

Regulated by:



Since 1989

A fantastic lifestyle opportunity. A charming country property with two self contained holiday cottages. Llanybydder, West Wales



Tynllwyn, Ty Mawr, Llanybydder, Carmarthenshire. SA40 9RB.

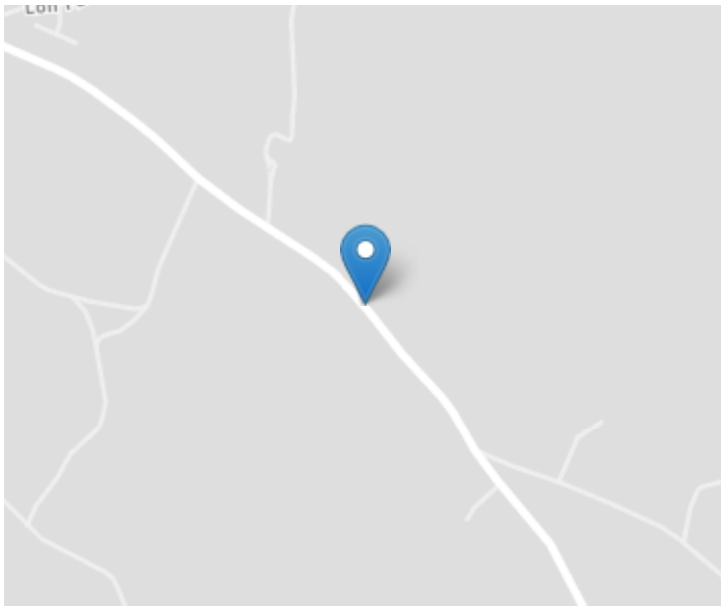
REF: R/3321/LD

£599,950

*** Perfect lifestyle opportunity *** Charming 4 bedroomed detached country property *** Business opportunity - With two self contained holiday cottages *** All set in approximately 1.09 acres or thereabouts
*** Income capabilities - Available as a Going Concern

*** Popular with good Visitor ratings and high occupancy rates *** Nicely positioned in rural surroundings
*** Modern recently refurbished kitchen and shower rooms *** Landscaped gardens - Being totally private
*** Extensive gated gravelled driveway

*** Excellent B&B capabilities or main house to be divided *** Oil fired central heating, UPVC double glazing and Broadband available *** A property worthy of early viewing *** Enjoy the West Wales countryside *** A home with an income *** Contact us today to view



LOCATION

Well positioned in rural surroundings, approximately 1 mile from the Village of Llanybydder which provides an excellent range of local facilities including Primary School, Doctors Surgery, Shops, Chemist, etc., some 7 miles distant from the University Town of Lampeter offering a comprehensive range of shopping and schooling facilities, and within easy travelling distance from the Ceredigion Heritage Coastline, to the West, and the County Town and Administrative Centre of Carmarthen, to the South.

GENERAL DESCRIPTION

Here we have a property with great income capabilities. The main house offers character and comfortable 4 bedroomed accommodation whilst also providing versatility to be utilised as a B&B/Guest House or to be sub divided to offer an annexe.

The holiday cottages are located adjacent to the main house, being a lovely barn conversion with two self contained holiday lets, enjoying high occupancy rates and being highly regarded.

As a whole it enjoys a fantastic business opportunity and is available as a Going Concern.

All of the above is set within its own 1.09 acres or thereabouts, being lovely landscaped lawned gardens with a mature hedge boundary, all of which being totally private. A property that is worthy of early viewing and currently consists of the following.

THE FARMHOUSE

FRONT ELEVATION



RECEPTION HALL

Having UPVC front entrance door, mosaic tiled flooring, radiator, staircase leading to the first floor accommodation with understairs storage cupboard.

RECEPTION ROOM

14' 3" x 8' 6" (4.34m x 2.59m). With tiled feature fireplace with timber mantle and surround, tiled inset grate, radiator.

LIVING ROOM

14' 10" x 10' 9" (4.52m x 3.28m). With feature open stone fireplace with slate hearth and incorporating a wood burning stove, radiator.



DINING ROOM

13' 5" x 9' 3" (4.09m x 2.82m). With timber effect flooring, radiator, access to the first floor accommodation.



BATHROOM

A modern suite comprising of a panelled bath, vanity unit with wash hand basin and mixer tap, low level flush w.c., radiator, part tiled walls.



KITCHEN

14' 8" x 10' 5" (4.47m x 3.17m). A recently fitted Shaker style kitchen with a range of wall and floor units with work surfaces over, stainless steel single sink and drainer unit with mixer tap, 4 ring gas hob with fitted hood over, built-in eye level electric oven, fitted worktops with space for a fridge/freezer, plumbing and space for dishwasher, radiator.



KITCHEN (SECOND IMAGE)



UTILITY ROOM

11' 9" x 5' 4" (3.58m x 1.63m). With a range of fitted floor cupboards with work surfaces over, plumbing and space for automatic washing machine and tumble dryer, upright fridge/freezer, radiator, tiled flooring, UPVC rear entrance door.

W.C.

With vanity unit and wash hand basin, low level flush w.c., radiator, tiled flooring.

FIRST FLOOR

LANDING

Approached via a staircase from the main Reception Hall, access to the loft space.

BEDROOM 1

14' 8" x 10' 9" (4.47m x 3.28m). With cast iron fireplace with surround, radiator, fitted wardrobes.



BEDROOM 2

14' 7" x 8' 9" (4.45m x 2.67m). With cast iron fireplace with surround, radiator.



SHOWER ROOM 1

A modern stylish suite comprising of a walk-in shower, low level flush w.c., vanity unit with wash hand basin and mixer tap, heated towel rail, extractor fan.



FIRST FLOOR (SECOND LANDING)

Approached via the Dining Room with built-in airing cupboard housing the pressurised hot water system.

BEDROOM 3

14' 11" x 11' 2" (4.55m x 3.40m). With fitted wardrobes, alcove shelving, down lighters, access to the loft space.



BEDROOM 4/OFFICE

14' 8" x 8' 8" (4.47m x 2.64m). Currently utilised as an office area or would ideally suit as a bedroom, with double aspect windows enjoying fantastic views over the garden, fitted cupboards, radiator, down lighters.



SHOWER ROOM 2

A luxury fully tiled suite comprising of a walk-in shower cubicle with drying area, low level flush w.c., vanity unit with a range of storage cupboards, heated towel rail, Velux window, extractor fan.



SELF CONTAINED HOLIDAY COTTAGES

DESCRIPTION

A delightful barn conversion that now provides two semi detached holiday cottages being highly regarded and rated and enjoying high levels of occupancy. We are informed by the current Vendors that 'Garden View' enjoys an occupancy rate of 35 weeks out of 50 and 'Field View' enjoys an occupancy rate of 40 weeks out of 50.

The barn conversion enjoys a convenient location directly opposite the main farmhouse and enjoys delightful rural surroundings.

Both cottages offer stylish and contemporary accommodation and all of which is available as a Going Concern.



GARDEN VIEW COTTAGE

Comprising



GARDEN VIEW COTTAGE - OPEN PLAN KITCHEN/DINER

20' 6" x 11' 10" (6.25m x 3.61m). A modern fully equipped kitchen with seating/dining area.



GARDEN VIEW COTTAGE - OPEN PLAN KITCHEN/DINER (SECOND IMAGE)



GARDEN VIEW COTTAGE - SHOWER ROOM

A modern suite comprising of a shower cubicle, vanity unit with wash hand basin, low level flush w.c., heated towel rail, radiator.



GARDEN VIEW COTTAGE - BEDROOM 1

15' 2" x 9' 10" (4.62m x 3.00m). A King size bedroom with stunning original 'A' framed beams, radiator, attractive Juliet balcony overlooking the garden and surrounding countryside.



GARDEN VIEW - BEDROOM 2

10' 5" x 8' 9" (3.17m x 2.67m). With original 'A' framed beams, radiator, window to the front.



GARDEN VIEW - BATHROOM

A modern stylish suite comprising of a panelled bath with hand held shower, low level flush w.c., pedestal wash hand basin, heated towel rail, radiator.



FIELD VIEW COTTAGE

Comprising

FIELD VIEW COTTAGE - OPEN PLAN KITCHEN/DINER

A fully fitted high standard kitchen with cottage Cream units with wooden worktops over and enjoying a good sized living area.



FIELD VIEW COTTAGE - SEPARATE W.C.

With wash hand basin, low level flush w.c.

FIELD VIEW COTTAGE - FIRST FLOOR

FIELD VIEW COTTAGE - BEDROOM

A King size bedroom benefiting from its own balcony to enjoy the stunning rural surroundings.



FIELD VIEW COTTAGE - BALCONY



FIELD VIEW COTTAGE - EN-SUITE SHOWER ROOM

With a modern suite comprising of a shower cubicle, low level flush w.c., wash hand basin.



EXTERNALLY

HOLIDAY COTTAGES - GARDEN

Both holiday cottages benefit from an enclosed garden area with a delightful patio and their very own hot tub.

GARDEN VIEW - HOT TUB



FIELD VIEW - HOT TUB



THE FARMHOUSE - GARDEN

A particular feature of this most charming lifestyle property is its extensive plot of around 1.09 ACRES or thereabouts. The main garden is landscaped to offer luscious lawned areas, being totally private with mature hedge and tree boundaries, along with a vast variety of ornamental shrubbery and bushes.

Directly to the rear of the property lies a large wooden decking area that commands great views over the surrounding farmland.



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)



ORCHARD

Located to the bottom of the garden with a range of soft fruit and small wooded area.



DOG EXERCISE Paddock

Being fenced and ideal for visiting Guests.



PARKING AND DRIVEWAY

An extensive gated and gravelled driveway giving easy access both to the farmhouse and holiday cottages and onto the rear paddock.

REAR OF PROPERTY



AGENT'S COMMENTS

A fantastic and rare opportunity with a ready set up business. Don't miss out.

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 for The Farmhouse is 'D'. Holiday Cottages are under Small Business Relief.

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, oil fired central heating, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband available.

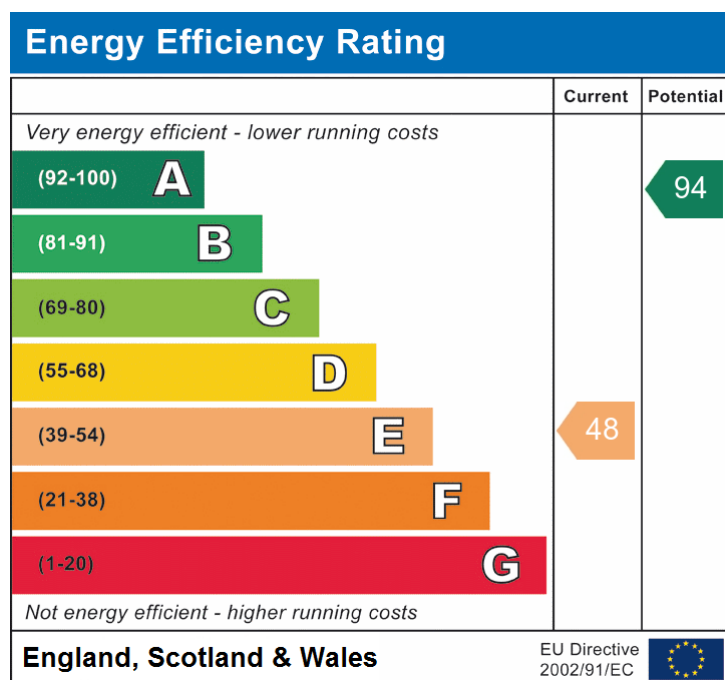
Directions

From Lampeter take the A485 to Llanybydder, turning left on the square onto the B4337 opposite 'Nisa'. Continue along this road for approximately 1.5 miles. Continue onto Ty Mawr and the property will be the first property on your left hand side as you enter the Hamlet, 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

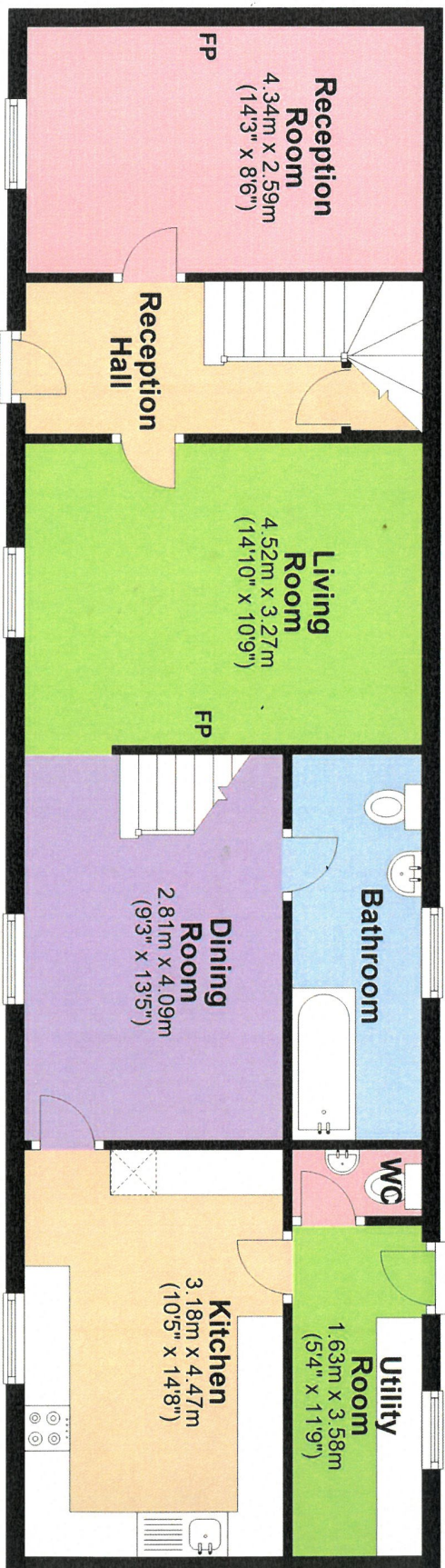
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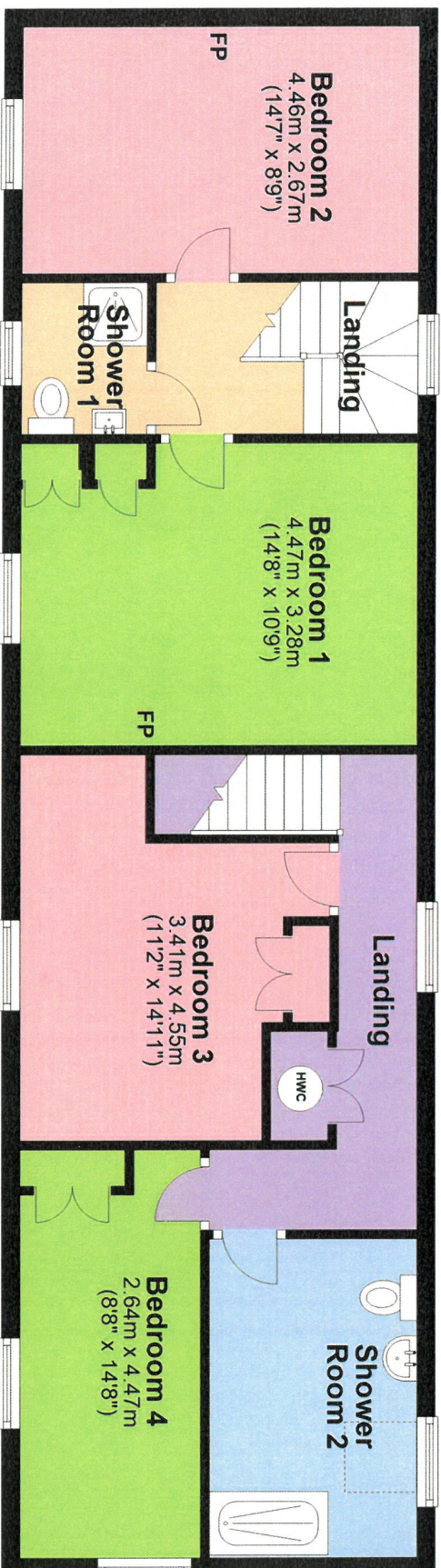
Ground Floor

Approx. 76.1 sq. metres (819.2 sq. feet)



First Floor

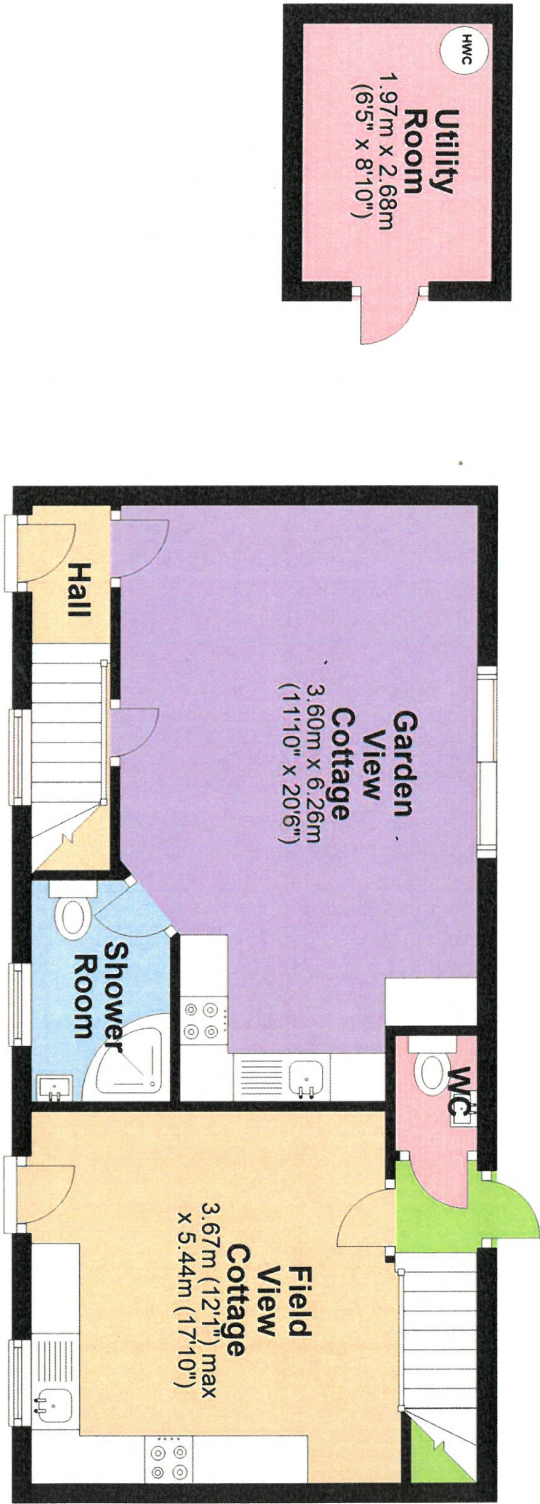
Approx. 73.8 sq. metres (794.1 sq. feet)



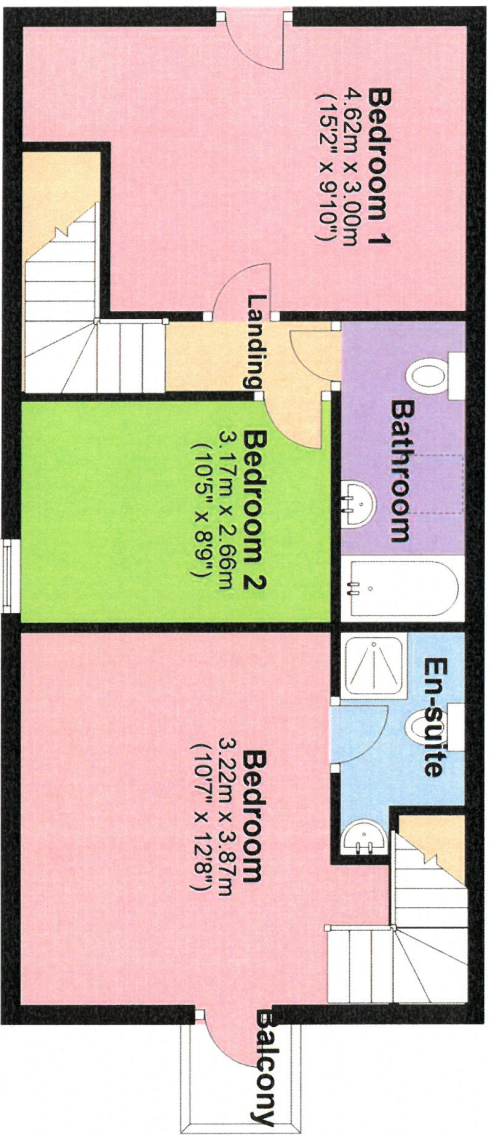
Total area: approx. 149.9 sq. metres (1613.3 sq. feet)

The Floor Plans are for guidance only.
Plan produced using PlanUp.

Ground Floor
 Approx. 57.8 sq. metres (621.8 sq. feet)



First Floor
 Approx. 47.0 sq. metres (505.4 sq. feet)



Total area: approx. 104.7 sq. metres (1127.2 sq. feet)

The Floor Plans are for guidance only.
 Plan produced using PlanUp.