

Character and traditional country smallholding of approximately 18.5 acres. Outskirts of Llanbydder, West Wales



Waunmeillion, Ty Mawr, Llanbydder, Carmarthenshire. SA40 9RB.

£550,000

REF: A/5438/LD

*** An opportunity not to be missed *** A traditional full character smallholding *** A period 3/4 bedroomed farmhouse
*** Adjoining stone and slate barn suiting conversion (subject to consent)

*** Approximately 18.5 acres in total - With approximately 14 acres offering good grazing paddocks and the remaining 4 acres offering mature woodland *** Useful and versatile range of traditional outbuildings with original coach house, pigsty and a modern multi purpose barn *** Mature gardens with fruit tree orchard *** Poly tunnel, summerhouse and brick built greenhouse.

*** A perfect country smallholding offering convenience - Being 1 mile from Llanbydder *** Close to Brechfa Forest and Llanllwni Mountains *** Suiting Equestrian purposes or farm Animals *** A fine rural property with great potential ***
Contact us today to view



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LOCATION

Well positioned in rural surroundings, some 1.5 miles from the Village of Llanybydder which provides an excellent range of local facilities including Primary School, Doctors Surgery, Shops and Chemist, some 7 miles distant from the University Town of Lampeter offering a comprehensive range of shopping & schooling facilities, within easy travelling distance of the Ceredigion Heritage Coastline to the West and the County Town and Administrative Centre of Carmarthen, to the South.



GENERAL DESCRIPTION

A traditional and highly sought after country smallholding. Waunmeillion offers a delightful character period farmhouse offering 3/4 bedroomed accommodation split over three floors. Adjoining the main residence is its stone and slate barn which offers conversion opportunity (subject to consent).

The property sits within its own land of approximately 18.5 acres with approximately 14 acres offering good grazing paddocks and the remaining 4 acres offering mature woodland. The range of outbuildings again offers further conversion opportunities with the original coach house (subject to consent) and offers Animal housing with the multi purpose barn.

Therefore a smallholding with a lot to offer whilst also being convenient to the nearby Market Town of Llanybydder.



THE ACCOMMODATION

The accommodation at present offers more particularly the following.

LIVING ROOM

16' 7" x 13' 4" (5.05m x 4.06m). Carpeted, painted exposed stone wall, Jotul Floo wood burner on a raised flagstone hearth, radiator, staircase to the first floor accommodation.



KITCHEN/DINER

21' 1" x 12' 9" (6.43m x 3.89m). Being open plan with flag stone flooring, fitted shelving, newly fitted September 2020 Rayburn oil fired stove running the hot water and heating supply at the property, Belfast sink with hot and cold running water, LPG oven, dishwasher connection, exposed beam, UPVC double doors opening onto the Conservatory.



CONSERVATORY

18' 8" x 8' 8" (5.69m x 2.64m). Of UPVC and block construction to the rear overlooking the mature garden, Vinyl flooring, double aspect windows, external door to the patio at the rear.



MUSIC ROOM/OFFICE

13' 1" x 7' 3" (3.99m x 2.21m). With built-in shelving, Velux roof window.



GROUND FLOOR BATHROOM

7' 4" x 6' 3" (2.24m x 1.91m). Comprising of a pedestal wash hand basin, panelled bath with screen and Triton electric shower unit, low level flush w.c., part tiled, vinyl on board flooring.

CLOAKROOM

Plumbing space for Washing Machine and Tumble Dryer.

FIRST FLOOR

LANDING

Leading to

BEDROOM 1

14' 8" x 9' 9" (4.47m x 2.97m). With radiator, feature cast iron fireplace (not connected), window to the front enjoying great views over the West Wales countryside.



BEDROOM 2

13' 7" x 12' 9" (4.14m x 3.89m). With radiator, window to the front enjoying great views over the West Wales countryside. TV (built in) on wall.



BEDROOM 3

8' 9" x 9' 6" (2.67m x 2.90m). With radiator, window to the front enjoying great views over the West Wales countryside. Electric fuse box.



FAMILY BATHROOM

Comprising of a corner shower cubicle, pedestal wash hand basin, panelled bath, low level flush w.c., heated towel rail.



THROUGH ROOM/BEDROOM

13' 2" x 7' 3" (4.01m x 2.21m). With window to the rear enjoying views over the mature gardens, airing cupboard housing the hot water cylinder and immersion, stairs to Bedroom 4.



LOFT ROOM

30' 0" x 11' 9" (9.14m x 3.58m). A generous room with tongue and groove ceiling and walls, undereaves storage, windows to both gable ends. This provides a fantastic multi purpose space.

There is access to the roof space at either end of the room via two large screwed in boards.



EXTERNALLY

ATTACHED STONE AND SLATE BARN

The barn is ripe for conversion to extend the current dwelling or equally as a separate cottage (subject to the necessary consents being granted by the Local Carmarthenshire County Council Planning Department).



BARN - GROUND FLOOR

28' 5" x 18' 02" (8.66m x 5.54m).

BARN - FIRST FLOOR

28' 5" x 18' 2" (8.66m x 5.54m). With traditional external stone steps leading to the first floor.



TRADITIONAL COACH HOUSE

15' 7" x 13' 0" (4.75m x 3.96m). Of stone and slate construction with loft over and attached former Pigsty/Poultry pens. With electric power points and light.



MODERN MULTI PURPOSE BARN

42' 0" x 29' 4" (12.80m x 8.94m). Of block and steel construction offering fantastic adaptable Animal housing or for Equestrian purposes with sliding front entrance door.



SEPARATE TACK ROOM



OPEN FRONTED LOG STORE (3 Bay)

POULTRY SHED

BRICK BUILT GREENHOUSE



FIELD SHELTER



MATURE GARDENS

A particular feature of this property is its well kept mature garden area being full of colour all year round with shrubbery, ornamental trees, flower beds and various lawned and patio areas. It is private and not overlooked and enjoys mature hedging for shelter.



GARDEN (SECOND IMAGE)



FRUIT TREE ORCHARD

Apple, Quince, Plum, Pear and Cherry Trees.

POLY TUNNEL

THE LAND

In total the land extends to approximately 18.5 ACRES or thereabouts. Stock fenced into 7 fields. The land is split into approximately 14 acres or thereabouts of mixed dry pasture being Livestock fenced and some productive quality grazing suitable for Horses, Cattle and Sheep accessed via a track.



LAND (SECOND IMAGE)



LAND (THIRD IMAGE)



LAND (FOURTH IMAGE)



LAND (FIFTH IMAGE)



NATIVE WOODLAND

Approximately 4 acres or thereabouts of amenity and native woodland which offers fantastic outdoor space for those seeking to get back to nature and providing a habitat for local Wildlife.



FRONT OF PROPERTY



REAR OF PROPERTY



POSITION



AERIAL VIEW



AGENT'S COMMENTS

A sought after full of character smallholding offering convenience on the outskirts of Llanybydder, West Wales.

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 property - 'F'.

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 Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

Services

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

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Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.



Council Tax: Band F

N/A

Parking Types: Garage. Private.

Heating Sources: Double Glazing. Oil.
Wood Burner.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: G (14)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

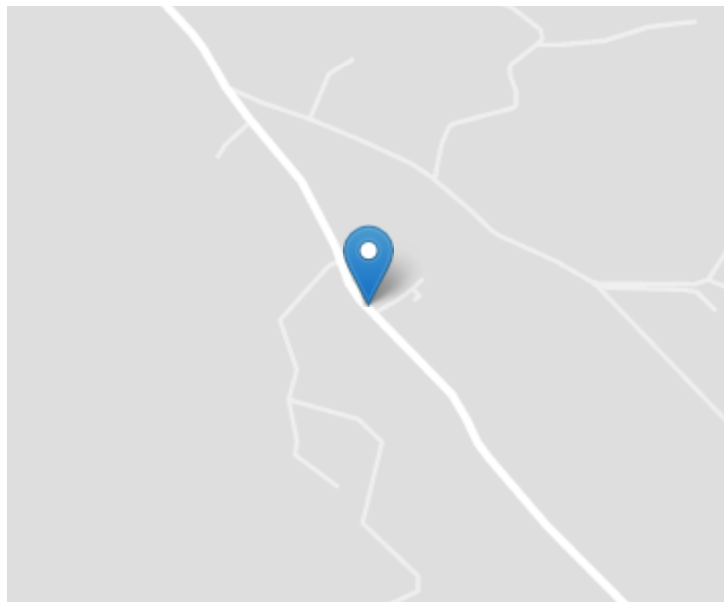
Any risk of coastal erosion? No

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 Lampeter take the A485 Llanybydder road. Turn left on the square in Llanybydder onto the B4337 road opposite Nisa Store. Continue along this road for approximately 1.5 miles. Continue into the Hamlet of Ty Mawr. The property is the first property on the right 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

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	14	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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

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