

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
 Tel: **(01570) 422395** Fax: (01570) 423548 **Website: www.evansbros.co.uk**



Banc y Ffynnon Capel Isaac, Llandeilo, Carmarthenshire, SA19 7TS

Asking Price £725,000

Welcome to this stunning smallholding located just a stone's throw away from Llandeilo in the beautiful Towy Valley.

This 8.5 acre smallholding boasts a generously sized house with a large kitchen/diner, 3 living rooms and 5 bedrooms (2 En-suite) and modern bathroom, making it an ideal space for a growing family or those who love to entertain guests.

As you step inside, you'll be greeted by a large refurbished farmhouse that exudes character and charm. The potential for a ground floor annexe provides flexibility for various living arrangements, whether it be for guests, extended family, or even to generate rental income.

One of the standout features of this property is the great outbuildings and purpose-built workshop, perfect for those who enjoy DIY projects, need extra storage space, or dream of having a "large Man Cave"

Lastly, the picturesque views surrounding the property are simply breath taking, offering a tranquil and idyllic setting for you to relax and unwind after a long day.

Location



The property is attractively positioned only 3 miles from Llandeilo, being a destination town in the Tywi Valley renowned for its boutique style shops, bars, hotels etc. Convenient also to Carmarthen, being some 12 miles distant and close to the A48/M4 road network with ease of access to South Wales.

Description



A substantial property having been refurbished by the current vendors in recent years to include having been re-roofed, the installation of new windows and the benefit of oil-fired central heating. This large home provides comfortable accommodation for the whole family and indeed with annexe potential from the second reception room with adjacent study/bedroom and cloakroom with space for a shower. The property also has the benefit of a 4kW PV solar panel array on the workshop building together with battery storage facility
The property affords more particularly the following:

Front UPVC stable door

Hallway



With quarry tiled floor and radiator.

Sitting room

19'2 x 15'5 (5.84m x 4.70m)



Having a fireplace with slate surround and hearth and oak mantle over with a multifuel wood burning stove inset, large front picture window and radiator.

Study/ground floor bedroom

11'3 x 9'1 (3.43m x 2.77m)

Two windows.

Rear cloakroom

Having W.C., wash handbasin and potential for wet room.

Living room

17 x 13'9 (5.18m x 4.19m)



A characterful room with feature fireplace having slate surround and hearth with oak mantle and multifuel woodburning stove inset. Access to understairs storage area, front windows and radiator.

Kitchen - Dining room

22'7 x 13'10 (6.88m x 4.22m)



Indeed the heart of this lovely home with plenty of room for entertaining, having a range of recently fitted kitchen units at base and wall level incorporating 1.5 bowl sink unit, space for fridge freezer, feature multifuel range with extractor hood over, integrated dishwasher and French doors to side.

Dining area



With radiator.

Utility room

15'9 x 6'5 (4.80m x 1.96m)



A useful area having fitted base units with plumbing for automatic washing machine, double bowl sink unit, oil-fired central heating boiler, rear entrance door and return door to living room.

Freezer room

13 x 6'4 (3.96m x 1.93m)



Rear window, radiator and recessed shelves.

First floor

Staircase from hallway to

Large rear landing



With several Velux roof windows to maximise light, access to airing cupboard and spot lighting.

En-suite Bedroom 1

10'4 x 9'6 (3.15m x 2.90m)



Radiator and built-in wardrobes.

Ensuite shower room

7'10 x 4'9 (2.39m x 1.45m)



With recessed shower cubicle, wash handbasin, toilet, radiator and Velux roof window.

Bedroom 2

14 x 10'4 (4.27m x 3.15m)



With radiator, built-in wardrobes and front dormer window.

Bedroom 3

13'5 x 10'1 (4.09m x 3.07m)



Radiator and built-in wardrobes, front dormer window

Rear Bedroom 4

12'3 x 7'2 (3.73m x 2.18m)



Built-in wardrobes, rear window and radiator.

Family bathroom



Attractively fitted and being fully tiles with Velux roof window, bath with shower unit over, W.C., radiator and extractor fan.

En suite Bedroom 5

13'9 x 10'8 (4.19m x 3.25m)



Double aspect windows, radiator, built-in wardrobes

Shower room



With shower cubicle having electric shower unit, wash handbasin, toilet, extractor fan and radiator.

Externally



The property is approached by a private drive with extensive gravelled parking area, rear concreted terrace and detached garage.

Detached garage

15'6 x 9'6 (4.72m x 2.90m)

With lean-to store.

Workshop

60 x 40 (18.29m x 12.19m)



Set away slightly from the property is a purpose built workshop (being 17ft to eaves) with a roller shutter front door,

part mezzanine storage area, fitted with solar panels on the roof with electricity and water.

Stable range

16'4 x 18'3 (4.98m x 5.56m)



With lean-to stables, loose box off (10ft x 12ft).

Further stable range / loose boxes

12 x 11 and 12 x 12'8 (3.66m x 3.35m and 3.66m x 3.86m)

Workshop area

16'8 x 14'2 (5.08m x 4.32m)

With mezzanine to part.

Caravan



In the grounds of the property is a caravan connected to drainage and water with electricity connection nearby. This has historically been used as overflow accommodation.

The Land



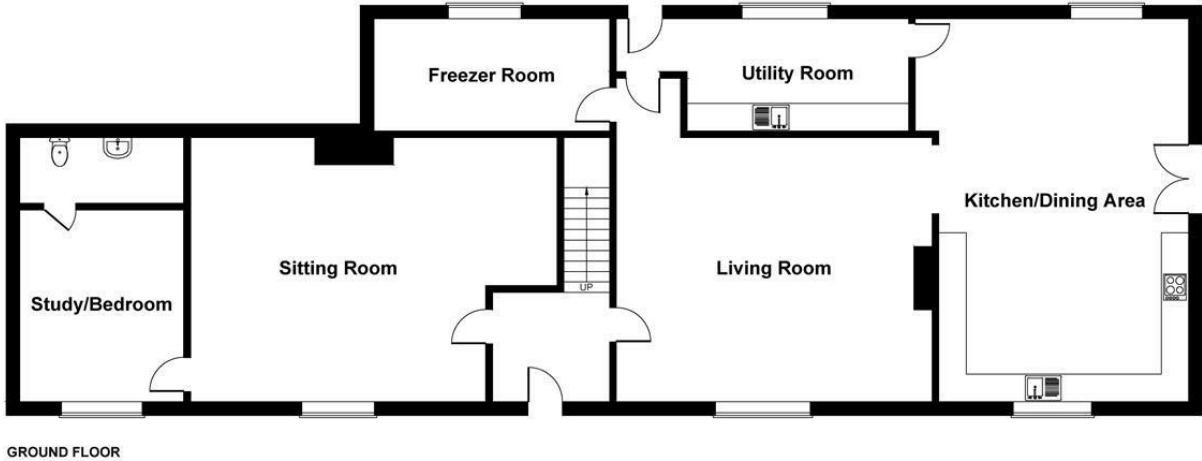
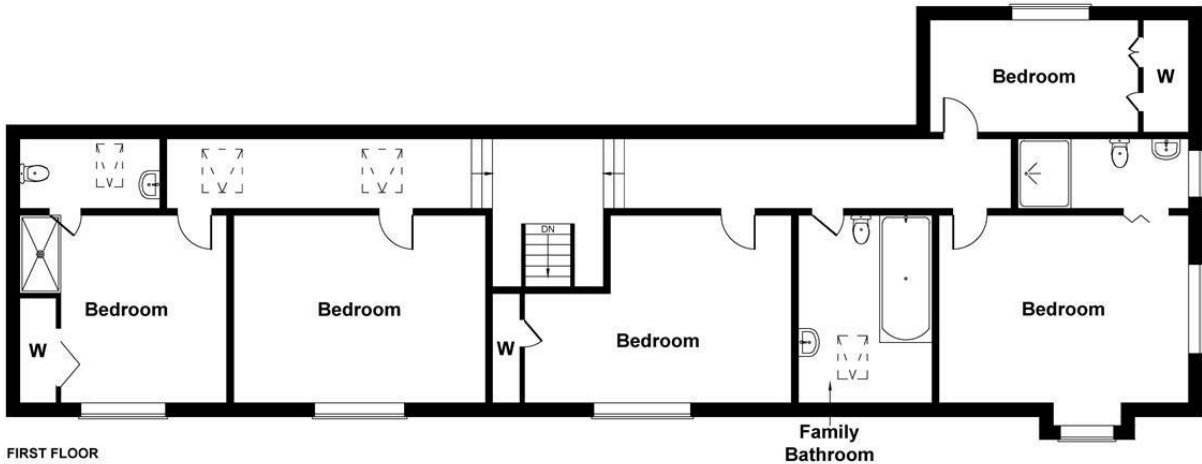
The land surrounds the property and is divided into several paddocks having been left as organic hay/wildflower meadows, being level and an attractive feature of the property. The land has extensive roadside frontage.

Services

We understand the property is connected to mains electricity

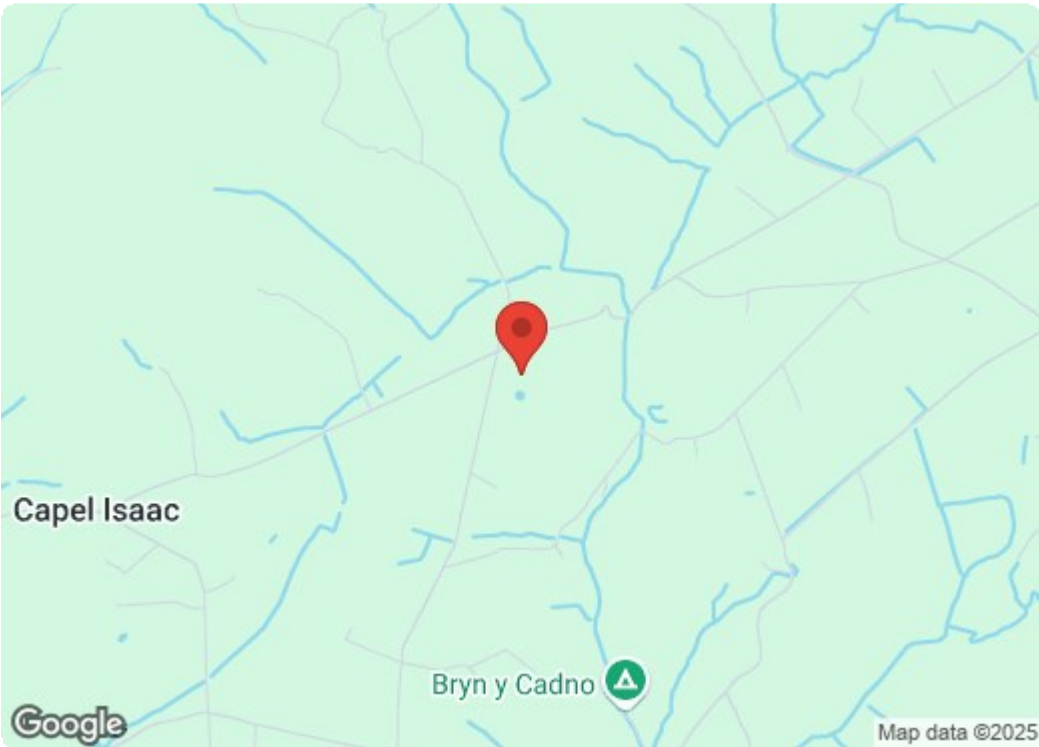
with a 4kW PV solar panel arrangement on a battery storage, mains water, private drainage and broadband via line of sight satellite system.

Bancyffynnon Capel Isaac LLandeilo



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	46	89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
		



5 NOTT SQUARE, **CARMARTHEN**,
CARMARTHENSHIRE, SA31 1PG
Tel: (01267) 236611



MART OFFICE, **LLANYBYDDER**,
CEREDIGION, SA40 9UE
Tel: (01570) 480444



1 MARKET STREET, **ABERAERON**,
CEREDIGION, SA46 0AS
Tel: (01545) 570462

Partners Evans Brothers Ltd, Mr D.T.H Evans F.R.I.C.S., Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R.Evans M.R.I.C.S.,