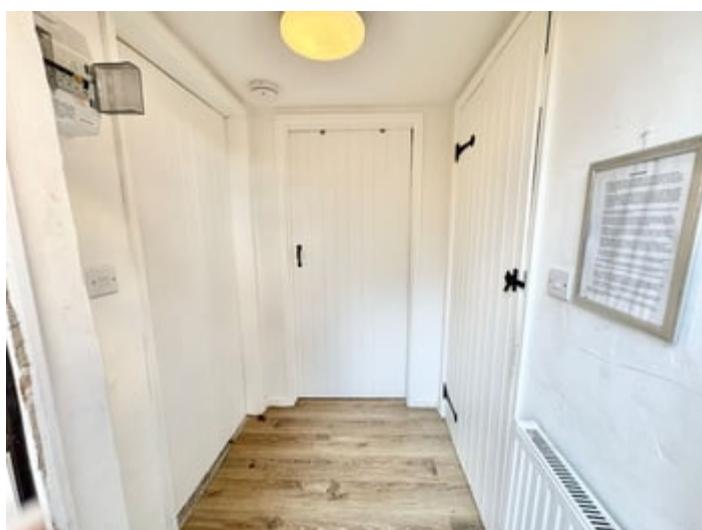
# The Original Mill



The cottage is believed to have been reconstructed in 2007. The property benefits from mains electric, oil-fired central heating, mains water, and mains drainage. The cottage is to be sold fully furnished, with all contents remaining, including (White Goods, Carpets, Curtains etc). In addition, the property benefits from external electrical hook-ups to the front of the cottage.

## Reception Hallway

The hallway houses the fire alarm system and consumer unit, with doors leading to



## Bathroom

2.209m x 1.426m (7' 3" x 4' 8")

Fitted with a floor-to-ceiling heated towel rail,

pedestal hand wash basin, WC, shower tray, wall mounted shower head and tiled shower splash back. Additional features include a razor power point and extractor fan. A small front-facing window, laminate walls and timber-effect plank flooring.



## Bedroom 1

3.708m x 2.762m (12' 2" x 9' 1")

Windows to both the rear and side with tiled window sills, TV connection point, radiator, and timber-effect flooring.



## Living/ Dining Room

3.474m x 4.374m (11' 5" x 14' 4")

Vaulted ceiling with painted tongue-and-groove timber panelling, adding space and character. An expansive glass front offers views of the river, while double doors provide direct access to a charming riverside seating area. The space is finished with a timber-effect floor, radiator and TV hook-up point. A striking stone arch serves as a feature focal point.

## Kitchen

4.436m x 2.136m (14' 7" x 7' 0")

Window to the side facing the the river and a rear window with views over the garden. Fitted with a four-ring electric hob, oven beneath and tiled back splash. Range of base units with worktops over, stainless steel sink with drainer, Worcester boiler and dishwasher. Display overhead units and open shelving, radiator and door with direct access to the garden area. Stairs to



## Bedroom 2

3.729m x 4.391m (12' 3" x 14' 5")

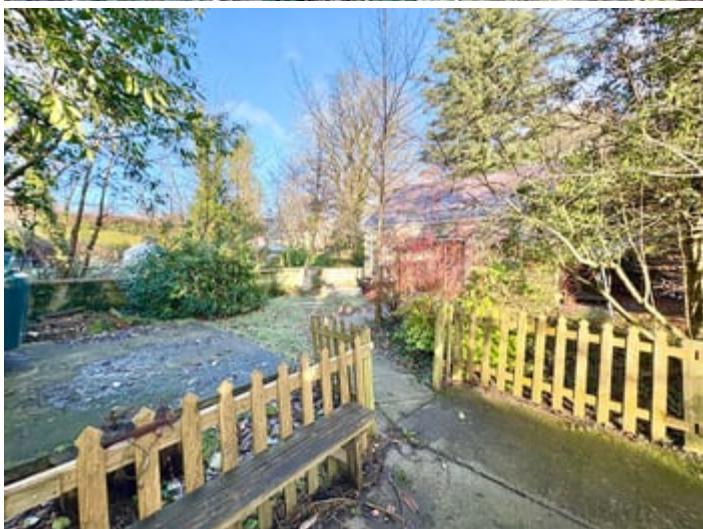
Vaulted ceiling with tongue-and-groove timber panelling. Radiator and timber-effect flooring. Window to the side aspect and a small Velux window providing additional natural light. Finished with tiled window sills.



## Externally

Paved pathway leading to the entrance and a quarry-tiled entrance area. To the front of the cottage there are electric hook-up points. The gardens feature a variety of shrubs and mature plants, with seating areas to the front and side enjoying views over the river which homes Salmon. There is a small garden area to the rear and a lean-to covered storage area. The Cottage garden is fully enclosed with a picket fence.





## Services

We have been informed by the current vendor that the main house benefits from mains water, mains electric, private drainage and air source heat pump and solar heating. All Windows in the Main House are AAA and Double Glazed.

The cottage benefits from mains water, mains electric, mains drainage and oil central heating. Which has been temporarily disconnected due to relocation of the oil tank.

## 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: TBC

## **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 License and a Credas AML check. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

## MATERIAL INFORMATION

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**Parking Types:** None.

**Heating Sources:** Air Source Heat Pump. Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** Level access.

**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

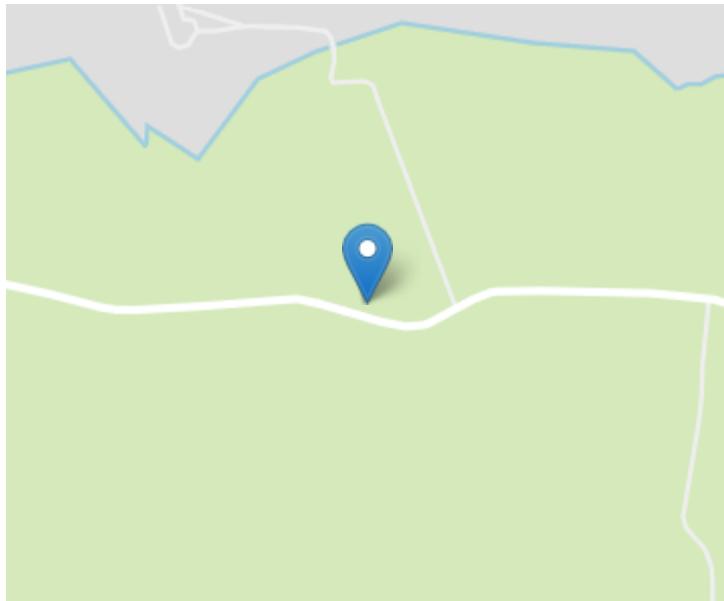
**Is the property listed?** No

**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

Directions: Take Rhiw Babell and Pensarn Rd to Heol Llangynnwr/A484 in Carmarthen , 2 min (0.8 miles) Head towards Heol Blaengwastod - 26 ft Turn right to stay on Brynmeurig in 0.1 miles Turn right onto Rhiw Babell. In a further 0.4 miles at the roundabout, take the 1st exit onto Pensarn Rd. After 0.3 miles drive from A40 and Hermon Rd to Pembrokeshire 46 min (28.6 mi) - Turn right and Mill House will be on the right

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

**Carmarthen Office**  
**11 Lamas St**  
**Carmarthen**  
**Carmarthenshire**  
**SA31 3AD**

T: 01267 493444  
E: [carmarthen@morgananddavies.co.uk](mailto:carmarthen@morgananddavies.co.uk)  
[www.morgananddavies.co.uk](http://www.morgananddavies.co.uk)



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