

A pleasantly positioned renovated country smallholding of approximately 19 acres with a traditional and modern range of outbuildings. Near Pencader, West Wales



Bwlchcoed, Gwyddgrug, Pencader, Carmarthenshire. SA39 9BJ.

£780,000

REF: A/5332/LD

*** A delightful and sought after rural position *** A renovated country smallholding of approximately 19 acres *** A substantial and modern 3 bedroomed detached farmhouse
*** High end fixtures and fittings - With a stylish kitchen, utility room and bathroom *** Oil fired central heating, new double glazing and conservatory

*** Traditional and modern range of useful agricultural outbuildings *** Multi purpose barn - 60' x 45' *** Traditional range of stables, Sheep shed and Cow shed *** An extensive re-surfaced yard area with great access to all outbuildings and the farmhouse *** Productive pasture with four large grazing paddocks - All being fenced and having good gated access points and having mature hedge boundaries *** Parkland meadow with far reaching views over the North Carmarthenshire hillside *** Privately owned driveway (Neighbour having rights of way)

*** Convenient position - 1 mile from the Lampeter to Carmarthen roadway *** 25 minutes to Carmarthen, 15 minutes to Lampeter and 40 minutes to the Cardigan Bay Coast
*** A versatile smallholding with great residential, commercial and agricultural appeal *** Viewings highly recommended - Contact us today to view



LAMPETER
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Ceredigion, SA48 7DT
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lampeter@morgananddavies.co.uk



ABERAERON
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Ceredigion, SA46 0AS
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aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
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LOCATION

The property enjoys a fine rural position on the outskirts of the popular Village Community of Gwyddgrug which lies 10 miles North from the County and Administrative Centre of Carmarthen, 5 miles from the Market Village of Llanybydder and within close proximity to the renowned Brechfa Forest and Llanllwni Mountains. The Village of Pencader is approximately 1.5 miles away where all main amenities can be located within close radius including Doctors Surgery, Local Shops, Supermarket, Primary and Secondary Schooling, Places of Worship and Public Houses.

GENERAL DESCRIPTION



A renovated and substantial country smallholding of approximately 19 acres. The farmhouse has undergone complete refurbishment in recent years and now offers a modern and stylish Family home offering 3 bedroomed accommodation along with a high end kitchen, utility and bathroom.

Externally it offers a fantastic range of modern and traditional outbuildings, such as a multi purpose barn, former Cow shed, former stables and Sheep shed. As mentioned it all sits within its own land of approximately 19 acres split into four well managed paddocks that surrounds the holding. The paddocks are highly productive, all being fenced and gated with good access, and would perfectly suit those with Equestrian interests at heart or wishing to keep Animals, be it Sheep, Cattle, etc.

The property enjoys an elevated position with far reaching views over its front paddock and the North Carmarthenshire hillside beyond. A property of this calibre does not come to the market often where you can enjoy a traditional farmhouse that has been fully modernised for everyday convenience.

The barns offer commercial, agricultural or residential appeal (subject to the necessary consents being granted).

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

FRONT PORCH

9' 7" x 8' 6" (2.92m x 2.59m). With tiled flooring, UPVC half glazed entrance door.



UTILITY ROOM

11' 5" x 7' 10" (3.48m x 2.39m). With a Forest Green Matt fitted units with work surfaces over with a stainless steel sink and drainer unit, plumbing and space for automatic washing machine and tumble dryer, housing the Worcester oil fired central heating boiler running all domestic systems within the property, rear entrance door, fully tiled walls, radiator.



SEPARATE W.C.

With low level flush w.c.

INNER HALLWAY

With a newly fitted oak staircase with office space below, radiator, wood effect tiled flooring.



KITCHEN

14' 8" x 13' 5" (4.47m x 4.09m). A masterpiece. A Forest Green Matt Shaker style fitted kitchen with a range of wall and floor units with stylish work surfaces over, stainless steel sink and drainer unit, electric oven, 4 ring hob with extractor hood over, integrated microwave, wood effect tiled flooring, double sided cast iron multi fuel stove on a slate hearth, upright radiator.



KITCHEN (SECOND IMAGE)



KITCHEN (THIRD IMAGE)



KITCHEN (FOURTH IMAGE)



LIVING ROOM

24' 8" x 13' 5" (7.52m x 4.09m). Part tiled/part carpeted, two radiators, double sided cast iron multi fuel stove on a slate hearth, door through to the conservatory.



LIVING ROOM (SECOND ANGLE)



CONSERVATORY

30' 0" x 10' 0" (9.14m x 3.05m). Of UPVC construction under a glazed roof, double patio doors opening onto the side

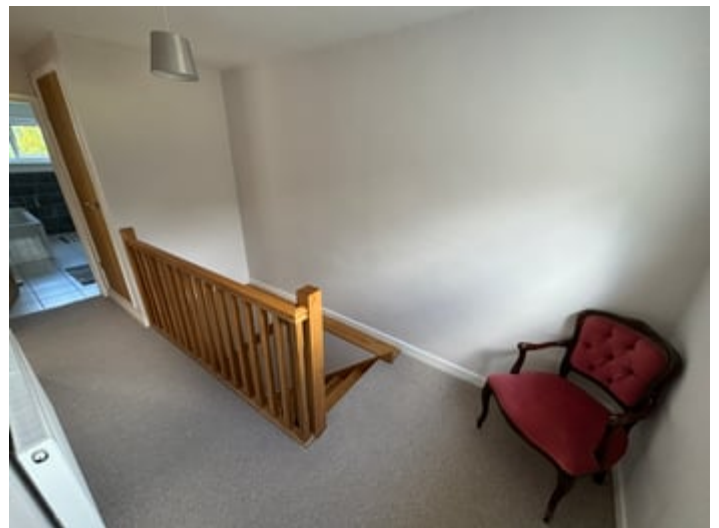
patio area, fantastic views over the farmyard and beyond.



FIRST FLOOR

GALLERIED LANDING

With radiator, airing cupboard housing a radiator and shelving.



FAMILY BATHROOM

12' 0" x 6' 8" (3.66m x 2.03m). A stylish part tiled 4 piece suite comprising of a panelled bath, low level flush w.c., pedestal wash hand basin, double shower cubicle, extractor fan, chrome heated towel rail.



BATHROOM (SECOND IMAGE)



BEDROOM 1

15' 8" x 16' 1" (4.78m x 4.90m). With double aspect windows, radiator, access to the loft space, three double electric points.



VIEW FROM BEDROOM 1



BEDROOM 2

14' 2" x 13' 7" (4.32m x 4.14m). With radiator, two windows to the front, three electric points.



BEDROOM 3

13' 8" x 10' 3" (4.17m x 3.12m). With radiator, access to the loft space, two double electric points.



EXTERNALLY

OUTBUILDINGS

A fantastic range of traditional and modern outbuildings comprising of

STEEL FRAMED MULTIPURPOSE BARN

60' 0" x 45' 0" (18.29m x 13.72m). Being newly constructed, having concreted flooring, light and power. Could offer itself to a range of agricultural or commercial purposes.



MULTIPURPOSE BARN (SECOND IMAGE)



MULTIPURPOSE BARN (THIRD IMAGE)



TRADITIONAL OUTBUILDINGS

Comprising of

FORMER COW SHEDS



THE OLD DAIRY

16' 3" x 9' 3" (4.95m x 2.82m). Housing the filtration system for the privately owned borehole.



CUBICLE SHED

66' 0" x 16' 0" (20.12m x 4.88m). With original concrete stalls still in-situ and lighting.



LEAN-TO STORE

9' 9" x 9' 0" (2.97m x 2.74m).

STABLE RANGE

Providing

WOOD STORE

8' 6" x 8' 5" (2.59m x 2.57m). With power and lighting.

STABLE 1

16' 0" x 12' 0" (4.88m x 3.66m). With power and lighting.

OLD STABLE BLOCK

40' 0" x 13' 0" (12.19m x 3.96m). With three separate access points, newly fitted diesel tank and power and lighting.



WORKSHOP

18' 0" x 15' 0" (5.49m x 4.57m). With power and lighting and double steel doors. Could offer itself nicely as a garage.

REAR LEAN-TO SHEEP SHED

61' 8" x 12' 6" (18.80m x 3.81m). With power and lighting.

POTENTIAL CONVERSION

The traditional outbuildings offer themselves nicely for potential conversion for residential or commercial use (subject to the necessary consents being granted by the Planning Department at Carmarthenshire County Council.

FIELD STABLE

12' 0" x 12' 0" (3.66m x 3.66m). On a concrete slab.

YARD AREA

The property enjoys an extensive and recently re-surfaced yard area having convenient access to all of the outbuildings and the farmhouse itself. This provides a clean dry access point and provides breath taking views down through the Valley.

GARDEN

To the side of the property lies a recently concreted enclosed garden area ideal for outdoor entertaining or dining and also a small lawned area.



SIDE GARDEN

Located beside the parking area and in need of landscaping but offering further potential for outdoor leisure space or poly tunnels.



THE LAND

In total the land extends to approximately 19 ACRES and split within four good sized grazing paddocks all of which surrounding the property. We are informed the land has good productive quality all of which being fenced and gated, having good access points, and being ideal for Animal keeping, be it Equestrian, Sheep or Cattle. The paddocks are level to gently sloping in nature.



LAND (SECOND IMAGE)



LAND (THIRD IMAGE)



LAND (FOURTH IMAGE)



PUBLIC FOOTPATH

We are informed that a public footpath runs alongside one of the paddocks.

PLEASE NOTE

The neighbouring property does have a right of way over the driveway. The neighbouring property is located to the rear of the farmhouse.

PARKING AND DRIVEWAY

A privately owned driveway leads onto the extensive yard area.

AGENT'S COMMENTS

An exciting opportunity to acquire a delightful country smallholding that has been fully renovated whilst still offering great opportunities.

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 - 'D'.

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

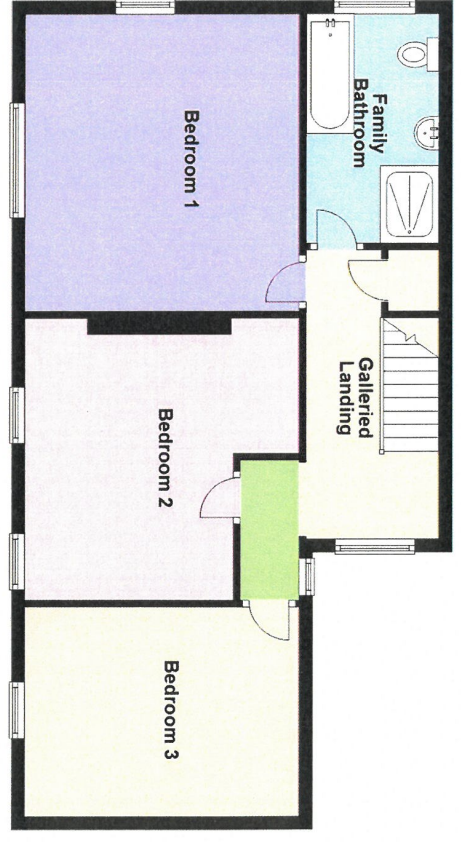
We are informed by the current Vendors that the property benefits from private water, mains electricity, private drainage, oil fired central heating, multi fuel stove, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.



Ground Floor
Approx. 105.4 sq. metres (1134.3 sq. feet)



First Floor
Approx. 67.0 sq. metres (721.3 sq. feet)



Total area: approx. 172.4 sq. metres (1855.5 sq. feet)
For illustration purposes only, floor-plan not to scale and measurements are approximate.
Plan produced using PlanUp.
Bwlchcoed, Gwyddgrug, Pencader

Directions

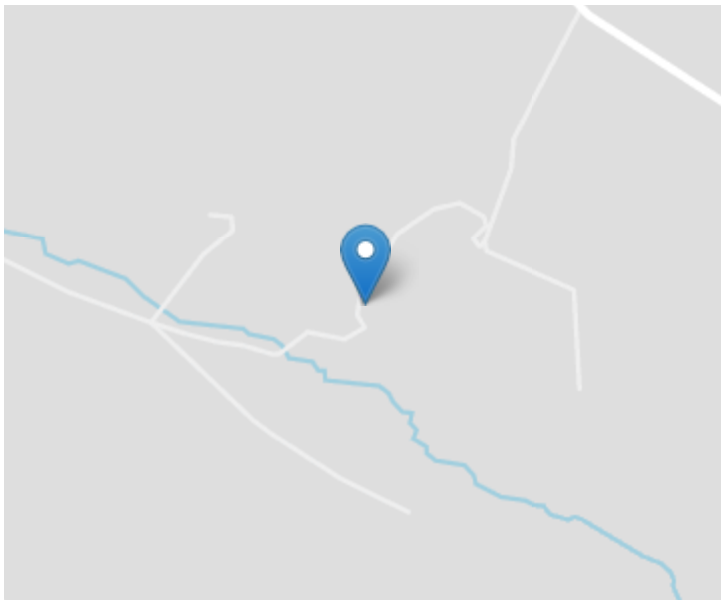
Grid reference Number 473/356. From Lampeter take the A485 Carmarthen road. Proceed through the Villages of Llanybydder, Llanllwni and New Inn. Continue into the centre of Gwyddgrug. Take the left hand turning opposite the Chapel Car Park and then take the immediate left again on the fork. Continue on this road for approximately half a mile and the entrance for Bwlchcoed will be found on your left hand side, as identified by the property name sign. Continue up the private drive and you will enter onto the newly laid yard area.


what3words will point you to where the properties lies on the map - undertone.nightfall.pirate

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
<i>Very energy efficient - lower running costs</i>			
(92+)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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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