

*A private and peacefully located country smallholding with a period farmhouse and character cottage set in approximately 29 acres. Near Llandeilo, West Wales*



**Caerau Farm, Trapp, Llandeilo, Carmarthenshire. SA19 6TP.**

**£725,000**

**REF: A/5108/LD**

\*\*\* Privately situated country holding \*\*\* Period farmhouse offering 4 bedroomed accommodation \*\*\* Character detached 2 bedroomed cottage \*\*\* Both well presented throughout with oil fired central heating and UPVC double glazing \*\*\* Perfect Family home or a home with great income capabilities \*\*\* Two dwellings offer extended Family accommodation or holiday let business (subject to consent)

\*\*\* Set in its own land extending to approximately 29 acres - Split into various paddocks all being well fenced and gated \*\*\* Small pockets of ancient woodland and bordered by a stream \*\*\* Various modern and traditional outbuildings \*\*\* 60' x 30' open fronted barn \*\*\* Stable block, workshop and field shelter \*\*\* Suiting Equestrian pursuits with mainly grazing land \*\*\* Natural water supply

\*\*\* Amazing views overlooking Carreg Cennen Castle \*\*\* Perfect location - Rural but not remote \*\*\* 4 miles from the Upper Market Town of Llandeilo and 8 miles from the M4 Motorway \*\*\* Commuting distance to Swansea, Llanelli and Cardiff \*\*\* Perfect country getaway \*\*\* Walk Through Video available on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk)



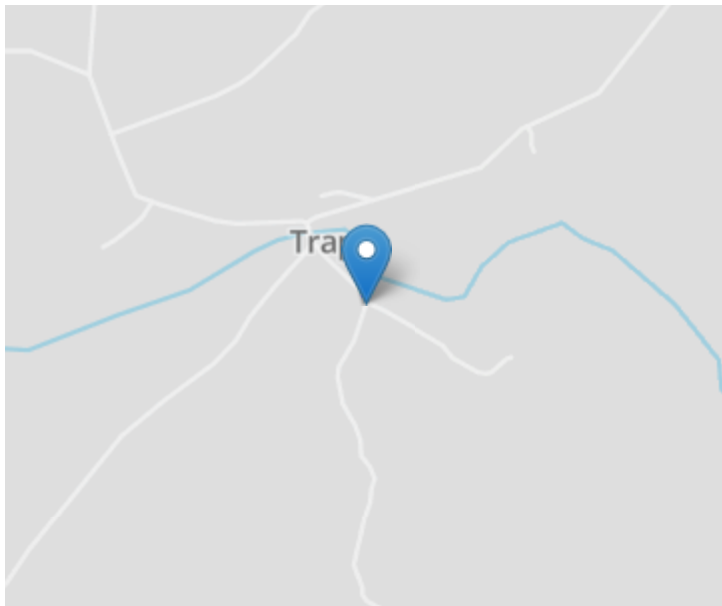
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## LOCATION

The property is located up its own private track and situated within the pretty and picturesque Village of Trapp which lies only 4 miles from the Upper Market Town of Llandeilo which offers a fantastic range of all everyday amenities with Senior and Primary Schooling, commercial and independent enterprises.

## GENERAL DESCRIPTION

Morgan & Davies are proud to offer for sale this beautifully positioned country/lifestyle holding. The property enjoys the benefit of two separate dwellings, one being the 4 bedroomed period farmhouse, along with a 2 bedroomed detached character cottage, which could offer itself nicely as two Family residences or utilised as a holiday let with great income capabilities.

The property is set within its own land of approximately 29 acres mainly being grazing land with pockets of ancient woodland and all bordered by a stream.

The property enjoys a mesmerising vista point over Carreg Cennen Castle and the surrounding North Carmarthenshire/Towy countryside. A property of this calibre does not come to the market often. It is well presented and maintained and provides the perfect country getaway. It lies only 4 miles from the Upper Market Town of Llandeilo, 8 miles from the M4 Motorway intersection and within great commuting distance to the larger Cities of Swansea, Cardiff and Llanelli.

Viewings are highly recommended and the property currently consists of the following.

## THE PERIOD FARMHOUSE

### RECEPTION HALL



Having access via a UPVC half glazed front entrance door with side glazed panels leading onto the Reception Hallway with staircase to the first floor accommodation, flag stone flooring, exposed stone wall, radiator, understairs storage area, fully glazed patio doors opening onto the rear patio area.

### LIVING ROOM



22' 8" x 16' 1" (6.91m x 4.90m). With an impressive inglenook style fireplace with Oak beam over with a multi fuel fire and an open fireplace to the opposite wall, two radiators, UPVC door opening onto the front.



## SITTING ROOM



16' 2" x 15' 7" (4.93m x 4.75m). With a corner multi fuel stove on a raised hearth, radiator, double aspect windows.

## KITCHEN



24' 10" x 6' 11" (7.57m x 2.11m). A Pine farmhouse Kitchen with a range of wall and floor units with work surfaces over, single sink and drainer unit with mixer tap, built-in eye level oven, 4 ring gas hob, Rayburn Range, plumbing and space for automatic washing machine, radiator, quarry tiled floor, double aspect windows.

## KITCHEN (SECOND ANGLE)



## REAR HALL

6' 11" x 6' 2" (2.11m x 1.88m). With quarry tiled flooring, radiator, door to the rear patio.

## LAUNDRY ROOM

5' 6" x 5' 2" (1.68m x 1.57m). With quarry tiled flooring.

## UTILITY ROOM



9' 0" x 6' 2" (2.74m x 1.88m). With a range of Pine fitted units, single drainer sink unit, plumbing and space for automatic washing machine, quarry tiled flooring, heated towel rail, Worcester oil fired central heating boiler.

## W.C.

6' 0" x 3' 1" (1.83m x 0.94m). With low level flush w.c., quarry tiled flooring, extractor fan.

## FIRST FLOOR

### GALLERIED LANDING



With a vaulted and beamed ceiling, access to the loft space.

### BEDROOM 1



16' 2" x 8' 8" (4.93m x 2.64m). With radiator, two windows to the fore, archway opening onto the Dressing Room.

## DRESSING ROOM/HOME OFFICE



12' 5" x 9' 4" (3.78m x 2.84m). With built-in cupboards, radiator, access to the loft space.

### BEDROOM 2



15' 1" x 13' 0" (4.60m x 3.96m). With a vaulted and beamed ceiling, radiator, two built-in cupboards, window to the side, Velux window to the rear.



**BEDROOM 3**

12' 6" x 12' 6" (3.81m x 3.81m). With part vaulted ceiling, double aspect windows.

**DRESSING AREA**

14' 2" x 16' 11" (4.32m x 5.16m). With Velux roof window, part vaulted ceiling.

**BEDROOM 4**

10' 4" x 6' 10" (3.15m x 2.08m). With sloping headroom, radiator, Velux roof window.

**BATHROOM**

14' 5" x 9' 3" (4.39m x 2.82m). Being 'L' shaped, a nicely presented suite comprising of a multi cabinet vanity unit with ceramic wash hand basin, panelled bath with shower over, low level flush w.c., beamed ceiling, access to the loft space.

**CHARACTER DETACHED COTTAGE****THE COTTAGE**

Comprising

**COTTAGE OPEN PLAN KITCHEN/LIVING AREA**

19' 3" x 14' 8" (5.87m x 4.47m). With access via a UPVC half glazed stable entrance door with a modern fitted KITCHEN with a range of wall and floor units, stainless steel sink and drainer unit, electric cooker point, plumbing and space for automatic washing machine, exposed stone walls, beamed ceiling, staircase to the first floor accommodation.

Within the LIVING AREA lies a raised hearth with a multi fuel stove.

**COTTAGE INNER HALL**

With understairs cupboard.

**COTTAGE SITTING ROOM**

9' 5" x 9' 2" (2.87m x 2.79m). With wooden floor, radiator, front entrance door.

**COTTAGE BATHROOM**

12' 4" x 5' 1" (3.76m x 1.55m). A Pine fitted suite comprising of a Bespoke vanity unit with wash hand basin, low level flush w.c., enclosed shower cubicle with electric shower, extractor fan, shaver point.

**COTTAGE FIRST FLOOR****COTTAGE BEDROOM 1**

18' 9" x 13' 8" (5.71m x 4.17m). With wooden flooring, vaulted and beamed ceiling, radiator, two built-in cupboards, Velux roof window.



## COTTAGE BEDROOM 2



13' 8" x 9' 11" (4.17m x 3.02m). With a vaulted and beamed ceiling, exposed stone wall, radiator, two Velux windows.

## EXTERNALLY

### RANGE OF OUTBUILDINGS

Comprising

#### OPEN FRONTED BARN



60' 0" x 30' 0" (18.29m x 9.14m). Of steel and timber construction.

#### STABLE BLOCK



Of timber construction on a concrete slab. Comprising

#### STABLE 1

12' 0" x 10' 0" (3.66m x 3.05m).

#### STABLE 2

12' 0" x 10' 0" (3.66m x 3.05m).

#### PUMP HOUSE

8' 3" x 6' 6" (2.51m x 1.98m). Adjoining the character cottage and housing the filtration system for the borehole water system.

#### FORMER WORKSHOP

28' 0" x 15' 0" (8.53m x 4.57m). Of timber and corrugated iron construction.

#### GARAGE

15' 0" x 12' 0" (4.57m x 3.66m). Of timber and corrugated iron construction.

#### FIELD SHELTER

#### GREENHOUSE

12' 0" x 10' 0" (3.66m x 3.05m).

#### STONE PIG STY

#### GARDENS



The property is surrounded by its own well kept mature gardens. To the rear lies a stone walled boundary all of which enjoying fantastic views over the surrounding land and countryside.



**GARDEN (SECOND IMAGE)****GARDEN (THIRD IMAGE)****ORCHARD****LAND**

We are informed that the property sits within its own land of approximately 29 ACRES that is laid mainly as grazing paddocks all being fenced and gated and having ample natural shelter and bordered by a stream for natural water supply.

PLEASE NOTE: There is a small field which is classed as a Site of Special Scientific Interest due to rare Orchids.

**LAND (SECOND IMAGE)****LAND (THIRD IMAGE)**



**LAND (FOURTH IMAGE)****ANCIENT WOODLAND****PARKING AND DRIVEWAY**

The property is approached over a private lane. There is a right of access over the first section of the lane and then through to the gate onto the property.

**FRONT OF FARMHOUSE****REAR OF FARMHOUSE****VIEWS FROM THE PROPERTY****AGENT'S COMMENTS**

A fantastic lifestyle holding with great income capabilities or as the perfect Family home.

**WALK THROUGH VIDEO**

Available on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk)

**TENURE AND POSSESSION**

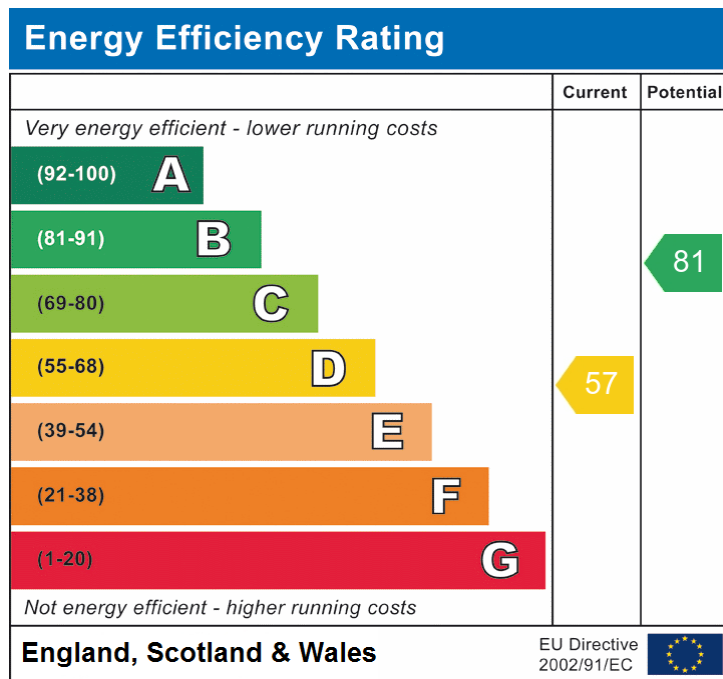
We are informed the property is of Freehold Tenure and will be vacant on completion.

## COUNCIL TAX

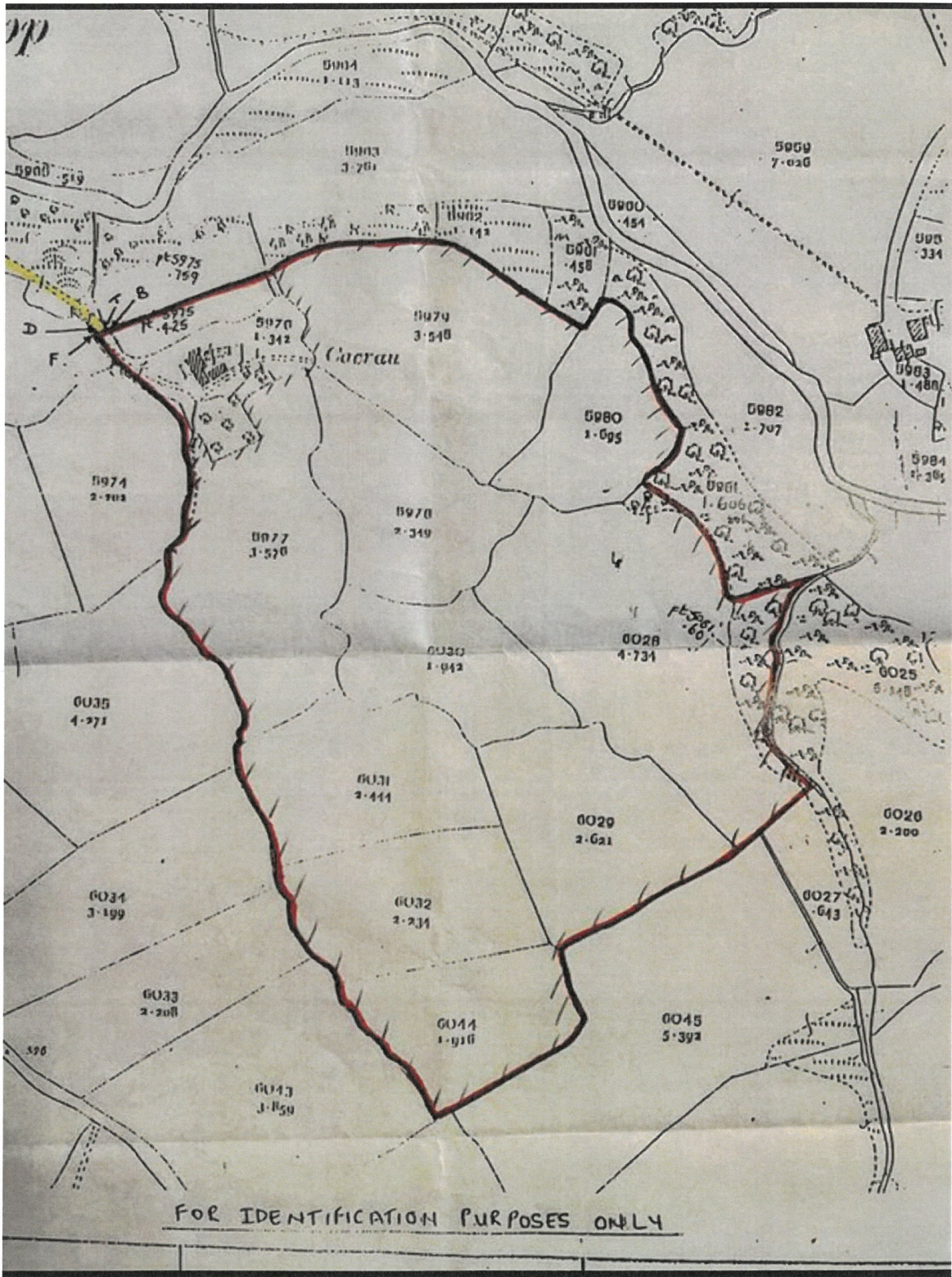
The property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band for the property - 'F'.

## Services

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









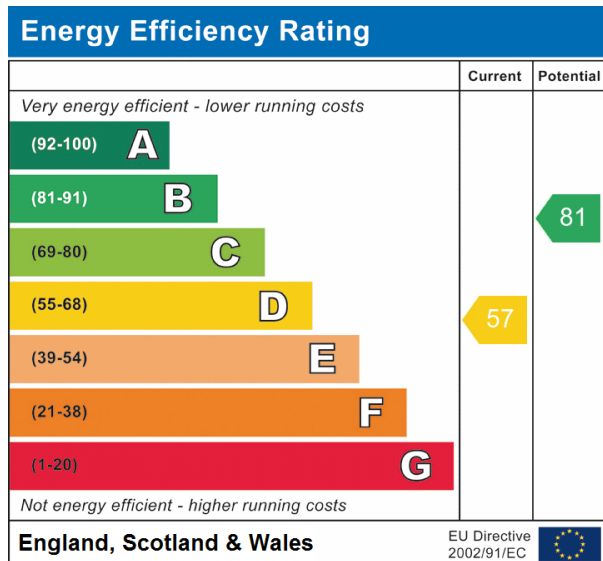
### Directions

From the Town of Llandeilo continue into Ffairfach and at the set of traffic lights take the left hand turning onto Bethlehem road. Proceed under the railway bridge and turn right towards Trapp. Travel on this road for approximately 4 miles until you enter the Hamlet of Trapp. As you head over the bridge you will reach a junction with Cennen Arms Public House on the right hand side. Continue along this road and the entrance to the property will be the first on your left hand side between two properties, as identified by the Agents 'For Sale' board. Continue on this lane until you reach your destination.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

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

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For further information or to arrange a viewing on this beautiful property, contact us:

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