



## Tyddyn Taidderwen Cilrhedyn, Llanfyrnach, Carmarthenshire, SA35 0AE

**Offers In The Region Of £1,075,000**

A Superb residential holding of 37 acres or thereabouts set at the end of a private lane in a magical location amidst wonderful grounds and comprising a beautiful Period farmhouse that has been the subject of extensive refurbishment to provide a great home with many wonderful original features together with delightful Cottage that offer's

versatile living accommodation. The principal farmhouse provides: Reception Hall; Snug with feature fireplace; Dining room with impressive Inglenook fireplace; Handcrafted kitchen; Utility Room; Day Room with feature fireplace; 4 Bedrooms and Family Bathroom. Propane fired heating system. The annexe offers a Conservatory; Vaulted ceiling

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Kitchen/Living Room; Lounge with feature fireplace; large Double Bedroom and Shower Room. Gated entrance to spacious homestead with excellent range of versatile buildings including Workshop/Studio; open front Implement shed/stables; Garage/workshop; Former Cowshed and Dairy. Poultry shed. Idyllic grounds that provide a haven for the soul and wildlife alike. Impressive outside living space with lounge and kitchen area together with shower room. Fabulous large Pavillion greenhouse by Cultivar. A true lifestyle property with approximately 7 acres pasture land and 30 acre native bluebell woodland straddling the River Pedran that gently meanders through the pathways.

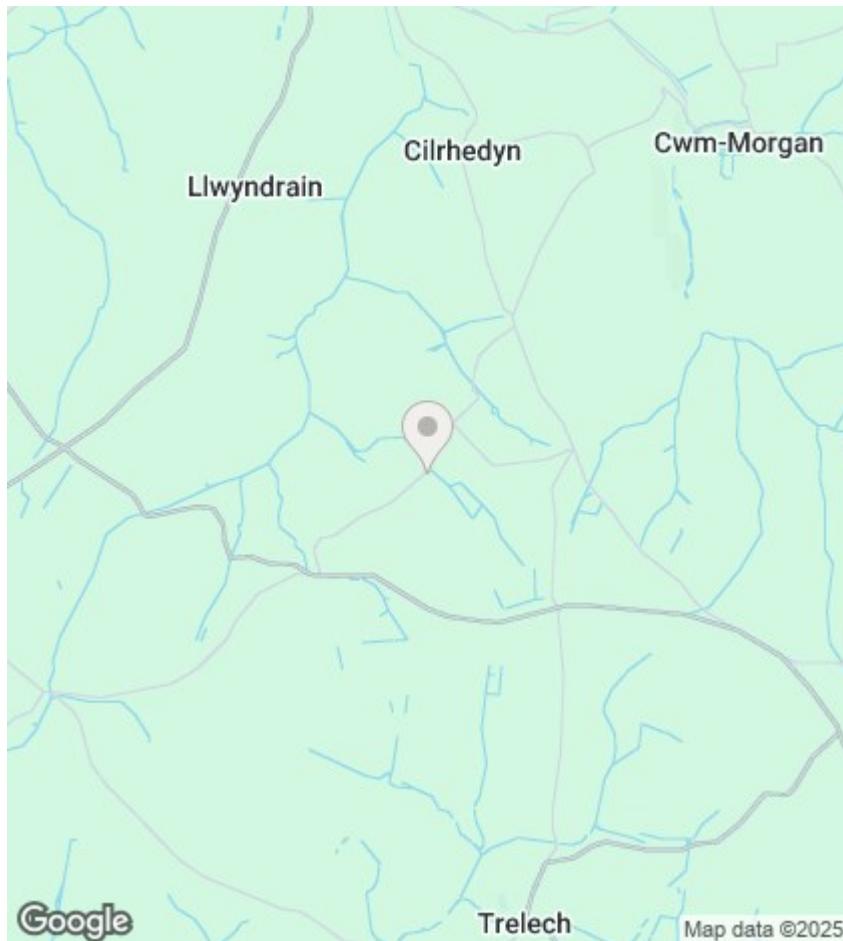
Paradise, book a viewing today



Council Tax Band: E







Directions

Viewings

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

EPC Rating:

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