

A delightfully positioned smallholding of approximately 4.763 acres. North Carmarthenshire, West Wales



Gwawr Rhos, Harford, Llanwrda, Carmarthenshire. SA19 8DP.

£499,500

REF: A/5394/LD

*** A property not to be missed *** Highly appealing sought after smallholding *** Traditional stone and slate full of charm cottage *** 3 bedroomed versatile accommodation

*** Extensive well appointed stable range *** Outdoor arena/menage - 70m x 50m *** Grazing paddocks - In all 4.763 acres or thereabouts - Adequately fenced, gated and watered *** Young woodland plantation and various wildflower garden areas *** Potential of annexe/holiday let with conversion of the garden room and detached garage

*** Delightful rural position next to the comprehensive fishing lakes *** Equidistant to Lampeter, Llandeilo and Llandovery *** An opportunity not to be missed *** Viewing highly recommended *** North Carmarthenshire countryside at its finest



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LOCATION

Pleasant rural location, conveniently positioned 7 miles from Lampeter, 13 miles from Llandovery and 10 miles from Llandeilo. The Village of Harford itself offers Petrol Station and Convenience Store and the Village of Pumpsaint lies within 2 miles with a Public House and General Store.



GENERAL DESCRIPTION

Gwawr Rhos offers potential Purchasers an unique opportunity to acquire a delightfully positioned Equestrian holding. The property itself is of traditional stone and slate construction, benefiting from deceptive accommodation of 3 bedrooms and ample living accommodation. The property itself enjoys oil fired central heating and UPVC double glazing throughout. It offers great conversion potential with the current garden room and detached garage. Potential to provide a property with an income.

Externally, the property boasts a comprehensive Equestrian facilities with a well built stable range, tack room and an

enclosed outdoor riding arena. In all it extends to 4.763 acres and split into eight manageable enclosures.

THE ACCOMMODATION

The property deserves early viewing and the accommodation at present offers more particularly the following.



BOOT ROOM

8' 7" x 5' 4" (2.62m x 1.63m). With flag stone flooring.

KITCHEN

14' 4" x 13' 0" (4.37m x 3.96m). A fitted farmhouse pine kitchen with tiled work surfaces over incorporating a ceramic 1 1/2 sink and drainer unit, electric double oven, 4 ring ceramic hob with extractor hood over, tiled flooring, spot lighting, staircase to the first floor accommodation.



UTILITY ROOM/PANTRY

6' 8" x 5' 5" (2.03m x 1.65m). With fitted shelving, upgraded Trianco oil fired central heating boiler, plumbing and space for automatic washing machine, access to the loft space.

FIRST FLOOR (ABOVE KITCHEN)

BEDROOM 1

11' 3" x 11' 4" (3.43m x 3.45m). With under eaves storage drawers and cupboards, wash hand basin, feature 'A' framed beams.



LARGE STORAGE ROOM

10' 0" x 11' 0" (3.05m x 3.35m). Potential for further bedroom accommodation. Currently housing the hot water cylinder and immersion heater, original 'A' framed beams.

LIVING ROOM

14' 8" x 11' 2" (4.47m x 3.40m). With radiator, cast iron multi fuel stove on a slate hearth with an open flue, double aspect windows to the front and rear.



INNER HALLWAY

With ceramic tiled flooring, staircase to the first floor accommodation, spot lighting.

FAMILY BATHROOM

Having a 3 piece suite comprising of a panelled bath with

shower over, low level flush w.c., pedestal wash hand basin with shaver light and point, ceramic tiled flooring, spot lighting, extractor fan.



GROUND FLOOR BEDROOM 2

13' 3" x 9' 7" (4.04m x 2.92m). With radiator, built-in wardrobe.



EN-SUITE TO BEDROOM 2

With corner shower cubicle, low level flush w.c., pedestal wash hand basin with shaver light and point, radiator, spot lighting, extractor fan.



FIRST FLOOR (SECOND STAIRCASE)

LANDING

With Velux window, exposed stone walls, large undereaves storage cupboard, radiator.

FIRST FLOOR BEDROOM 3

13' 4" x 12' 6" (4.06m x 3.81m). With undereaves storage area, spot lighting, Velux window, wash hand basin.



GARDEN ROOM

16' 2" x 14' 3" (4.93m x 4.34m). This part of the property offers great potential to be converted into a holiday let, self contained annexe or as further bedroom accommodation (subject to consent). A stunning room with double aspect windows and large patio doors opening onto the garden and patio area, large cast iron multi fuel stove on a slate hearth with an oak mantle surround, tongue and groove vaulted ceiling with spot lighting, flag stone flooring.

The garden room enjoys separate external access point via the parking and garden area which will prove useful if re-utilised and converted into an annexe/holiday let.



REAR STORE ROOM

16' 0" x 3' 5" (4.88m x 1.04m). With potential to be utilised as an en-suite.

EXTERNALLY

DETACHED GARAGE/WORKSHOP

17' 8" x 14' 7" (5.38m x 4.45m). With electricity and water connection, manual roller shutter door. This useful detached space offers further potential to be re-converted into holiday let/annexe (subject to consent) with its water and electricity connection currently available.



EQUESTRIAN FACILITIES

Providing:-

STABLE BLOCK

A comprehensive stable block of cedarwood construction under a profile roof, built and constructed by Red Mire Stables, currently consisting of four stables, one hay barn area and a tack shed measuring 7' x 5', with a concrete hard standing/turnout area with drainage in place.



STABLE (SECOND IMAGE)



STABLE (THIRD IMAGE)



MENAGE

70m X 50m. An enclosed riding arena with gated access point giving easy access to the stable, the track and also to the paddocks.



PLEASE NOTE

For ease of access the stables and menage and all paddocks have separate gated access points from the private track.

NEW LOG STORE AND CHICKEN COUP



POLY TUNNEL

15' 0" x 8' 0" (4.57m x 2.44m).

YOUNG WOODLAND PLANTATION

AERIAL PHOTO



THE LAND

The land extends to approximately 4.763 ACRES being conveniently split into traditionally sized enclosures, being well fenced, having natural shelter and a water supply. All enclosures have good vehicular access points from the private track and, as mentioned, ideal for Equestrian use or for a range of Animal keeping.



LAND (SECOND IMAGE)



LAND (THIRD IMAGE)



OFF LYING LAND

Located 100 yards down the private track and the land itself is sloping in nature, having gated access, and water connection,

PLEASE NOTE

We are informed by the current vendor that a public footpath run through the land belonging to the property.

ACCESS AND DRIVEWAY

Access via a privately owned shared driveway utilised by the property and to Neighbours.

GARDEN



FRONT OF PROPERTY



REAR OF PROPERTY



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: 'F'.

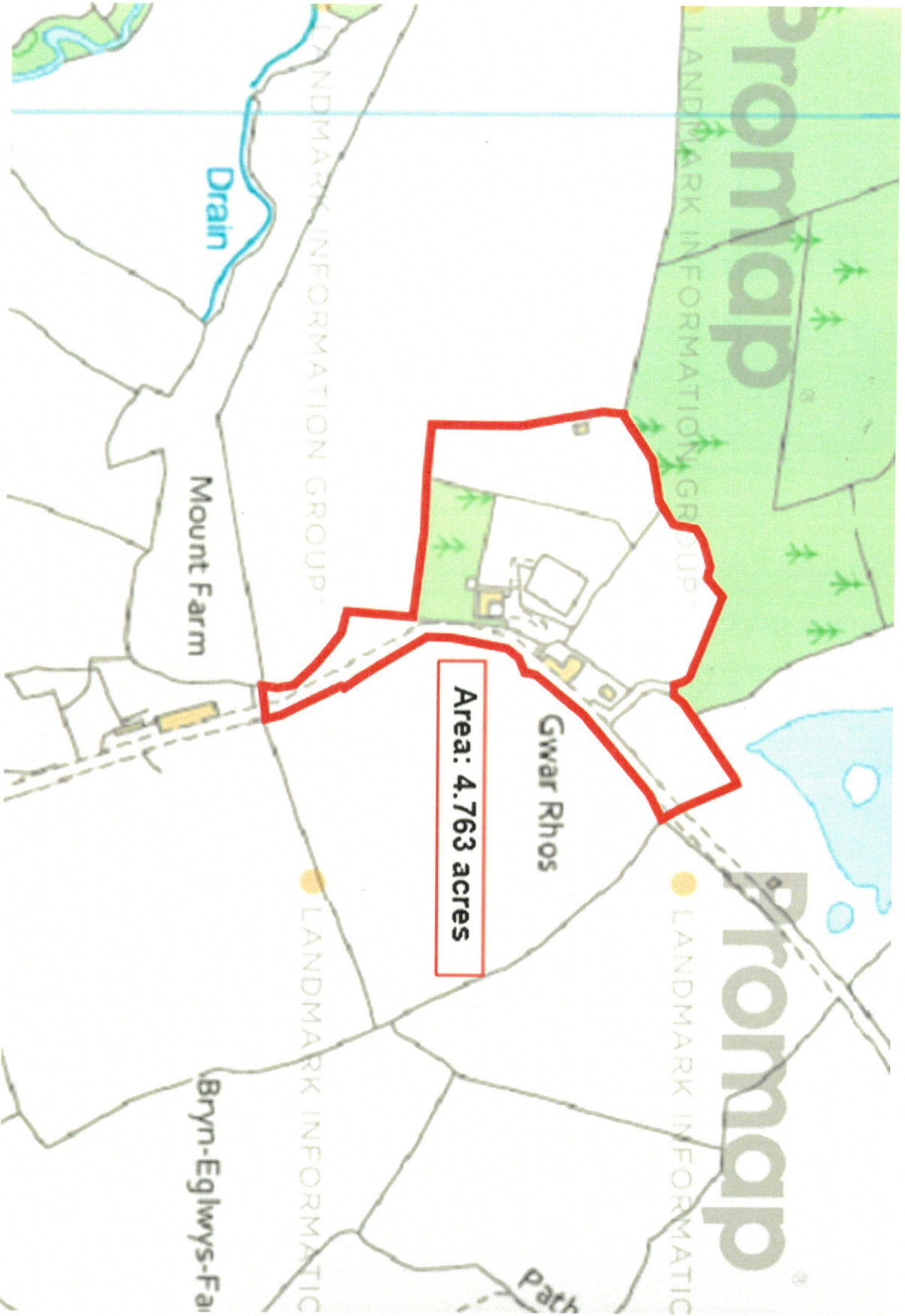
MONEY LAUNDERING REGULATIONS

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, private drainage (septic tank), oil fired central heating, UPVC double glazing throughout, telephone subject to B.T. transfer regulations, Broadband available. Vent Axia air filtration system throughout the house.





Council Tax: Band F

N/A

Parking Types: Driveway. Garage. Private.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: None.

Accessibility Types: Not suitable for wheelchair users.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

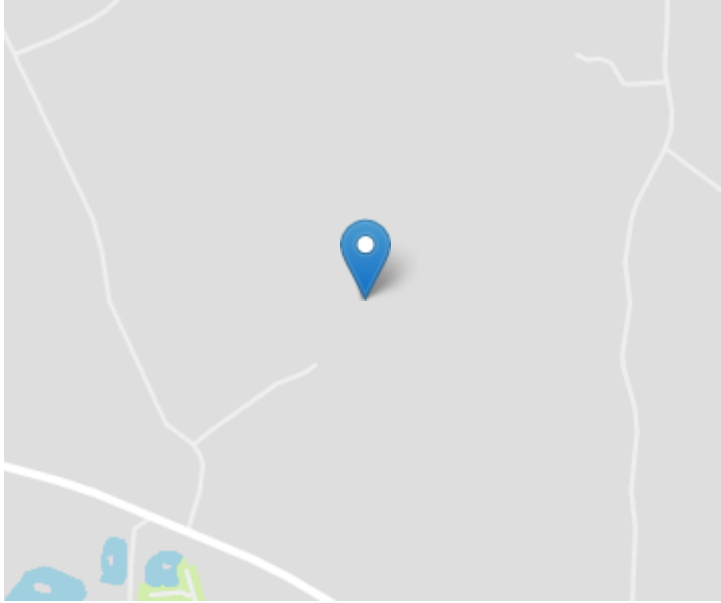
Any risk of coastal erosion? No

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 South. Proceed through the Village of Cwmann. Once reaching the Village of Harford you will pass Checkpoint Garage on your left hand side. Take the first right hand turning after Spring Water Lakes Caravan Park. Continue down the private track and the property will be the first property on your right hand side.

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'.

To keep up to date please visit our Website, Facebook and Instagram Pages

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

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