



- IMPOSING PERIOD RESIDENCE SET IN ITS OWN GROUNDS OVERLOOKING THE MARLAIS RIVER VALLEY AND LLANDYBIE.
- 3 LIVING ROOMS. CONSERVATORY. 3 BATHROOMS. 4 WC's.
- RAILED BALCONY. GAS C/H.
- EDGE OF BLACK MOUNTAINS.
- SET IN JUST OVER 4 ACRES. 5 BEDROOMS.
- 5 ROOMED SECOND FLOOR.
- FURTHER 9 ACRES OF LAND AVAILABLE BY SEPARATE NEGOTIATION
- NO FORWARD CHAIN.
- WALKING DISTANCE CENTRE OF LLANDYBIE (HALF MILE).

**Iscoed, No 64 Llandeilo
Road, Llandybie
Ammanford, SA18 3JB**

£750,000 OIRO
FREEHOLD

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An imposing period house in 4 acres of grounds with extensive accommodation set in a charming location, set back from the road, Iscoed overlooks the Marlais river valley and Llandybie Village, bordering the Brecon Beacons (Bannau Brycheiniog) National Park.

With many original, period features and later additions, Iscoed provides character accommodation with potential. Surrounded by gardens, paddock and woodland, it has generous driveway parking, a large garage, workshops and outbuildings.

The property is within walking distance of a vibrant village community with schools, shops, restaurants and amenities. Within 7 miles to M4 and near historical centres and coast, the property is within convenient range of numerous leisure and cultural centres, businesses and services. Llandybie village Railway Station has links to neighbouring towns including Llandeilo and Ammanford and larger centres.

Ground Floor

- Hallway with impressive Victorian oak staircase,
- 2 secondary staircases to first floor.
- 3 reception rooms plus conservatory, kitchen, utility, cloak/WC and office/study
- Cellar accessible via stone steps.

First Floor

- 5 double bedrooms, one with balcony overlooking gardens and valley
- 3 first floor bathrooms plus an En suite WC.
- Main staircase continues to;

Second Floor

- To, historically, Servants quarters.
- Under eaves storage
- Potential to use as further accommodation or storage.

Externally

- Driveway with automated gated access through stone pillars
- Arched entrance to courtyard.
- External stores and WC
- Hardstanding to double garage with loft/workshop above
- Access to walled hardstanding at rear of-property and workshop
- Double gates to paddock with pole barn
- Extensive garden with fruit trees
- Woodland with independent access

History

Iscoed House was designed and built as a Victorian Gentleman's residence. Completed in 1894, the property has been occupied by the same family for generations. It comes to the market for the first time as a freehold property, with no forward chain.

Build

The property was originally built of traditional stone/brick walls under a pitched slate roof, with further extensions in 1970s.

Double glazed PVCu sash windows to match period windows provided to the front and side elevations in 2021

Original features include encaustic floor tiles, architraves and mouldings, 8" skirting boards, solid wood panelled doors and frames, oak staircase, original coloured glass windows, a water cooled cellar. Later cedar conservatory with Victorian design underfloor heating system. Decoration includes silk wallpapers and decorative friezes with original picture rails.

RECESSED ENTRANCE PORCH with quarry tiled floor. Pine panelled entrance door with single glazed side screens to either side.

RECEPTION HALL 25' 6" x 6' 10" (7.77m x 2.08m) with smoke alarm. Door to the Cellar. Feature patterned quarry tiled floor. 2 Convector radiators. Picture rail with feature Edwardian patterned frieze. Feature arch. Silk wallpapered walls. 4 Power points. Pine staircase to the first floor. Wall light fitting.

SITTING ROOM 16' 1" x 9' 10" (4.90m x 2.99m) plus 9' 2" (2.79m) wide bay with 3 PVCu double glazed windows that extends for a **depth of 7' (2.13m)** and from which **views** are enjoyed over the surrounding countryside and Llandybie. Skirting board heating. Picture rail. Feature ceiling rose. Edwardian patterned frieze. 3 Pin lamp plug. 12 Power points. TV and telephone points. Feature marble fireplace incorporating a coal effect gas fire.

SIDE HALL 16' 2" (4.92m) in depth with feature patterned quarry tiled floor. Picture rail. Edwardian patterned frieze. Smoke alarm. Convector radiator. 2 Power points. Opaque glazed door to.

HOME OFFICE/STUDY/LIBRARY 15' 11" x 9' 10" (4.85m x 2.99m) slightly 'L' shaped with gas connection point. Convector radiator. 2 Single glazed sash windows. Picture rail. Feature Edwardian patterned frieze. 14 Power points.

SIDE ENTRANCE HALL 17' 5" x 5' 8" (5.30m x 1.73m) with tiled floor. Convector radiator. Secondary staircase to the first floor with a stairlift. **UNDERSTAIRS STORAGE CUPBOARD** housing one of the gas fired central heating boilers. Gate entry intercom. C/h thermostat control. Opaque glazed door and side screens to outside.

CLOAKROOM 6' 8" x 5' 3" (2.03m x 1.60m) with pattern tiled floor and walls. Wall mounted radiator. Opaque single glazed window. 2 Piece suite in white comprising WC and wash hand basin with fitted cupboard beneath. Fitted cupboard with folding louvre doors.

DINING HALL 16' 3" x 13' 6" (4.95m x 4.11m) with silk wallpapered walls. Feature ceiling rose. Solid light oak strip flooring. Skirting board heating. C/h thermostat control. Shelved alcove with fitted cupboard. 12 Power points. TV point. Opaque glazed door to the fitted Kitchen/Breakfast room. **4' 9" (1.45m) wide opening to**



LIVING ROOM 16' max. x 10' 2" (4.87m x 3.10m)
 plus 9' 3" (2.82m) wide bay that has a **depth of 7' (2.13m)** and incorporates 3 PVCu double glazed windows with fitted storage cupboards and from which **views** are enjoyed over the surrounding countryside and Llandybie. Feature marble fireplace. Skirting board heating. Picture rail. Edwardian patterned frieze. 7 Power points. TV point. Opaque glazed sliding door to



CEDAR CONSERVATORY 15' 5" x 11' (4.70m x 3.35m) with 'Victorian' underfloor heating. Feature sandstone tiled floor. Double glazed vaulted window. Double glazed windows on a dwarf brick wall. Pine part double glazed door to the side courtyard and rear. 3 Wall light fittings. 10 Power points. TV and telephone points.



FITTED KITCHEN/BREAKFAST ROOM 17' 8" x 11' 9" (5.38m x 3.58m) with 7' 11" (2.41m) ceiling height. Feature patterned tiled floor. Spiral staircase to the first floor. Convector radiator. 2 PVCu double glazed windows to side. Feature patterned part tiled walls. Pine T&G clad ceiling with recessed downlighting. Plumbing for dishwasher. 11 Power points. Telephone point. Range of fitted base and eye level kitchen units incorporating a double oven, canopied cooker hood, 6 burner gas hob and double drainer sink unit. Door to



REAR ENTRANCE HALL 'L' shaped with tile effect vinyl floor covering. Roof lantern. Convector radiator. Single glazed hardwood door and side screen to the Courtyard.

UTILITY ROOM 10' 5" x 8' (3.17m x 2.44m) with tiled floor. Fully tiled walls. Convector radiator. Plumbing for washing machine. Single glazed window. 9 Power points plus fused point. Wall mounted 'Vaillant' gas fired central heating boiler. Recessed downlighting. Range of fitted base and eye level kitchen units incorporating a sink unit.

LOWER GROUND FLOOR

WATER COOLED CELLAR 23' 9" x 16' 11" (7.23m x 5.15m) overall 'L' shaped with brick floor. Slate staircase. 6' 7" (2m) Ceiling height. Cupboard off. WATER TAP.



FIRST FLOOR - 9' 6" (2.9m) Ceiling height. Oak stripped flooring at Mezzanine level that has a feature single glazed patterned colour blast glass window.

LANDING with picture rail. Edwardian patterned frieze. 2 Convector radiators. Hardwood glazed double doors to the staircase that leads to the **former Servants Quarters/second floor**. 2 Power points.

BATHROOM 9' 4" x 5' 6" (2.84m x 1.68m) with feature marble tiled floor. Fully tiled walls. Electric underfloor heating. Recessed downlighting. Single glazed window to rear. Radiator with heated towel rail. Extractor fan. 3 Piece suite in white comprising panelled shower bath with plumbed-in shower over and shower screen, wash hand basin with fitted storage cupboards beneath and 'Japanese' WC. Fitted wall mirror and bathroom cabinet with shaver point.

REAR BEDROOM 1 9' 7" x 9' 11" (2.92m x 3.02m) with convector radiator. Single glazed sash window. Picture rail. 8 Power points. TV and telephone points.

SIDE LANDING with secondary staircase with a stairlift to the ground floor side/rear entrance hall. Single glazed sash window overlooking the entrance drive and parking area. Smoke alarm. 2 Power points. Picture rail.

FITTED WALL TO WALL/FLOOR TO CEILING AIRING/LINEN CUPBOARD with 3 doors. Hot water cylinder.

FRONT BEDROOM 2 16' 4" x 11' 1" (4.97m x 3.38m) overall 'L' shaped into bay with 3 PVCu double glazed windows from which **views** are enjoyed over the surrounding countryside and Llandybie. Picture rail. Coved ceiling. 2 Wall light fittings. 10 Power points. 3 Pin lamp plug. TV and telephone points.

FRONT BEDROOM 3 11' x 10' 3" (3.35m x 3.12m) plus fitted wall to wall wardrobes. Convector radiator. Coved ceiling. Picture rail. TV and telephone points. 10 Power points. PVCu double glazed oak door and side screen to.

RAILED BALCONY 14' x 5' 4" (4.26m x 1.62m)

Applicants should note that the balcony has been refurbished within the last 5 years.

SHOWER ROOM 9' 4" x 5' 1" (2.84m x 1.55m) with electric underfloor heating. Marble tiled floor. Single glazed sash window. Extractor fan. Recessed downlighting. Heated towel rail. Convector heater. Fully tiled walls. 3 Piece suite in white comprising WC, bidet and wash hand basin with fitted storage cupboards beneath having a fitted wall mirror with bathroom cabinet and shaver point. Quadrant shower enclosure with plumbed-in shower over with double sliding shower door.

FRONT BEDROOM 4 16' 2" x 12' 10" (4.92m x 3.91m) overall 'L' shaped into bay with 3 PVCu double glazed windows from which views are enjoyed over the surrounding countryside and Llandybie. Picture rail. Edwardian patterned frieze. Coved ceiling. 9 Power points. Telephone point. **FITTED FLOOR TO CEILING WARDROBES** with matching headboard, bedside cabinets and bed as new. Skirting board heating. C/h thermostat control. 2 Wall light fittings.



SIDE LANDING with 2 power points. Convector radiator. Edwardian patterned frieze. Picture rail. Coved ceiling.

BATHROOM No 2 13' 6" x 5' 10" (4.11m x 1.78m) with electric wall mounted towel rail. PVCu double glazed window with a shutter. Fully tiled walls. Coved ceiling. Wall light with shaver point. Mirror backed dressing table with store cupboard to one side. 2 Towel warmer ladder radiators. 3 Piece coloured suite comprising 2 pedestal wash hand basins and a cast iron panelled bath with shower attachment, curtain and rail.

REAR LANDING with spiral staircase to the kitchen. PVCu double glazed sash window with a view. 1 Power point. Smoke alarm.

BUILT-IN FLOOR TO CEILING AIRING/LINEN CUPBOARD with slatted shelving. Hot water cylinder. Louvre doors.

REAR BEDROOM 5 12' 1" x 11' 8" (3.68m x 3.55m) with double aspect. 2 Single glazed sash windows. 8' 9" (2.67m) Ceiling height. 2 Convector radiators. Fitted wardrobe. Shelved recess. Fitted dressing table to recess. 2 Wall light fittings. 8 Power points. TV and telephone points.

EN-SUITE WC with access to loft space. Fully tiled walls. 2 PVCu opaque double glazed windows. Shaver point. Wall mounted towel warmer ladder radiator. Fitted storage unit. Marble tiled floor. 2 Piece suite in white comprising WC and wash hand basin with fitted cupboards beneath.

SECOND FLOOR - FORMER SERVANTS QUARTERS approached via a 3' 1"(.94m) wide pine staircase. 7' 11" (2.41m) Ceiling height.

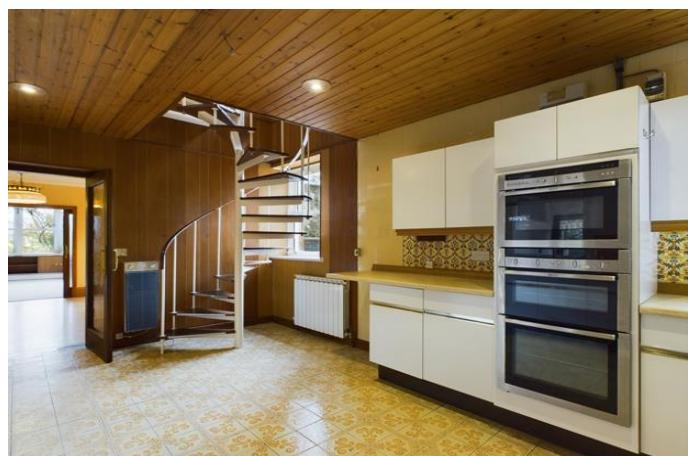
LANDING with access to loft space. Exposed boarded floor. Smoke alarm.

STORE ROOM with exposed boarded floor. Shelving for the storage of apples. Sloping ceiling with restricted headroom.

ROOM 1 11' 10" x 11' 4" (3.60m x 3.45m) overall 'L' shaped with single glazed sash window to side. Exposed boarded floor.

ROOM 2 9' 3" x 12' 9" (2.82m x 3.88m) ext. 16' 1" (4.9m) with exposed boarded floor. PVCu double glazed window with a **far reaching view**. Eaves storage off.

STORE ROOM 10' min x 10' 5" (3.05m x 3.17m) ext. to 16' 9" (5.11m) with exposed boarded floor. 2 Double glazed 'Velux' windows with **far reaching views**. Part sloping ceiling. Door to the inner landing.



STORE ROOM with two water tanks.

ROOM 3 11' 9" x 11' 3" (3.58m x 3.43m) overall 'L' shaped with exposed boarded floor. PVCu double glazed window.

ROOM 4 9' 3" x 12' 7" (2.82m x 3.83m) ext. to 15' 11" (4.85m) with exposed boarded floor. PVCu double glazed window with a **far reaching view**. **BUILT-IN CUPBOARD** off.

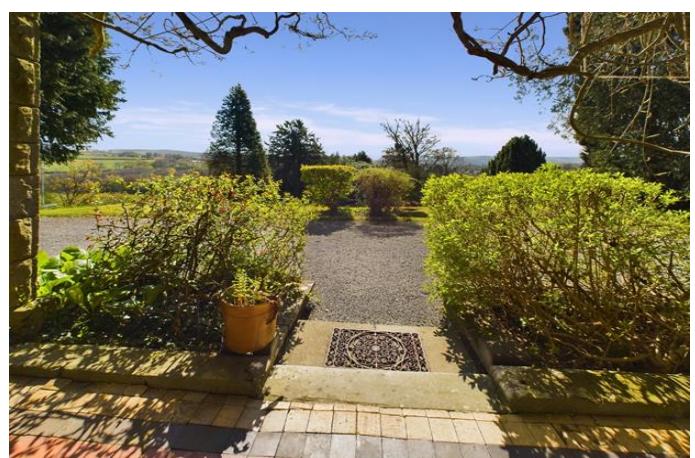
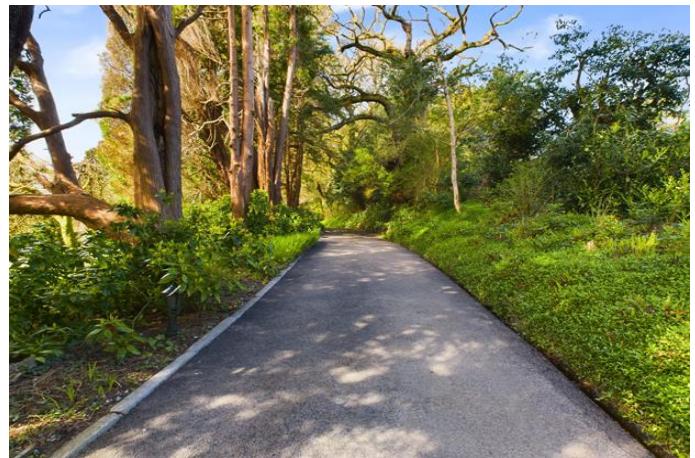
EXTERNALLY

The property is situated set back off and above the road and is approached via an electronically operated/stone pillared entrance gate and tarmac/acadamed/hardcored entrance drive that leads to the front and side of the residence and past the rear of the residence to the Courtyard and Outbuildings. The residence occupies established, well stocked, mainly lawned gardens and grounds that incorporate a gently sloping front lawned garden with small orchard that incorporates a former vegetable garden that also has a pathway to a pedestrian gate to the pavement and Public Highway, side paved sun terrace and pergola with vine. **OUTSIDE WC, STORE SHED, and BIN STORE** off small walled brick paved courtyard adjacent to the rear entrance door.



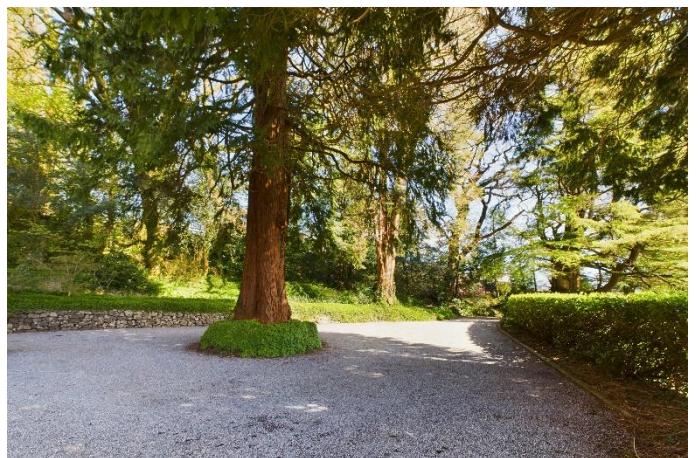
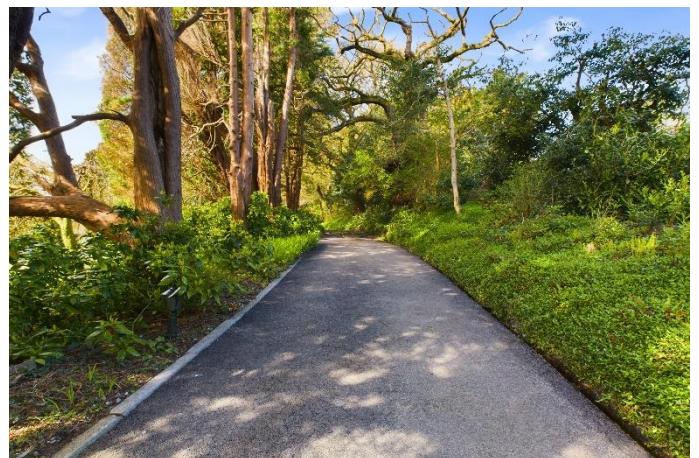














OUTBUILDINGS

The outbuildings lie to the rear of the residence thus not marring the views that are enjoyed and are approached via a part brick paved entrance drive and front onto a walled brick paved Courtyard that gives access to the paddock to side and mature wood at rear.

THE BUILDINGS COMPRISE: -

FORMER COACH HOUSE/GARAGE 39' 10" x 10' 11" (12.13m x 3.32m) of stone/brick construction. Up-and-over garage door - not working. Stable door to outside. 3 Single glazed windows. 10 Power points. Staircase to first floor. Door to the adjoining garage/workshop.

FIRST FLOOR - timber framed

STORE ROOM 17' 1" x 13' 7" (5.20m x 4.14m) with exposed boarded floor. 6 Power points. Double doors to the garage/workshop. 2 Single glazed windows. 7' 5" (2.26m) ceiling height.

STUDIO/HOME OFFICE 24' 8" x 13' 7" (7.51m x 4.14m) with exposed boarded floor. 8 Power points. Double aspect. 3 Single glazed windows.

ADJOINING GARAGE/WORKSHOP 34' 6" x 18' 5" (10.51m x 5.61m) ext. 38' (11.58m) with concreted floor. Personal door. Stone/concrete block built. Electronically operated roller door. Workbench. 20 Power points.

APPLICANTS MAY BE INTERESTED TO NOTE THAT THE FORMER COACH HOUSE AND ADJOINING GARAGE/WORKSHOP AFFORD EXCELLENT POTENTIAL FOR REDEVELOPMENT SUBJECT TO THE NECESSARY CONSENTS BEING OBTAINED.

OFF THE SIDE PADDOCK LIES: -

2 BAY OPEN FRONTED SHELTER/STORE 21' x 16' 6" (6.40m x 5.03m) of C.I. timber framed construction.

THE LAND

Located to the rear of the residence, buildings and land lies an approx. 3 Acre mature sloping wood that has the benefit of a **single track access off 'Heol Pentregwenlais'** together with pedestrian and tractor access from the side paddock.

9 ACRES OF LAND AVAILABLE BY SEPARATE NEGOTIATION

On the opposite side of the road lies 9 acres of land in two enclosures that is available by **separate negotiation.**







DIRECTIONS: - From the **centre of Llandybie** travel along the **A483 towards Llandeilo (Heol Gwilym)** travelling **past** the left hand turning for 'Parc y Llan', right hand turning for the 'Red Lion' and Church and continue along 'Llandeilo Road' and **as you leave Llandybie turn left by the bus stop - signposted Pentregwenlais** and then **turn first left into 'Iscoed' entrance drive** adjacent to the road sign 'Heol Pentregwenlais'.

ENERGY EFFICIENCY RATING: -

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** -

SERVICES: - Mains electricity, water, drainage and gas. Telephone subject to B.T. Regs.

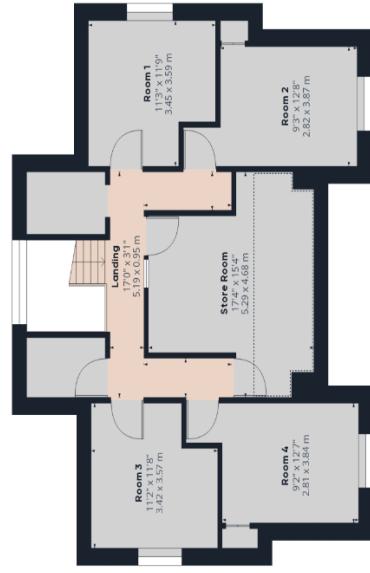
COUNCIL TAX: - BAND G 2024/25 = £ 3,291.29p. **Oral enquiry only.**

LOCAL AUTHORITY: - Carmarthenshire County Council County Hall Carmarthen.

AGENTS NOTE: - **None** of the services or appliances, heating, plumbing or electrical installations mentioned in these sales particulars have been tested by the Selling Agent. **Photographs and/or any floor layout plans** used on these particulars are **FOR ILLUSTRATION PURPOSES ONLY** and may depict items, which are **not for sale** or included in the sale of the property.



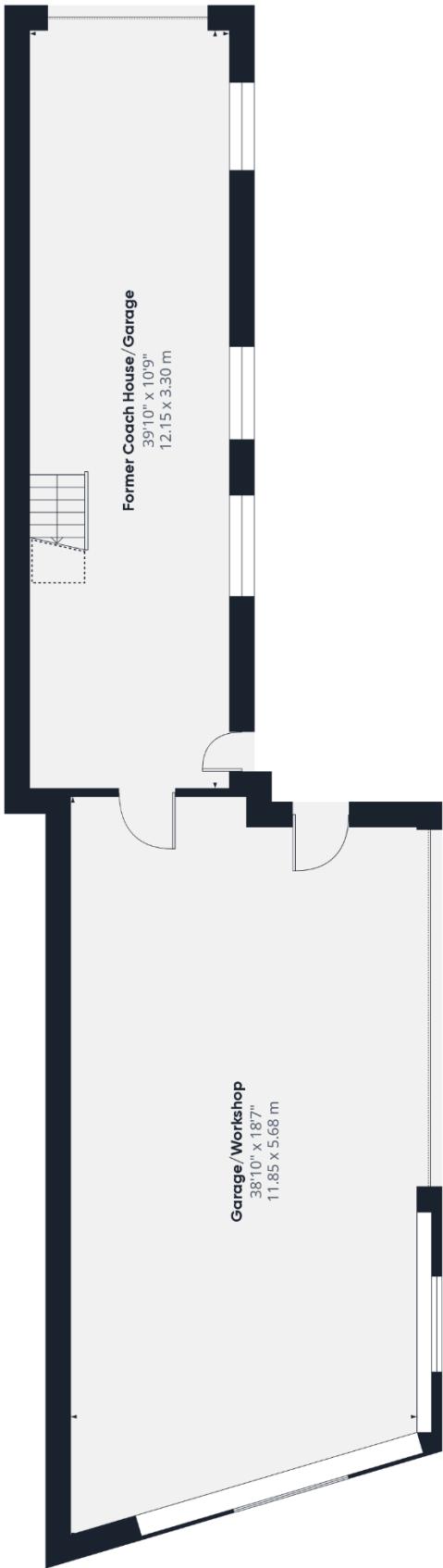
Ground Floor Building 1



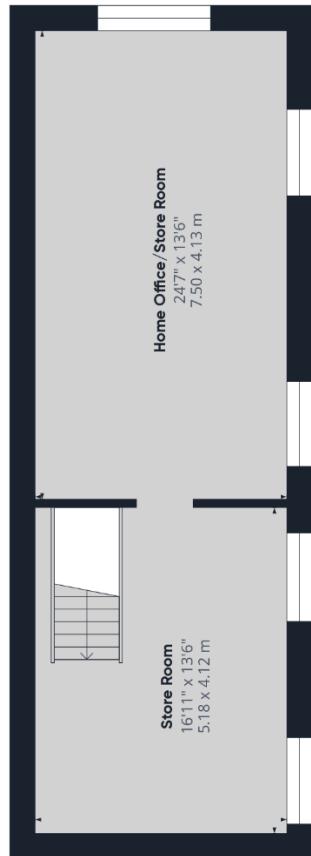
Floor 1 Building 1



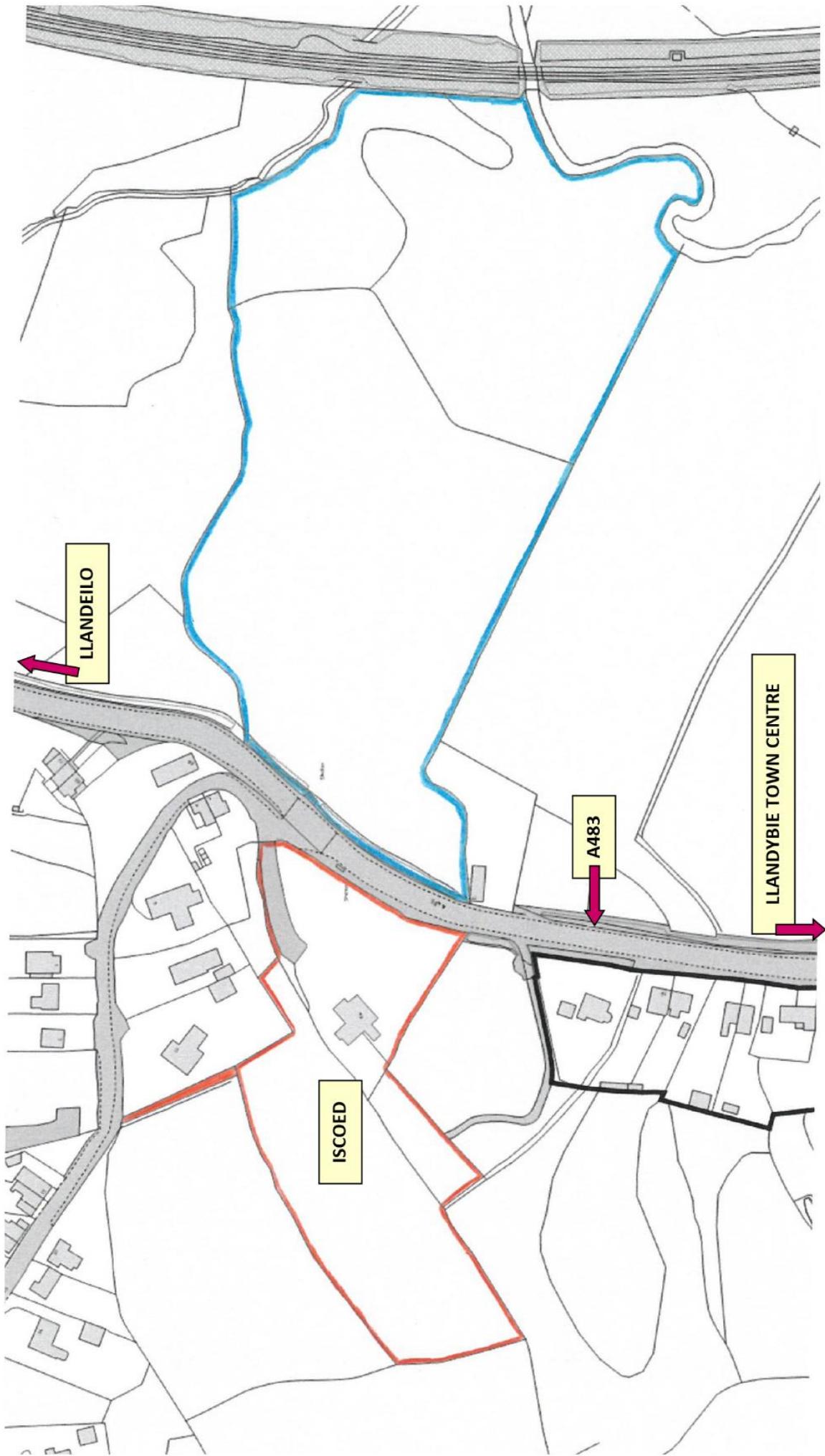
Floor 2 Building 1



Ground Floor | Building 2



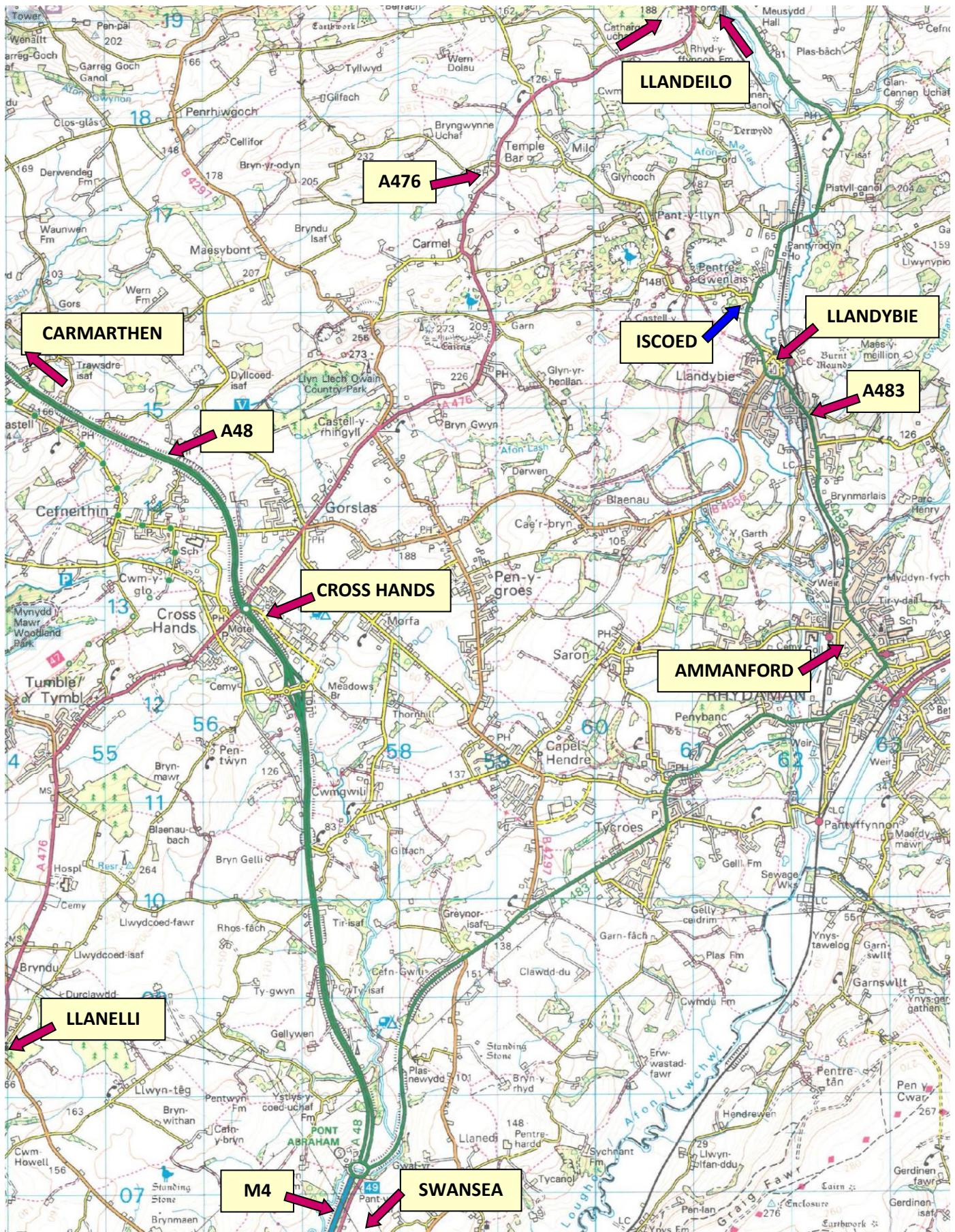
Floor 1 | Building 2



THIS PLAN IS NOT TO SCALE AND IS PROVIDED FOR ILLUSTRATION PURPOSES ONLY

EDGED IN RED – PROPERTY FOR SALE

EDGED IN BLUE – 9 ACRES OF LAND AVAILABLE BY SEPARATE NEGOTIATION



VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

24.05.2024 - REF: 6679