



**LLWYNMARCH FARMHOUSE** Capel Isaac, Llandeilo, Carmarthenshire,  
 SA10 7ED  
**Offers In The Region Of £525,000**

- Superb Smallholding of 21 acres or thereabouts
- Refurbished period farmhouse with many lovely features
- 4 Bedrooms and two bathrooms
- Pasture and amenity land with stream boundary
- Stunning secluded location commanding fabulous views.
- 2 Receptions and Kitchen
- Oil central heating
- General purpose building

# LLWYNMARCH FARMHOUSE Capel Isaac, Llandeilo

## SA19 7ER

A Superb Smallholding of 21 acres or thereabouts set in stunning secluded location commanding fabulous views over dramatic countryside. This period four bedroom farmhouse that has been the subject of extensive works in recent times to provide a charming family home with many period features. The accommodation provides: Reception Hall; Fitted Kitchen/Dining Room; Lounge with Inglenook fireplace; Utility Room; Cloakroom; Sun Room; Master Bedroom with en suite Shower Room; 3 further Double Bedrooms and Luxury Family Bathroom. Oil fired central heating. Double Glazing. Extensive grounds with attractive pond. Productive pasture and amenity land. Garage block. General purpose building. Stream boundary.

Viewing highly recommended



Council Tax Band: E



## FARMHOUSE

### RECEPTION HALL

Attractive staircase to 1st floor. Exposed ceiling beams. Feature pointed stone walls. Slate floor. Radiator

### KITCHEN / LIVING ROOM

25'1" x 14'3" (12'0" min)

Resin one and a half sink unit set in Oak block work surface. Beko 4 ring hob and fitted oven. Plumbed for dishwasher. Exposed ceiling beams. Down lighters. Decorative brick and stone fire place. Access to under stairs cupboards.

### LOUNGE

18'4"xx14'6" ( 14'3" min)

Multi fuel stove set in feature Inglenook style fire place. with feature bread oven and arch beam above. Slate hearth. Pointed stone wall with wall lights. Exposed ceiling beams. Slate floor. Pointed stone wall. Radiator.

### UTILITY ROOM

13'8" x 8'11"

Firebird Eurotrac Oil fired boiler which serves the heating requirements, set in feature stone surround fireplace with brick arch above. Exposed beam ceiling. Ceiling down lighters. Slate floor. Radiator.

### SHOWER ROOM

4'6" x 4'5"

### BOOT ROOM

17'5" x 4'6"

Terracotta tiled floor.

### 1ST FLOOR - LANDING

13'11" max x 14'1" (6'3" min)

Attractive balustrade. Exposed ceiling beams. Pine paneled floor. Access to attic. Radiator.

### BEDROOM

14'2" x 8'11"

Exposed ceiling beams. Pine floor boards. Radiator.

### BEDROOM

14'5" x 12'5"

Exposed ceiling beams. Pine floor boards. Radiator.

### BEDROOM

11'10" x 10'0"

Exposed ceiling beams. Pine floor boards. Radiator x 2.

### WALK IN WARDROBE

8'9" x 4'2"

Exposed ceiling beams. Access to attic.

### BEDROOM

10'10" x 7'7"

Exposed ceiling beams. Pine floor boards. Radiator. Access to attic.

### BATHROOM

8'10" x 11'0"

Free standing bath with mixer tap. Pedestal hand basin. Low level w.c. Shower in glazed cubicle. Exposed ceiling beams. Pine floor. Towel heater.

### OUTSIDE

The property is approached by a superb driveway from the county road that leads to a spacious gravel courtyard.

### GARAGE BLOCK

17'3" x 17'2"

Concrete section with profile roof. Two up and over doors. Power connected.

### GENERAL PURPOSE BUILDING

32'5" x 19'8"

Steel framed building with profile sheet cladding.

### GROUNDS

The property stands in wonderful well maintained lawned gardens. These lead down to an attractive decorative graveled terrace to the front of the property. Alongside the patio area there is a feature pond with lovely stone wall surround.

### LAND

The land extends to 21 acres of thereabouts of productive pastures which is arranged in convenient sized enclosures well fenced and watered. Some containing mature specimen local trees.

### SERVICES

We are advised that the property is connected to mains electricity. Private water and drainage.

### COUNCIL TAX

We are advised that the council tax bands for Farmhouse is "E"

### TENURE & POSSESSION

We are advised that the property is freehold and that vacant possession will be given on completion.

### DIRECTIONS

From Llandeilo the property is located by taking the A.40 towards Carmarthen for just over 2 miles. After passing the Cottage Inn on you left hand side take the next turning right signposted to Capel Isaac and proceed to village. Continue straight through the village towards Llanfynydd and at the top of the hill take the right hand

turning from the small cross roads. Proceed on this road for almost a mile (passing a left hand turning to Abergorlech). The entrance drive will soon be found on the right hand side.

#### EDUCATION

A wide range of state schools are to be found in Cwrt Henri, Llandeilo, Ffairfach and Carmarthen (Welsh secondary) - [www.carmarthenshire.gov.uk](http://www.carmarthenshire.gov.uk). Private schools include Llandovery College, St Michaels, Llanelli and Christ College, Brecon (independent schools [www.isc.co.uk](http://www.isc.co.uk))

#### SPORTING AND RECREATIONAL

There are wonderful opportunities for walking, riding mountain biking and cycling from the property. Hunting is with the Llandeilo Farmer's Hunt. The Rivers Towy and Cothi are noted for their salmon and sewin (sea trout) fishing. Llandeilo offers Rugby, Tennis and Bowls clubs. There are Golf courses at Llandybie, Garnant and Carmarthen. The area is noted for its ancient castles and Gardens, with Aberglasney and the National Botanic Garden of Wales and the National Trust's Dinefwr Park and Castle all close by within the Towy Valley. The extensive Gower, Carmarthenshire and Pembrokeshire coastline are within an hour's drive.

#### N B

These details are a general guideline for intending purchasers and do not constitute an offer of contract. Morgan Carpenter have visited the property, but not surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage etc. The Sellers have checked and approved the details, however purchasers must rely on their own and/or their Surveyor's inspections and the Solicitors enquiries to determine the overall condition, size and acreage of the property, and also any Planning, Rights of Way, Easements, or other matters relating to it.

#### OUT OF HOURS CONTACT

Jonathan Morgan 07989 296883

#### PROOF OF IDENTITY

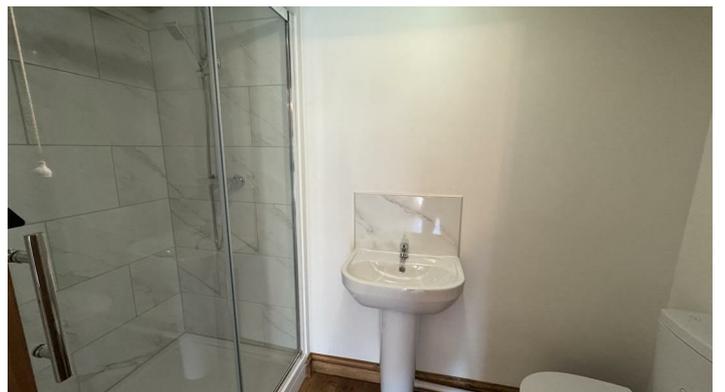
In order to comply with anti-money laundering regulations, Morgan Carpenter Ltd require all buyers to provide us with: (i) proof of identity (ii) proof of current residential address The following documents must be presented in all cases: IDENTITY DOCUMENTS: A photographic ID, such as current passport or UK driving licence EVIDENCE OF ADDRESS: A bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

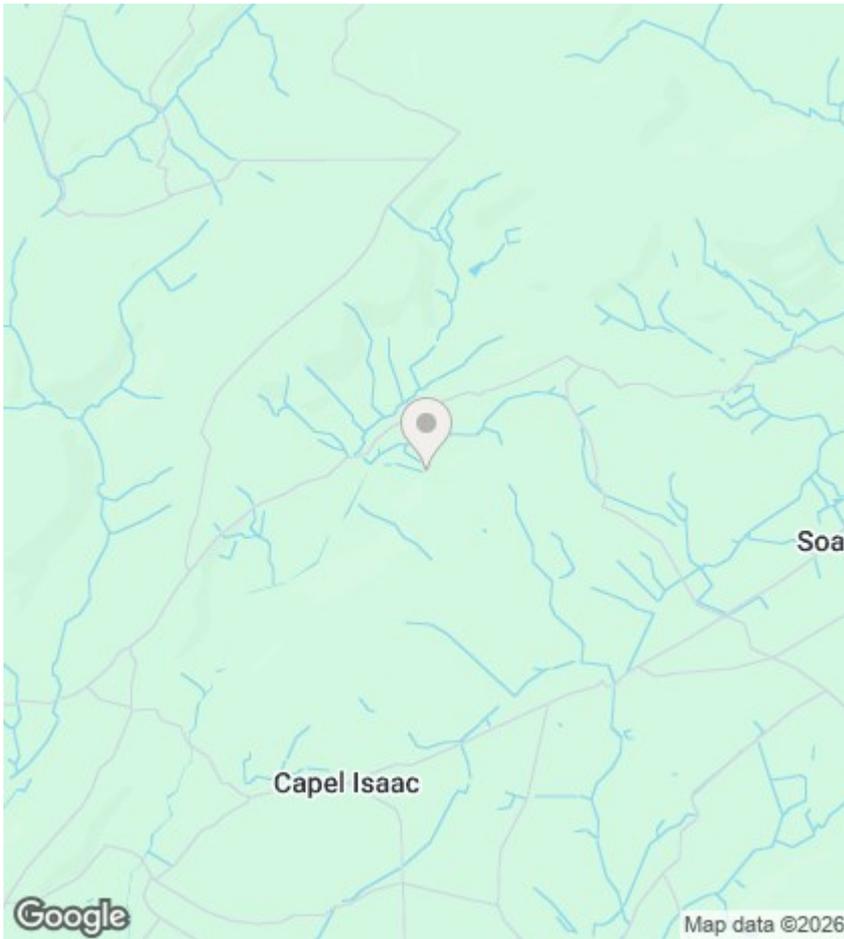
#### VIEWING

Strictly by appointment only with the agents Morgan Carpenter 01558 821269

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## Directions

## Viewings

Viewings by arrangement only. Call 01558821269 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>71</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	