

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
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Cwm Coed Ifor, Llansawel, Llansawel, Llandeilo, Carmarthenshire, SA19 7PN

Asking Price £765,000

Delightfully located 43 acre holding set in the heart of the Brechfa Forest with access to miles of out-riding, of interest to those with equestrian requirements.

This delightful country property is in a secluded yet not remote location with no near neighbours and surrounded by its own land for privacy.

The fully refurbished farmhouse is high in residential appeal with the benefit of ground source underfloor heating and spacious wrap around conservatory.

The property is also complemented by a useful range of adaptable outbuildings which can be used for stabling, livestock keeping, workshop accommodation together with a large stone barn, previously having planning for conversion to an annexe.

**** A truly delightful holding worthy of inspection at an early date ****

LOCATION



The property is wonderfully set in the heart of the Brechfa forest with access to miles of outriding/walking just off the B4337 roadway between Rhydcymerau and Llansawel. The property has an attractive south facing aspect with attractive views. One of the main features of this property is its private yet not remote location, surrounded by its own land and having some delightful walks around the property which the vendors have created with some lovely ponds, woodland walks and passing some fast flowing streams.

DESCRIPTION



An attractive country property that has been developed by the current vendors to include refurbishment of the farmhouse to include ground source heating system with under floor heating to ground floor. The property is worthy of an inspection at an early date and provides more particularly -

MAIN ENTRANCE DOOR to

BOOT ROOM

6'6" x 15'1" (2 x 4.6)

Door to -

CONSERVATORY

11'9" x 13'1" (3.6 x 4)

Attractive views

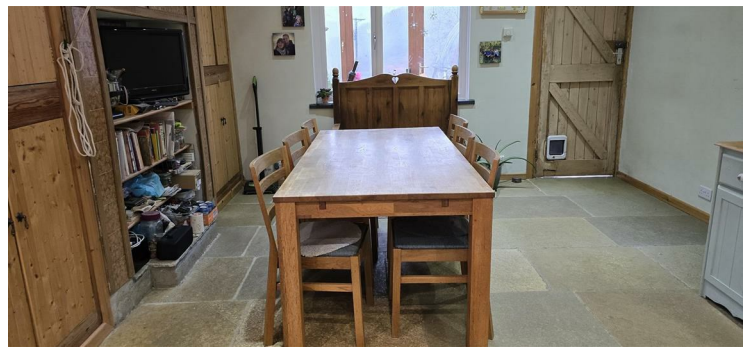
KITCHEN/DINER

19'1" x 13'5" (5.82 x 4.11)



With flag stoned floor, having an extensive range of modern fitted kitchen units, incorporating double oven, ceramic electric hob with extractor hood over, space for fridge freezer and dishwasher, ceramic sink unit, built-in cupboards, side window

DINING AREA



HALLWAY

CLOAKROOM OFF

6'8" x 4'1" (2.04 x 1.25)

With toilet and wash hand basin

MAIN LIVING ROOM

17'2" x 11'3" (5.25 x 3.45)



An attractive room with feature fireplace having wood burning stove, front window

HALLWAY

With front entrance door

STUDY/POTENTIAL GROUND FLOOR BEDROOM

13'9" x 9'0" (4.2 x 2.75)

LANDING

BEDROOM 1

11'11" x 11'7" (3.65 x 3.55)



Built-in wardrobe, rear window

BEDROOM 3

8'2" x 10'5" (2.5 x 3.2)



Front window, fitted wardrobes

EN-SUITE SHOWER ROOM

7'2" x 6'6" (2.2 x 2)



With shower, wash hand basin, and w.c.

BEDROOM 4

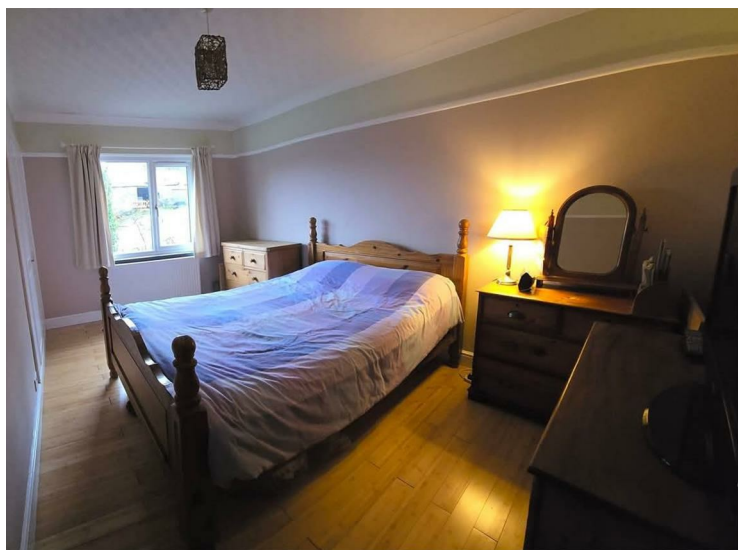
7'2" x 12'5" (2.2 x 3.8)



With fitted wardrobe.

BEDROOM 2

14'5" x 9'0" (4.4 x 2.76)



Built-in range of fitted wardrobes, door to -

EXTERNALLY



The property has an extensive range of outbuildings. Adjoining

the property is a stone and corrugated iron outbuilding previously, we are informed, having planning consent for conversion in to an annex.

GARAGE/WORKSHOP/ANIMAL HOUSING



Centre is a large workshop with mezzanine floor and pit.
Left is double tandem garage
Right and rear is stabling and animal housing.
Other outbuildings also include a Dutch barn, log store and animal feed store.

SECOND STONE BARN

52'5" x 19'8" (16 x 6)



In addition this stone barn at the top of the yard with huge development potential

THE LAND



Surrounds the holding with approximately 35 acres of pasture and grassland and the remaining being mature woodland. The property is approached via a private driveway from the road leading to hard standing area.

LAND



GARDEN



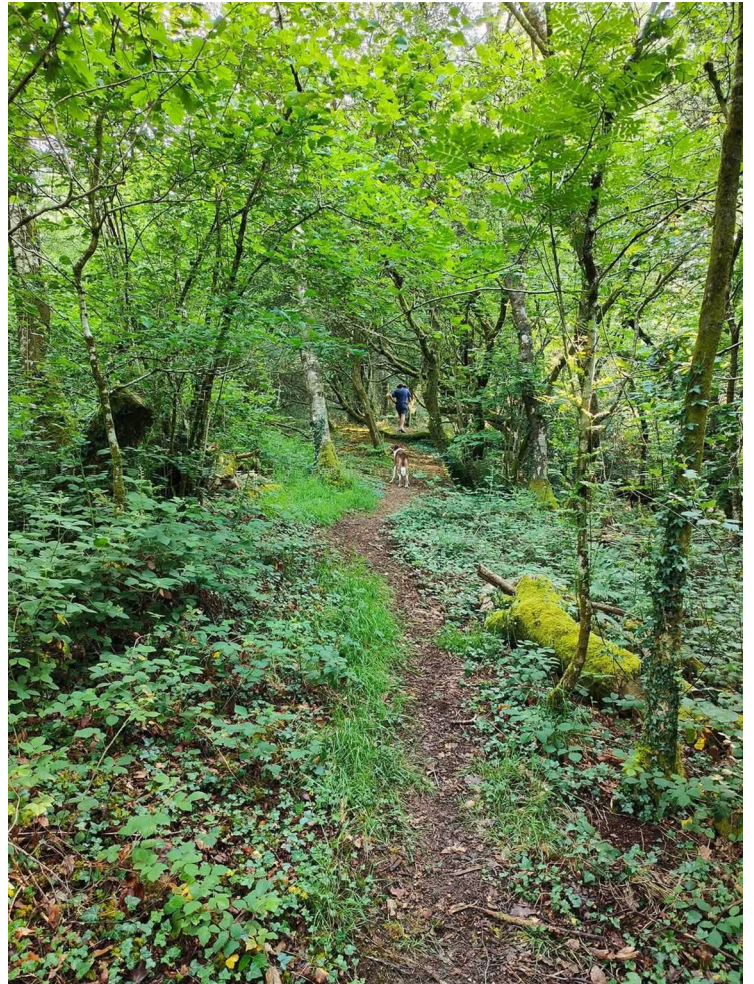
Large south facing garden, mostly laid to lawn and shrubs.

POLYTUNNEL



Polytunnel 5m x 12m, on levelled surface with raised beds and fruit trees. Gate access to wood.

WOODLAND WALK



The vendors have developed some lovely circular walks around the property passing some feature wildlife ponds through the woods and past some fast flowing streams.

POND



HAY MEADOWS



There are a number of hay meadows, the whole having a sheltered south facing position.

SERVICES

We are informed the property benefits from connecting to mains electricity, private water, private drainage, Wifi, ground source heating system.

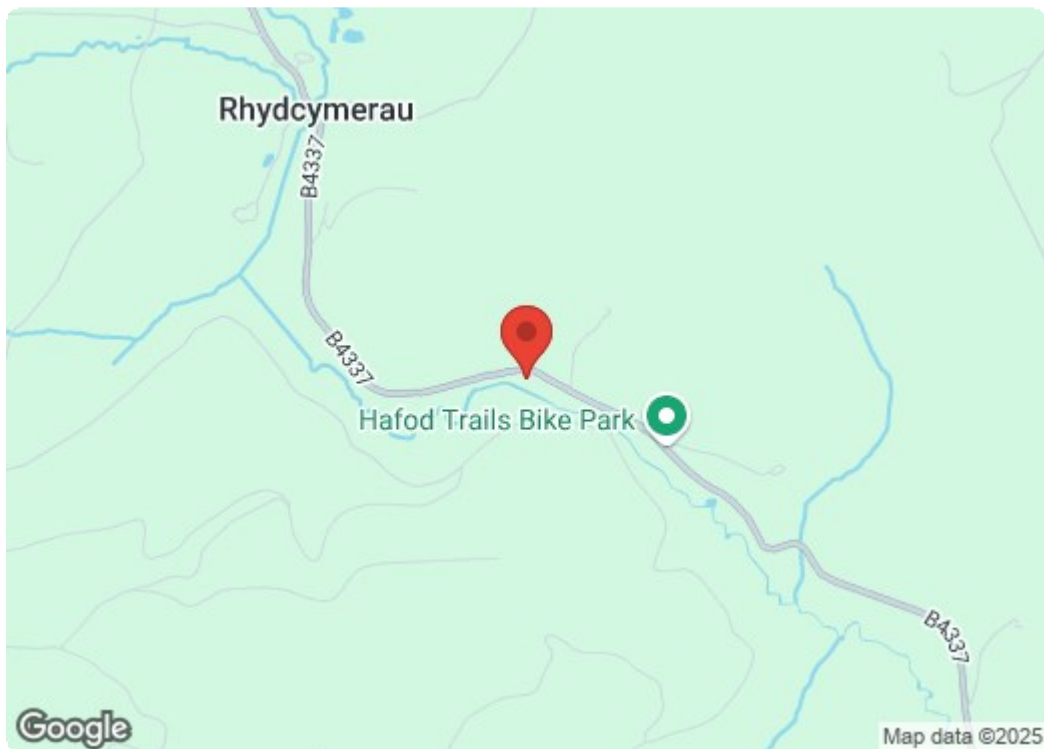
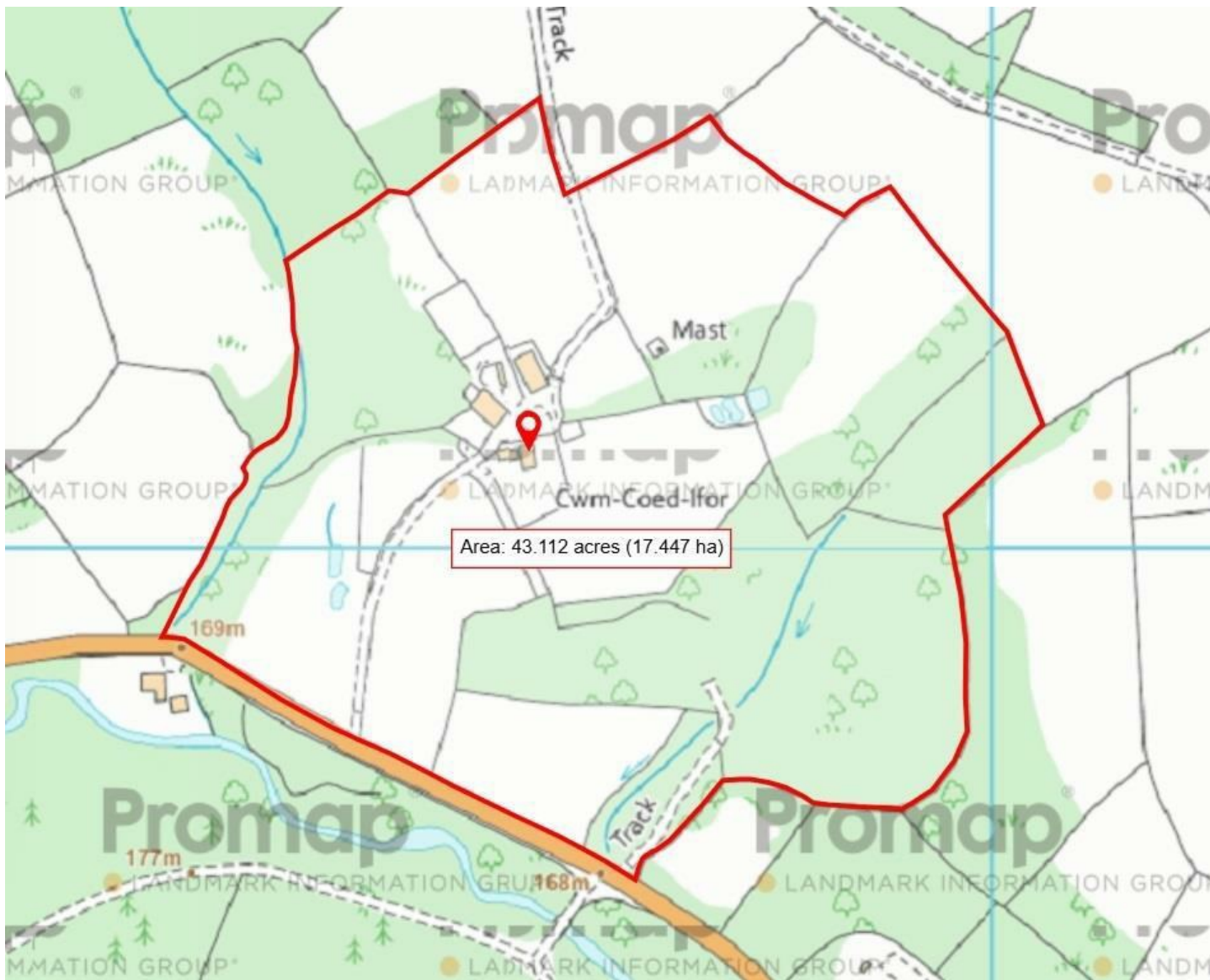
NOTE



There is also a telephone mast located on the property with an annual rental providing a valuable income.

WHAT3WORDS

<https://w3w.co/ratty.trucks.pines>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales 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		
England & Wales EU Directive 2002/91/EC		



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