

HOUSES FOR SALE IN WALES.CO.UK

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FOR SALE
IN
WALES.CO.UK



Llwynbeili, Llandysul, SA44 5XT

£495,000





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- ❖ Smallholding With Just Under 34 Acres
- ❖ House Needs Updating/Redecorating
- ❖ Two Stone Outbuildings
- ❖ Polytunnel & 20ft Container
- ❖ Roughly 50% Pasture/50% Woodland
- ❖ Superb Private Position
- ❖ Just 10 Minutes To Town
- ❖ Energy Rating: tbc

Property Description

A character SMALLHOLDING with just under 34 ACRES of pastureland and woodland (approx 50/50) set in a beautiful rural position within a 10 minute drive to Newcastle Emlyn town. This holding is set in a very private location and has two stone outbuildings ripe for conversion (subject to any consents required), one of which we are advised by the owner may have been a house in the past, a polytunnel and a 20 ft newish container included. The track access is very good and far reaching views are to be had over the lovely Welsh countryside. A large timber outbuilding (previously a poultry unit) has partially collapsed but would provide a huge source of free wood. The Farmhouse has a lounge with feature inglenook, a sitting room, kitchen, downstairs bathroom and a study / bedroom 3, on the first floor there are 2 double bedrooms. The house needs updating and redecoration as can be seen from the photographs but this smallholding has masses of future potential both in terms of extending and converting the outbuildings (subject to any consents).

Accommodation

Managers Notes. As can be seen from the pictures the house is now quite cluttered with various household items so bear in mind when viewing that you're not buying the clutter but a 34 acre privately situated smallholding with outbuildings, character features, superb views, conversion potential on the outbuildings and is ripe for a new energetic owner to come along and lift the holding to the next level. Entrance via stable-style door into:

Inner Hallway

With cupboard space and door into:

Lounge 9' 5" x 13' 4" (2.88m x 4.07m)

With a superb inglenook fireplace with wood-burning stove, radiator, window to the front, slate slab flooring, beamed ceiling, opening into:

Kitchen 6' 2" x 11' 0" (1.89m x 3.35m)

With two windows to rear, Velux roof window, a range of wall and base units, stainless steel sink/drainage unit, radiator.

Sitting Room 13' 0" x 13' 3" (3.95m x 4.04m)

With two windows to the front, 2 radiators, staircase to first floor, fireplace with wood-burning stove in situ.

Bathroom

With Velux roof window to rear, second window to rear, low level flush WC, shortened bathtub with shower over, pedestal wash hand basin, radiator.

Study / Bedroom 3 6' 8" x 11' 2" (2.02m x 3.40m)

With window to rear, double doors out to gardens, Velux roof window to rear, radiator.

First Floor

Accessed via staircase in sitting room and giving access to:



Bedroom 1 14' 0" x 13' 1" (4.26m x 4m) into recess

With exposed "A" frames, 2 windows to the front, Velux roof window to rear, storage cupboards and wardrobes, radiator.

Bedroom 2 12' 4" x 8' 5" (3.76m x 2.56m)

With exposed "A" frame, window to front, radiator, wardrobe space.

The Land

There is just under 34 acres of land all in which is a mixture of approx 50% pastureland and 50% woodland, the woodland generally slopes down towards the stream as can be seen from the enclosed land plan. The pastureland is generally flat to gently sloping and the whole smallholding is split into 8 enclosures.

Outbuildings

We are advised by the current owner that the larger of the two stone outbuildings onsite may have previously been another house in the past so this could have a positive outcome in terms of any future consents for conversion. The second smaller stone unit is currently used as a tractor/ implement shed. There is also a fairly new 20ft container onsite, currently used as a workshop, as well as a partially ruined timber former poultry unit which of course would provide substantial amounts of structural timber and/or firewood.

General Information

Viewings: Strictly by appointment via the agents, Houses For Sale in Wales or our sister company, The Smallholding Centre.

Tenure: Freehold

Services: Mains electricity, private Water - borehole, (option for mains), private drainage, septic tank, central heating fired by solid fuel & air source heat pump.

Council Tax: Band D, Carmarthenshire County Council

Directions

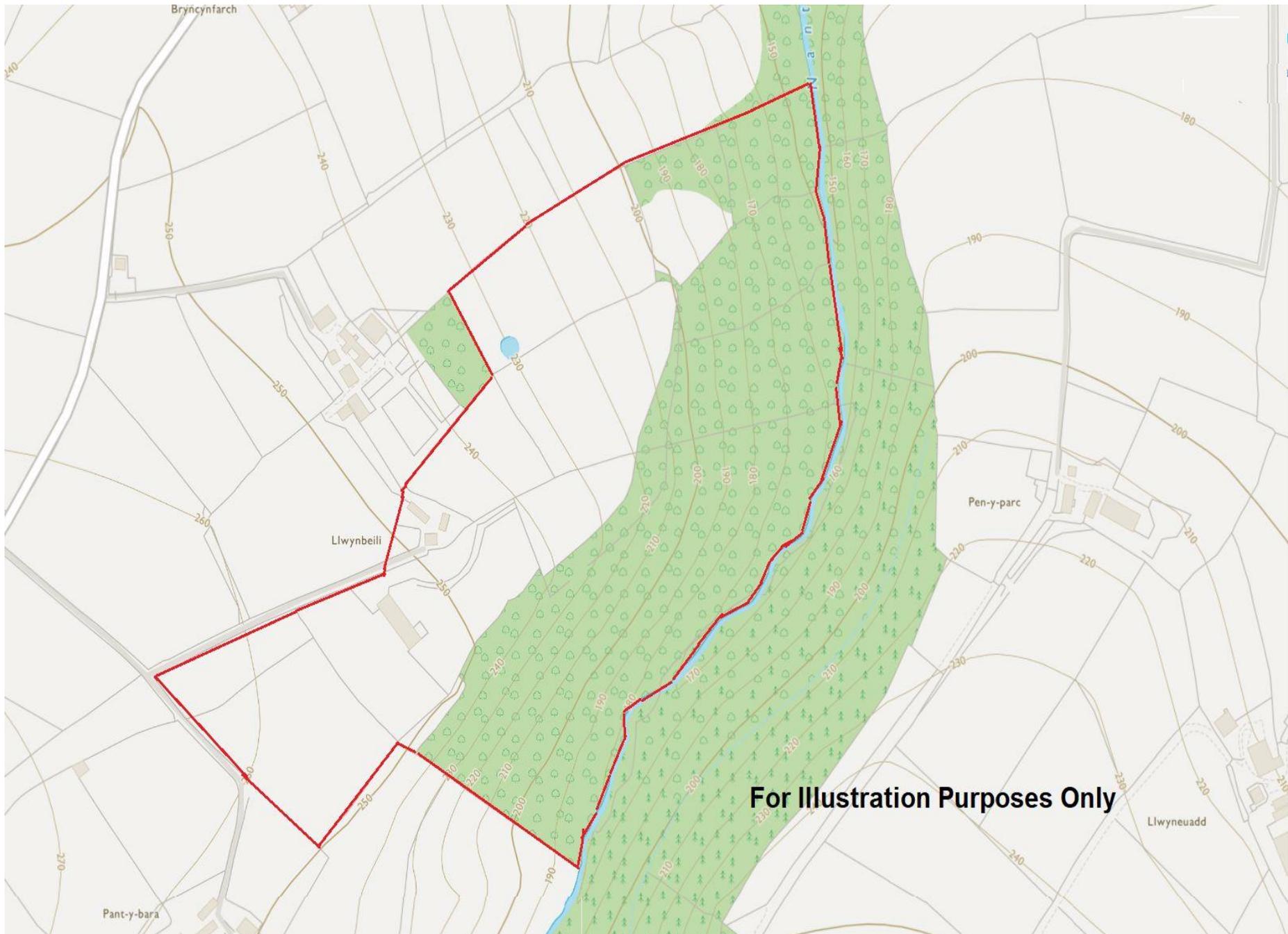
From Newcastle Emlyn take the B4333 towards Cynwyl Elfed, go past the 3 big wind turbines, pass the picnic area on the right and before the dip in the road turn left next to a layby. Follow this road for 0.7 of a mile and the track to this property is the first track on the right (almost opposite another track to BlaenBran). It is a shared track with another property called 'Pant Y Bara'. Go down the track, turn left and Llwynbeili is at the end.











For Illustration Purposes Only

These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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