



RURAL SCENE

NATIONAL SPECIALIST ESTATE AGENCY FOR PROPERTIES WITH LAND
EQUESTRIAN ♦ SMALLHOLDINGS ♦ RESIDENTIAL ♦ COMMERCIAL FARMS ♦ LEISURE

KR/JO/418B

CARMS/PEMBS BORDER

Approximate Distances

5 miles Whitland : 5 miles Narberth

Just Under 2 Miles from the A40 : easy access both Haverfordwest and Carmarthen

A VERY PLEASANTLY SITUATED APPROX. 19 ACRE RESIDENTIAL PROPERTY WITH PRIVATE EQUESTRIAN FACILITIES PLUS EXCELLENT PADDOCKS WHICH HAVE THE BENEFIT OF **NEARLY ½ MILE FRONTAGE TO THE RIVER TAF** (FISHING INCLUDED).

DOLYCOED

LLANFALLTEG

WHITLAND SA34 0UN



The Residence



River Taf (Rear Paddocks)

A SUBSTANTIAL DETACHED CHARACTER RESIDENCE (dating from 1927), AFFORDING on the First Floor THREE BEDROOMS AND FAMILY BATHROOM and on the Ground Floor c. 21' LOUNGE, DINING ROOM, KITCHEN, UTILITY ROOM AND GROUND FLOOR CLOAKROOM : OIL CENTRAL HEATING : DOUBLE GLAZED.

FEATURE MATURE GROUNDS WITH PLEASANT LAWNS WELL STOCKED BORDERS, NUMEROUS SPECIMEN TREES AND FLOWERING SHRUBS, PAVED SEATING AREA WITH SUPERB RURAL VIEWS.

THE OUTBUILDINGS AND EQUESTRIAN FACILITIES INCLUDE PURPOSE BUILT STABLE YARD WITH THREE BOXES : NEW MULTI-PURPOSE BARN 45' x 20'.

THE LAND COMPRISING TWO "HOME PADDOCKS" AND FIVE MAIN ENCLOSURES : ALL MAINLY LEVEL HIGHLY PRODUCTIVE PERMANENT PASTURELAND WITH THE BENEFIT OF **NEARLY ½ MILE SINGLE BANK FRONTAGE TO RIVER TAF** (FISHING INCLUDED)

EXTENDING IN ALL TO APPROX. 19 ACRES (About 7.7 Hectares)

THE RESIDENCE :

A substantial detached residence, which we are informed dates from 1927. The property with rendered elevations under a slated roof and been considerably improved in recent years including the provision of OIL CENTRAL HEATING and UPVC DOUBLE GLAZING installed within the last five years. The property retaining many interesting features and affording the following accommodation with approx. room sizes :-

MAIN FRONT DOOR Opaque glazed panel, leading to :-

ENTRANCE HALL 14'7 x 6' (About 4.5m x 1.8m) with mosaic tiled floor, ceiling cornicing, telephone point and shelf above radiator.

LOUNGE 21' x 11'5 (About 6.4m x 3.5m) front and rear windows and side double French doors, marble fireplace with matching hearth, carved timber surround and mantle, alcoves each side which have base cupboards, corniced ceiling, two centre light fittings.

DINING ROOM 11'6 x 11'1 (About 3.5m x 3.3m) front window, ornamental tiled fireplace with alcoves each side which have base cupboards, parquet flooring with carpet overlay.

REAR HALLWAY With quarry tiled flooring and understairs cupboard, doors to :-

KITCHEN 10'4 x 9'5 (About 3.1m x 2.9m) rear window, range of light oak base cupboards incorporating 1½ bowl single drainer stainless sink unit, built in eye level double oven and four ring ceramic hob, further matching eye level cabinets, two recessed wall cupboards, quarry tiled flooring.

UTILITY ROOM 11'10 x 7'(About 3.3m x 2.1m) with five casement rear window and small side windows each side, opaque glazed panelled door to gardens, base cupboards with circular sink unit, plumbing for both washing machine and dishwasher, vent for tumble drier, oil fired boiler (providing heating for both domestic water and c.h. radiators).

GROUND FLOOR CLOAKROOM With low level flush w.c.

From the entrance hall, staircase with original timber balustrade and handrail leading to first floor.

GALLERY TYPE LANDING 21 'x 6' (About 6.1m x 1.8m) with front and rear windows, loft access point (the loft part boarded for storage purposes approached via a sliding loft ladder and with the benefit of electric lighting).

BEDROOM ONE 12' x 11'6 (About 3.6m x 3.5m) front window, one wall fitted with wardrobe cupboards and central bed recess with lockers above.

BEDROOM TWO 12'8 x 11'7 (About 3.9m x 3.5m) front window, further small side window, bedside light.

BEDROOM THREE 10'5 x 7'10 (About 3.2m x 2.4m) rear window.

FAMILY BATHROOM 10'4 x 8'7 max (About 3.1m x 2.6m) rear window, panelled bath with tiled surround, pedestal wash basin, low level flush w.c., airing cupboard (housing hot water cylinder with standby electric immersion).

Interested parties may wish to note that the property has the benefit of many original timber panelled doors and virtually all principle rooms have the benefit of a fitted picture rail.

In the inspecting agents opinion the property is generally well presented throughout and enjoys some lovely rural views to both the front and particularly to the rear across its own paddocks, river and surrounding countryside.

THE OUTSIDE :

The property is approached from the road via a side entrance leading to a PARKING AREA for several cars which is part concrete and part gravelled and enclosed with timber panel fencing.

At the front of the property there is a SMALL ENCLOSED GRAVELLED FORECOURT with paved path and part dwarf wall surround with pillars and tubular rails.

The main formal gardens extend to the side and rear of the property comprising pleasant lawned areas with well stocked borders. There is an attractive heather and conifer border garden and also several mature fruit trees (mainly apple) and there is also PAVED SEATING AREA.

From the gardens there are glorious views which have to be seen to be fully appreciated.

THE OUTBUILDINGS AND EQUESTRIAN FACILITIES

Set to the south side of the residence in the corner of the gardens and with the benefit of a separate gated entrance there is

PURPOSE BUILT STABLE BLOCK of "REDMIRE" construction comprising

TWO BOXES each approx. 12' x 10' (About 3.6m x 3m)

THIRD BOX 12' x 12' (About 3.6m x 3.6m)

Set on a concrete base and fronting onto a **CONCRETE APRON** with the benefit of internal and external lighting and with provision for main water supply.

Situated on the opposite side of the lane approached via a splayed entrance with recess gate onto a hard surface yarded area there is

NEW MULTI-PURPOSE BARN approx 45' x 20' (About 3.7m x 6.1m) of steel frame construction, box profile roofing with skylights and also box profile clad sides and with large end sheeted double doors.

THE LAND :

Comprising highly productive well established permanent pastureland growing excellent grass crops in this renowned mild climate.

At the rear of the property there are **TWO HOME PADDOCKS** and extending to the front of the property on the other side of the lane there are **FIVE MAIN ENCLOSURES**.

The land has the benefit of stock proof boundary fencing and also mature hedges within which there are some lovely mature oak trees.

A particular feature of the land is that it is bounded on the south and western boundaries by the **RIVER TAF** and it is estimated there is **NEARLY ½ MILE SINGLE BANK FRONTAGE** with the river meandering attractively along the boundary. Along this stretch of river there are several well established pools for fishing (the Fishing Rights are included and we are informed the river carries trout, sewin and salmon – the vendors inform the agents a 12 lb salmon was recently caught on this stretch of river).

We are informed the home paddocks and main enclosures are subject to very occasional flooding (which renders the land extremely fertile) and it is emphasised that the land is free draining.

**EXTENDING IN ALL TO APPROX. 19 ACRES
(About 7.7 Hectares)**

SERVICES :

MAINS ELECTRICITY, MAINS WATER (METERED), PRIVATE DRAINAGE, TELEPHONE (connected and available including Broadband – subject to usual Transfer Regulations).

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

LOCAL AUTHORITY :

CARMARTHENSHIRE COUNTY COUNCIL (the residence currently Band 'E' for Council Tax purposes).

GENERAL AND SITUATION :

A wonderful opportunity to acquire a very pleasantly situated approx. 19 acre residential property, set in a lovely location within the small village of Llanfallteg.

Although the property is set within the village boundaries, the property enjoys superb views across its own paddocks both to the front and rear.

The land provides scope for those wishing to keep small livestock and is also ideal for private equestrian use (within the farmlands there are several permanent cross country jumps which will be included).

Seldom will purchasers have the opportunity of acquiring a property with such a delightful stretch of river frontage, which has to be seen and walked to be fully appreciated.

Within the village there is a local village inn, occasional Post Office, village hall and chapel and the property is just under 2 miles from the A40 where there is garaging with general stores.

The popular centres of Narberth and Whitland are each approx. 5 miles distant and from the property there is easy access to the main centres of both Haverfordwest and Carmarthen and also many popular south and west Wales coastal resorts are within easy reach.

DIRECTIONAL NOTE :

Travelling west along the A40 beyond Whitland, continue for just over 2 miles to the top of hill passing garage on left and then taking next **TURN RIGHT** signposted for "Llanfallteg". Continue for nearly 2 miles into the village and the property is located **ON LEFT HAND SIDE**.

VIEWING :

Strictly by appointment only with the Agents

RURAL SCENE : TEL: 01264 850700

PRICE GUIDE : £435,000



View Across Front Paddock



Stable Yard



East Paddock



Rear Gardens/Paddocks



Rear View From River



River Taf



Lounge



Dining Room