





Blaenige Blaenycoed Road, Carmarthen, SA33 6EL

Offers In The Region Of £775,000

- DELIGHTFULLY SITUATED 7.8 ACRE EQUESTRIAN HOLDING IDEALLY SUITED FOR INTERGENERATIONAL LIVING.
- 0.7 ACRE LANDSCAPED GARDEN.
- OUTSIDE HOME OFFICE. USEFUL RANGE OF OUTBUILDINGS.
- 12 MILES SOUTH OF LLANDYSUL AND NEWCASTLE EMLYN.
- PERIOD 3 DOUBLE BEDROOMED RESIDENCE FULL OF CHARM AND CHARACTER INCLUDING AN INGLENOOK FIREPLACE.
- OIL C/H. PARTIAL DOUBLE GLAZING.
- 5 MILES NORTH OF CARMARTHEN.
- 1.7 MILES CARMARTHEN GOLF CLUB.
- 3 LIVING ROOMS. 2 BATHROOMS. 4 WC's.
- 5 BEDROOMED CONVERTED BARN.
- 6 PURPOSE BUILT STABLES. MANEGE. 2 HAY FIELDS.
- 2.5 MILES A484 TRUNK ROAD AND VILLAGE OF CYNWYL ELFED.

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A delightfully situated very well presented and maintained 7.8 ACRE EQUESTRIAN HOLDING situated amidst the countryside at the end of a 'no through road' on the edge of the Gwili river valley within 1.5 miles of Carmarthen Golf Club, is located within 2.5 miles of the A484 'Carmarthen to Newcastle Emlyn' trunk road and village of Cynwyl Elfed that offers a Primary School and Convenience Store/Post Office, is situated some 5 miles north of the readily available facilities and services a the centre of the County and Market town of Carmarthen, is within 6 miles of Glangwili General Hospital and the property is located some 12 miles south of the Teifi valley towns of Llandysul and Newcastle Emlyn.

The property comprises an attractive PERIOD (Circa. turn of the 17th Century) 3 DOUBLE BEDROOMED/3 RECEPTION ROOMED RESIDENCE set in 0.70 of an acre of landscaped gardens together with a substantial stone and slate CONVERTED BARN that affords upto 5 BEDROOMED ACCOMMODATION, 2 PURPOSE BUILT STABLE BLOCKS (6 stables in total), useful range of MODERN OUTBUILDINGS that are suitable for a number of usages, STONE BARN at the bottom of the garden that affords excellent scope subject to the necessary consents being obtained together with MENAGE measuring 40m x 20m and in addition 2 hay fields amounting to 1.8 and 2.1 acres or thereabouts all enjoying the peace and tranquillity of a rural setting.

3 2 3

Council Tax Band: E





RECEPTION HALL
15'0" x 5'0"
with slate slab flooring. Radiator. Single glazed Georgian style window. Cloak hooks. 4 Power points. Telephone point.

SEPARATE WC
with ceramic tiled floor. Opaque single glazed window. Chrome towel warmer ladder radiator. 2 Piece suite in white comprising WC and wash hand basin with tiled splashback.

DINING HALL
21'6" x 11'2"
with slate slab flooring. Recessed downlighting. One wall of exposed stone. Fitted book shelving. PVCu double glazed sash window (with cat flap) overlooking the garden. Feature inglenook fireplace with ebonised oak beam incorporating a bread oven and a wood burning stove on raised slate hearth. Fitted dresser style unit to one side. Wall light fitting. 4 Power points. C/h timer control.

SITTING ROOM
13'5" x 13'0"
with one wall of exposed stone incorporating a fireplace with a wood burning stove on slate hearth having slate display shelving. Double aspect. Double glazed window to fore. PVCu double glazed sash window to side. 6 Power points.

SUN LOUNGE
12'6" x 12'0"
with slate effect tiled floor. Half PVCu double glazed on a dwarf wall. 8 Power points. Vaulted ceiling. PVCu double glazed door to side. PVCu double glazed double French doors to and overlooking the garden. Glazed double doors to the dining hall.

LIVING ROOM
14'0" x 13'6" plus
shelved recess with red and black quarry tiled floor. 2 Walls of exposed stone. Feature fireplace with original ebonised beam incorporating an L.P. gas Aga cooking range that heats the domestic hot water and which has a brick arched alcove to one side. 11 Power points. PVCu double glazed window. Feature painted beamed ceiling. Radiator. 3 Wall light fittings. Ledge and brace boarded door to the rear hall. 3' 6" (1.07m) Wide brick archway to

FITTED KITCHEN
13'2" x 8'8"
with red and black Ruabon tiled floor. Part tiled walls. Recessed downlighting to a smooth skimmed ceiling. Double aspect. PVCu double glazed window to rear. PVCu double glazed window to side. Range of fitted base and eye level kitchen units incorporating a double oven, ceramic hob, cooker hood and 1.5 bowl sink unit. 9 Power points plus fused points. Glazed door to

UTILITY ROOM
9'8" x 6'7"
with PVCu double glazed window. Red and black Ruabon tiled floor. Plumbing for washing machine. 5 Power points. Range of fitted base and eye level kitchen units incorporating a sink unit.

REAR ENTRANCE HALL
8'1" x 5'11"
with ceramic tiled floor. Double glazed 'Velux' window. PVCu double glazed window. Ledge and brace boarded doors to front and rear. 2 Power points. Cloak hooks.

FIRST FLOOR

LANDING
14'10" x 6'11"
with access to loft space. Radiator. 4 Single glazed windows. Fitted book shelving. 2 Power points. Part exposed stone wall.

MASTER BEDROOM 1
19'10" x 13'11" overall
slightly 'L' shaped with double aspect. Single glazed bay window to fore. 2 Radiators. Fitted wardrobe. 2 PVCu double glazed sash windows overlooking the landscaped garden. 2 Wall light fittings. 6 Power points. TV and telephone points. Fitted shelving.

EN-SUITE BATHROOM
10'9" x 9'5" plus
built-in shower enclosure with electric shower over. Boarded effect flooring. Half tiled walls. Shaver point. PVCu double glazed sash window. Radiator. Electric convector heater. 3 Piece suite in white comprising panelled cast iron bath with shower attachment, WC and wash hand basin with tiled surround and fitted storage cupboards beneath.

REAR BEDROOM 2
13'6" x 10'10"
with radiator. PVCu double glazed window. 6 Power points. TV point.

EN-SUITE WC
with tile effect boarded flooring. Half tiled walls. Wall light with shaver point. 2 Piece suite in white comprising WC and wash hand basin. Extractor fan.

REAR BEDROOM 3
13'4" x 12'8"
with double aspect. Radiator. PVCu double glazed window to rear. Single glazed window to side. 8 Power points. 2 Wall light fittings.

FAMILY BATHROOM
8'2" x 6'8"
with radiator. PVCu opaque double glazed window. Wall mounted electric fan heater. Electric towel warmer ladder radiator. Shaver point. Part tiled walls. 3 Piece suite in white comprising WC, pedestal wash hand basin and panelled bath with plumbed-in shower over. Tile effect boarded floor.

BUILT-IN AIRING/LINEN CUPBOARD OFF

EXTERNALLY
The property is approached from the end of a Class III Council maintained 'no through' road via a level tarmacadamed entrance drive that terminates at the homestead. The main residence is set in approximately 0.70 of an acre of beautifully landscaped gardens that are a particular feature of the property having been thoughtfully designed and meticulously maintained over many years that are predominantly well kept lawns and richly stocked with an abundance of mature trees, ornamental shrubs, flowering herbaceous borders and established specimen planting providing colour, texture and year around interest. The gardens enjoy a high degree of privacy being enclosed and interspersed by mature trees and established planting creating a tranquil setting that also incorporate a delightful man-made pond that forms an attractive focal point complimented by meandering pathways and seating areas from which to appreciate the peaceful surroundings and varied wildlife. The grounds offer an exceptional outdoor environment for both relaxation and entertaining with ample space for keen gardeners, families and those seeking a private mature setting in which to enjoy the changing seasons.

HOME OFFICE/WORK ROOM
15'11" x 13'2"
with vaulted beamed ceiling. Ceramic tiled floor. Fitted desking. 2 Double glazed 'Velux' windows. 2 Single glazed windows. 10 Power points. TV and telephone points. Ledge and brace boarded entrance door. Pine ledge and brace boarded door to

KITCHENETTE/UTILITY ROOM
13'6" x 7'0"
with vinyl floor covering. Fitted wall unit. Vaulted ceiling with double glazed 'Velux' window. Sink unit with electric water heater. Wall mounted electric convector heater. 2 Power points. Oil fired central heating boiler.

AT THE BOTTOM OF THE GARDEN LIES: -

STONE BARN
26'3" x 18'2" overall
plus loft area to adjoining Stable off. Presently sub-divided in to 3 loose boxes. Excellent scope to convert this building subject to the necessary consents being obtained. From this building access is gained to a small paddock off.

ADJOINING STABLE/LOOSE BOX
18'4" x 12'10"

TO THE OTHER SIDE OF THE HOUSE LIES: -

DETACHED GARAGE
20'8" x 19'8"
concrete block built with double aspect. 3 PVCu double glazed windows. Shuttered roller door. 19 Power points. Door to

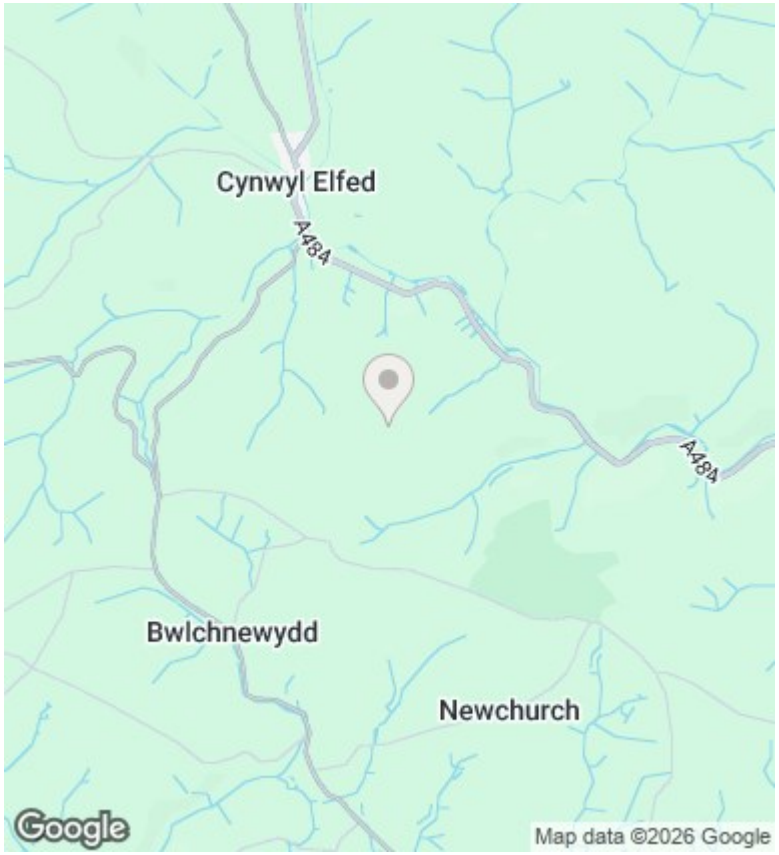
STORE ROOM
9'0" x 8'0"
timber framed. Door to rear. Door to

ADJOINING WORKSHOP
12'0" x 8'4"
with 5 power points. Split level floor.

OPPOSITE AND BELOW THE MAIN RESIDENCE LIES: -
a former barn/cowshed that was originally converted to office accommodation Circa. 1990 and which was subsequently adapted to provide residential accommodation as a result of a change of use planning application dated 27th July 2018 that granted full planning permission for change of use of this cowshed/barn to ancillary accommodation to the main dwelling. The permission was granted under Planning Reference Number W/37335. Applicants should note that some of the internal walls are stud partition and so the accommodation could be adapted to suit ones needs and the building is sufficiently large enough to provide 2 units subject to the necessary consents being obtained.

THE ACCOMMODATION COMPRISES: -





Directions

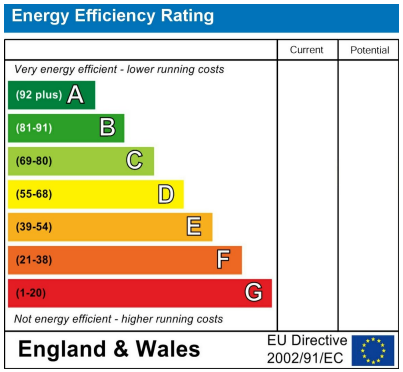
The property may be approached from the Bronwydd Arms, Carmarthen or Cynwyl Elfed directions. From Carmarthen take the Trevaughan Road out of Carmarthen passing the Fire Station and continuing out through Trevaughan past 'Davies Implements Farm Machinery Sales' out in to the countryside. Travel through Trawsmawr passing the right hand turning for Newchurch and Carmarthen Golf Club and continue into the hamlet of Bwlchnewydd and turn right as you leave the village by

Viewings

Viewings by arrangement only. Call 01267 - 220424 to make an appointment.

Council Tax Band

E



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