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An impressive approximately 15 acre country smallholding with fantastic lifestyle capabilities. Teifi Valley, West Wales



Goetre, Llanllwni, Llanybydder, Carmarthenshire. SA40 9SG.

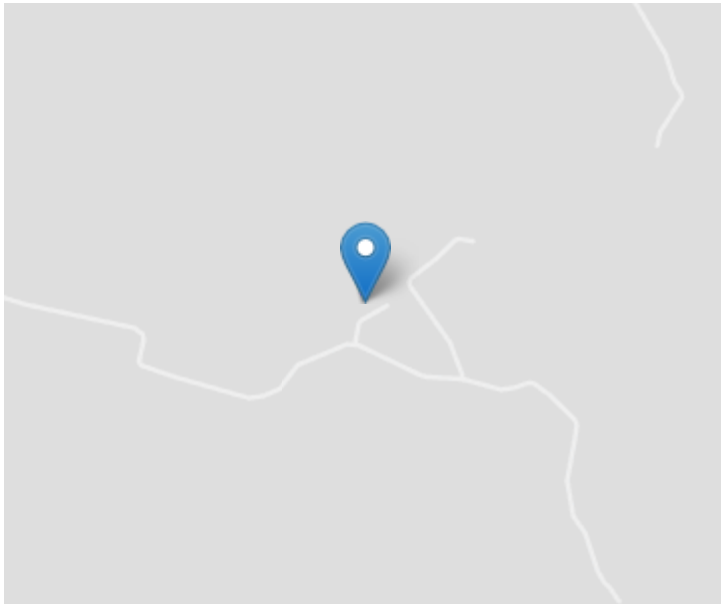
REF: A/5105/LD

£799,000

*** Unbelievable location with unspoilt far reaching views over the Teifi Valley *** The perfect lifestyle holding - Business /holiday let opportunity *** Highly desirable - Peaceful and private *** Surrounded by its own land extending to approximately 15 acres - Split into five well managed paddocks

*** A superb renovated farmhouse offering 3 bedroomed, 4 bathroomed accommodation *** An idyllic setting with traditional stone and slate range *** Income potential with the 'Cosy Corner' Airbnb and 'Shepherd's Hut' *** Useful modern range of outbuildings/workshops

*** Enjoying a rural position set up a private track *** Dark skies in a picturesque location *** Private but not remote *** A country property with immense residential agricultural and commercial value *** Ideal for those with Equestrian interests or general Animal keeping *** A home with fantastic income potential *** Prepare to be impressed *** A short drive to Carmarthen and the M4 Motorway *** A 30 minute drive to the Cardigan Bay Coastline



LOCATION

Located up a private track on the edge of the Village of Llanllwni which offers a wide range of Village amenities including Junior School, Convenience Store, Builders Merchants, Public Houses and Places of Worship, being just 2 miles from the Market Town of Llanybydder, 6 miles from the University Town of Lampeter and 14 miles North from the County Town and Administrative Centre of Carmarthen with wider range of facilities and connection to the M4 Motorway and National Rail Networks.



GENERAL DESCRIPTION

Goetre provides potential Purchasers with an unique opportunity to acquire a sought after privately positioned country smallholding that enjoys fantastic lifestyle opportunities.

The property itself has been beautifully renovated in recent years and now offers 3 double bedroomed, 4 bathroomed accommodation along with a modern open plan kitchen/diner and living areas.

Externally it boasts a useful range of modern and traditional outbuildings with the stone and slate barn previously having

planning permission as a holiday let (now lapsed).

The property currently benefits from income potential from the 'Cosy Corner' Airbnb cottage to the Shepherd's hut.

In all the property is situated within the centre of its own land which extends to around 15 acres all of which enjoying the breath taking vista point over the Teifi Valley with far reaching unspoilt views. A property of this calibre does not come to the market often and deserves early viewing. Currently the property consists of the following.



THE FARMHOUSE

ENTRANCE PORCH

Accessed via a fully glazed UPVC entrance door, tiled wood effect flooring, fitted benches with shoe storage.

OPEN PLAN KITCHEN/DINER

DINING AREA

14' 0" x 13' 3" (4.27m x 4.04m). A particular feature being the Esso Mustard colour oil fired Range running the domestic hot water, heating and cooking, staircase to the first floor accommodation with Bespoke balustrade, radiator, Grey Ash effect tiled flooring.



DINING AREA (SECOND IMAGE)



KITCHEN

16' 4" x 15' 6" (4.98m x 4.72m). Newly completed with a stylish high end fitted Kitchen, being three toned, with a range of wall and floor units with central island with quartz work tops over, single sink and drainer unit, eye level electric oven and microwave, induction hob with extractor hood over, central pan drawers, Grey Ash wood effect tiled flooring, pillared radiator, patio doors opening onto the patio area.



KITCHEN (SECOND IMAGE)



INNER HALLWAY

With access to the loft space, Grey Ash wood effect tiled flooring.

GROUND FLOOR SHOWER ROOM

A fully tiled contemporary style suite comprising of a corner shower cubicle, low level flush w.c., pedestal wash hand basin, chrome heated towel rail, extractor fan, fitted cupboards (formerly a doorway through to the Craft Room).



UTILITY ROOM

12' 6" x 7' 9" (3.81m x 2.36m). With fitted units with stainless steel sink with mixer tap, raised platform for washing machine and tumble dryer, two sky lights, rear entrance door, Grey Ash wood effect tiled flooring.



CRAFT ROOM/OFFICE

14' 10" x 10' 9" (4.52m x 3.28m). With fitted wall and floor units with Marble worktops over, Grey Ash effect tiled flooring. This room would offer itself nicely as a ground floor Bedroom with doorway (currently closed) through to the Shower Room.



LIVING ROOM

27' 0" x 13' 0" (8.23m x 3.96m). The WOW factor! Formerly the adjoining stone and slate Barn now offering comfortable Family living accommodation. A split level room with Oak flooring, large picture window enjoying fantastic views over the Teifi Valley and the surrounding courtyard, fully glazed door opening onto the patio area, free standing wood burner stove, T.V. point, open staircase to the first floor accommodation.



FIRST FLOOR (BARN)

BEDROOM 1

15' 3" x 13' 0" (4.65m x 3.96m). With Oak flooring, apex style picture window with far reaching views over the Teifi Valley, Velux roof window.



DRESSING ROOM/WALK-IN WARDROBE

13' 0" x 10' 8" (3.96m x 3.25m). Being 'L' shaped and fully fitted.

EN-SUITE TO BEDROOM 1

A stylish 3 piece suite with a 5ft shower cubicle, fitted vanity unit with wash hand basin, low level flush w.c., chrome heated towel rail, linen cupboard.



VIEW FROM BEDROOM 1



FIRST FLOOR (FARMHOUSE)

BEDROOM 2

14' 6" x 12' 5" (4.42m x 3.78m). With laminate flooring, T.V. point.



EN-SUITE TO BEDROOM 2

Recently completed. A stylish suite comprising of a free standing bath, corner shower cubicle, built-in vanity unit with

enclosed w.c., wash hand basin, chrome heated towel rail, airing cupboard, extractor fan.



BEDROOM 3

14' 5" x 10' 2" (4.39m x 3.10m). With radiator, laminate flooring, under eaves storage area.



EN-SUITE TO BEDROOM 3

A stylish suite with a corner shower cubicle, low level flush w.c., vanity unit with wash hand basin, extractor fan, chrome heated towel rail, linen cupboard.



EXTERNALLY

RANGE OF OUTBUILDINGS

Comprising of:-

TRADITIONAL STONE AND SLATE BARN

Previously having Planning Permission granted for a holiday let (now lapsed).



FORMER DAIRY

31' 0" x 15' 0" (9.45m x 4.57m). With vaulted ceiling and roof windows.



COLD STORE/STORE ROOM

19' 5" x 17' 8" (5.92m x 5.38m).



MULTI PURPOSE BARN

36' 0" x 36' 0" (10.97m x 10.97m). With electric roller shutter door, concrete flooring, electricity and water connection.



DUTCH BARN

50' 0" x 15' 0" (15.24m x 4.57m).



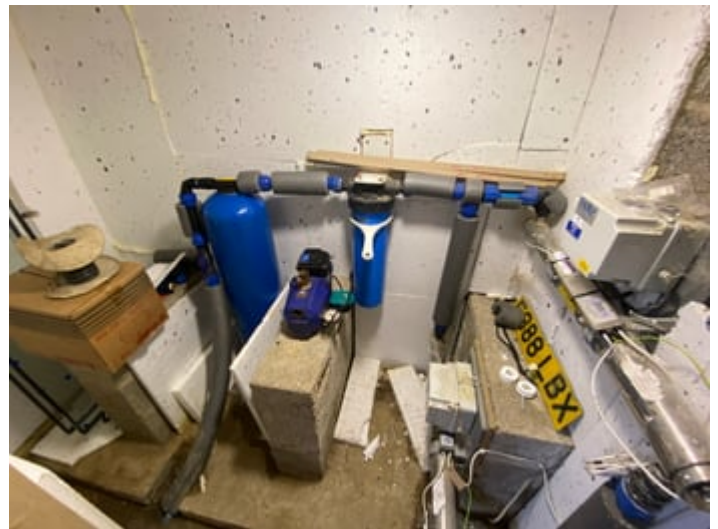
LEAN-TO STORE SHED

50' 0" x 21' 0" (15.24m x 6.40m). With metal double doors.



PLANT ROOM

With private water filtration system.



STABLE BLOCK

With

STABLE 1

16' 7" x 14' 4" (5.05m x 4.37m).

STABLE 2

20' 7" x 16' 5" (6.27m x 5.00m). Both having water and electricity connection and direct field access.



WORKSHOP

32' 0" x 24' 0" (9.75m x 7.32m). Of timber and steel clad construction with concrete flooring and electricity connected.



CONCRETED YARD AREA



HOLIDAY LETS

THE 'COSY CORNER'

Previously advertised and marketed by Airbnb with good occupancy rates and returning Customers.

LIVING/BEDROOM AREA

13' 0" x 9' 5" (3.96m x 2.87m). With a drop down Murphy

bed, two bunk beds.



KITCHENETTE

With fitted fridge and microwave, corner electric fireplace.

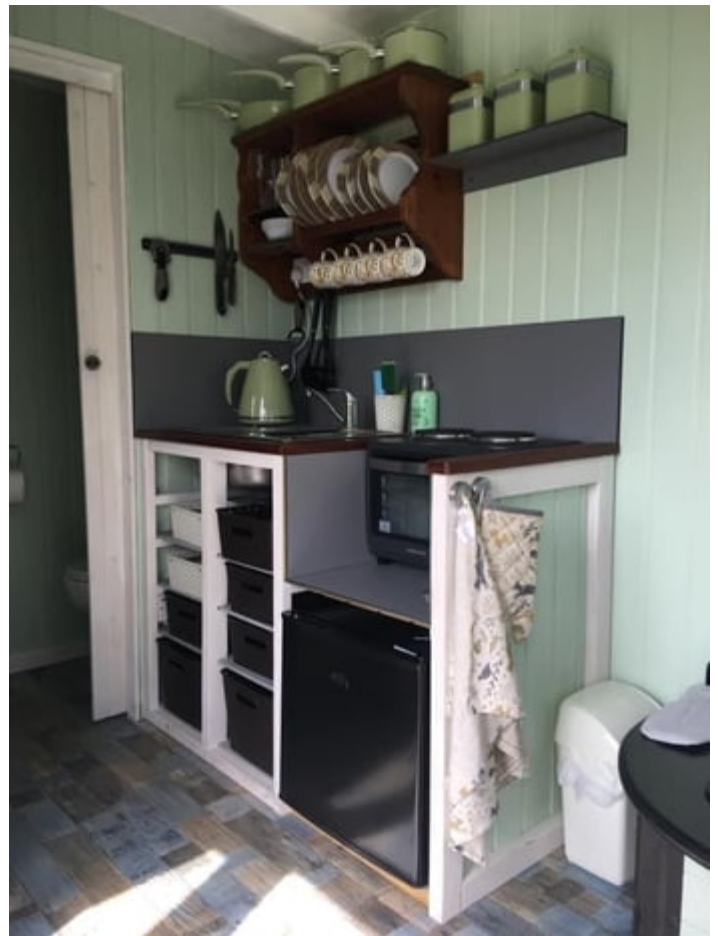
'COSY CORNER' SHOWER ROOM

With shower cubicle, pedestal wash hand basin, low level flush w.c., chrome heated towel rail, extractor fan.



THE 'SHEPHERD'S HUT'

Being fully functional with breath taking views over the Teifi



KITCHEN AREA

7' 6" x 4' 6" (2.29m x 1.37m). With fitted units, stainless steel sink with mixer tap, space for under counter freezer, tiled flooring.



SHOWER FACILITY

7' 6" x 5' 2" (2.29m x 1.57m). With walk-in shower, low level flush w.c., pedestal wash hand basin, heated towel rail, wall heater.



KIDS PLAY AREA



DOG KENNELS AND GROOMING ROOM

Currently a three bay kennel facility with indoor and outdoor play areas and a grooming room with water and electricity connection, raised bed/shower.



GARDEN

Well kept gardens surround the property with a range of mature shrubs and trees and enjoying fantastic vista points over the Teifi Valley.





PATIO AREA



PATIO AREA (SECOND IMAGE)



POLY TUNNEL

25' 0" x 15' 0" (7.62m x 4.57m). With raised beds.



THE LAND

We are informed the property extends in to total to around

15 ACRES or thereabouts. The property enjoys a private track entrance with the land positioned to the right hand side. The land is split into five well managed paddocks, being perimeter fenced and gated, and having ample natural shelter and tree line. The land is gently sloping to level and commands breath taking 360 degree views. The land also enjoys a small track access from the outbuildings onto various paddocks.



LAND (SECOND IMAGE)



LAND (THIRD IMAGE)



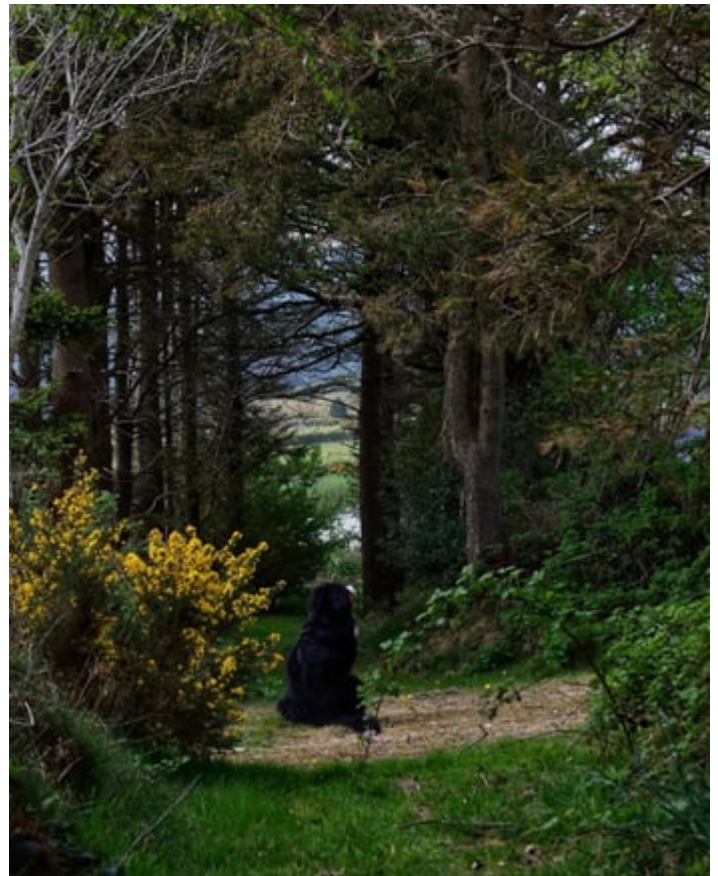
LAND (FOURTH IMAGE)



LAND (FIFTH IMAGE)



WOODED AREA



AERIAL VIEW



DRIVEWAY



FRONT OF PROPERTY



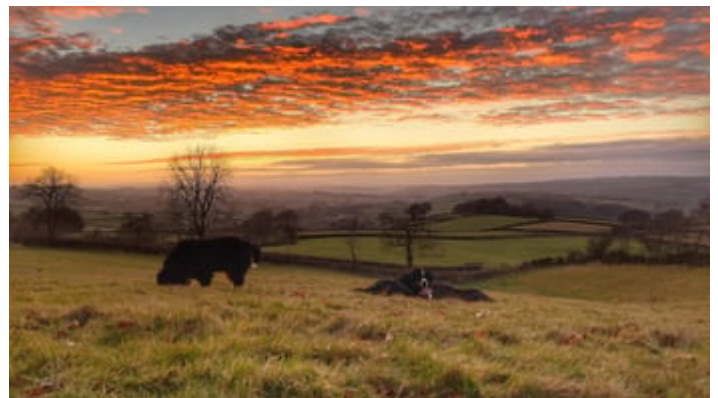
REAR OF PROPERTY



VIEW FROM PROPERTY



SUNSET



DURING THE SNOW



AGENT'S COMMENTS

A stunning property in a superb position with great income capabilities.

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'.

Services

We are informed by the current Vendors that the property benefits from private water from well, mains electricity, private drainage, UPVC double glazing, telephone subject to B.T. transfer regulations, full speed Fibre Internet connection.

Directions


From Lampeter proceed on the A485 Carmarthen road to Llanybydder. Proceed South to Llanybydder towards Llanllwni. On entering the Village of Llanllwni take the first left hand turning beside a White farmhouse and continue on this road for a further one mile that will lead onto the track to Goetre very well signposted. Continue down the track that leads onto the farmyard.

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

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		91
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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