



RURAL SCENE

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



DERLWYN MANSION

ALLTWALIS ROAD, ALLTWALIS, CARMARTHEN SA32 7DZ

AN APPROX. 25 ACRE RESIDENTIAL COUNTRY PROPERTY INCORPORATING SUBSTANTIAL DETACHED PERIOD HOUSE AND DETACHED COTTAGE IN A RURAL AND ACCESSIBLE LOCATION

Ref: JN/JLH/HO/668D

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DERLWYN MANSION

Approximate Distances:

Carmarthen - 8 miles (A48 dual carriageway connecting to

M4 junction 49 c.30 miles) : Brechfa – 7 miles

Lampeter -16 miles : Cardigan/Coast - 33 miles

The Residence

- Attractive and imposing detached main house
- Six attic rooms to second floor
- Four bedrooms to first floor (three En Suite)
- Family bathroom
- Reception hall
- Music room
- Sitting room
- Day room
- Inner hall
- Ground floor shower room
- Back kitchen/utility room
- Cloakroom
- Kitchen
- Breakfast room
- Oil Fired/LPG Gas Central Heating

Separate detached cottage

- Three bedrooms
- Bathroom
- Entrance hall
- Kitchen/dining room
- Utility room
- Sitting room
- Oil Fired Central Heating

Outside

- Gated entrance
- Attractive mature gardens and grounds
- Double garage
- Store shed
- Greenhouse
- Multi purpose barn with three integral loose boxes
- Stone barn
- Former coach house
- Dutch barn plus lean to
- Two loose boxes
- Gently sloping/undulating pastureland

**IN ALL EST. APPROX. 25 ACRES
(About 10.11 Hectares)
(TO BE CONFIRMED)**

THE RESIDENCE and COTTAGE

Derlwyn Mansion is understood to date from the Victorian Period and offers in the Agent's opinion attractive and spacious accommodation arranged over three floors. The property has a suite of rooms to the top floor currently utilised as storage room some of which might also be utilised as further bedroom accommodation with four first floor bedrooms, two with en suite facilities, as well as a bathroom and landing area. Downstairs there are three good sized reception rooms as well as a kitchen and separate breakfast room and utility room. The property has a mixture of oil fired/LPG Gas central heating.

The Cottage to the side of the mansion offers three bedroom accommodation which would benefit from some up dating and has been let in the past by the vendors.

The accommodation with approximate room sizes is as follows:

DERLWYN MANSION

Ground Floor

ENTRANCE PORCH with part tiled flooring

RECEPTION HALL 25' x 7'4 (about 7.6m x 2.2m) with ornate Victorian style flooring, two radiators and turned stairs to first floor

MUSIC ROOM 15'3 widening to 19'5 x 13'8 (about 4.6m widening to 5.9m x 4.1m) front bay window, sealed fire place and two radiators

SITTING ROOM 15'3 widening to 19'5 x 13'8 (about 4.6m widening to 5.9m x 4.1m) front bay window, Victorian style fireplace with LPG coal effect fire, two radiators and TV point

DAY ROOM 13'8 widening to 18'2 x 12'2 (about 4.1m widening to 5.5m x 3.6m) with bay window, two alcoves with shelving and cupboards, timber board flooring and two radiators.

Door from reception hall to

INNER HALL with tiled flooring and understairs store cupboard

SHOWER ROOM with shower cubicle, wash hand basin in vanity unit, tiled worktop, window, radiator and loft access

BACK KITCHEN/UTILITY 8'11 x 8'2 (about 2.7m x 2.4m) stainless steel sink and drainer with mixer tap, wall and base units, four ring cooker and cupboard housing Mexico LPG boiler

CLOAKROOM with wash hand basin, WC, window, radiator and tiled floor

Door to rear yard

CLOAKS CUPBOARD walk in with window to rear, shelving and tiled flooring.

Door to breakfast room

KITCHEN 15'10 x 13'8 (about 4.8m x 4.1m) fitted cream wall and base units with work surface over, two side windows, gas/electric range with extractor over, radiator, wine rack, tiled flooring, stainless steel drainer with mixer tap, part wall tiling and door to

BREAKFAST ROOM 12'avr. x 9'5 (about 3.6m x 2.8m) side window, tiled flooring, Boulter oil fired boiler, alcove with shelf above, single glazed door to rear yard

First Floor

HALF LANDING window over looking yard, steps up to

BEDROOM FOUR 14'7 x 12'4 (about 4.4m x 3.7m) window, two radiators, wash hand basin, cupboard/wardrobe

EN SUITE SHOWER ROOM with shower cubicle and WC

MAIN LANDING with radiator and stairs to second floor

BEDROOM THREE 15'4 x 13'10 (about 4.6m x 4.2m) with front and side window, two radiators and archway leading to

DRESSING AREA with radiator, walk-in wardrobe

EN SUITE BATHROOM 11'10 x 8'4 (about 3.6m x 2.5m) with bath having mixer tap and shower above, ladder towel rail, ash base units with sink, WC, tiled surfaces and large wall mirror

BEDROOM TWO 10'10 x 7'4 (about 3.3m x 2.2m) with sink in vanity unit, front facing window and radiator

BEDROOM ONE 15'3 widening to 19'6 into bay x 13'10 (about 4.6m widening to 6m x 4.2m) with front bay window and radiator

EN SUITE CLOAKROOM with wash hand basin, WC, ladder towel rail and window

FAMILY BATHROOM 10'6 x 8'3 (about 3.2m x 2.5m) with double shower cubicle, wash hand basin, WC, radiator, tiled walls, inset ceiling lighting, window to front and walk in airing cupboard housing hot water tank and immersion heater

Second Floor

Comprising a suite of rooms with attic landing area 16'6 x 5'10 (about 5m x 1.8m) and six rooms some of which have restricted height and comprising:

GAMES/ATTIC ROOM 15'5 x 13'8 (about 4.6m x 4.1m) with window and radiator

STORE 11' x 7'6 (about 3.3m x 2.3m)

STORE 13'10 x 11'9 (about 4.2m x 3.6m) with Dormer window

STORE ROOM 13'9 x 14'4 avr. (about 4.2m x 4.4m) with window and fire escape

TANK ROOM (Former bathroom) 7'10 x 7' (about 2.4m x 2.1m) with hot water tank and wash hand basin

STORE ROOM 14' x 7' widening to 9'4 (about 4.3m x 2.1m widening to 0m) with window

DERLWYN COTTAGE

The accommodation with approximate room sizes is as follows:

ENTRANCE HALL with stairs to first floor

KITCHEN/BREAKFAST ROOM 16' x 14' (about 4.9m x 4.3m) oil fired boiler, wall and base units and radiator

UTILITY 16' x 10'6 (about 4.9m x 3.2m) with radiator and front door

SITTING ROOM 16' x 11'6 widening to 14'7 (about 4.9m x 3.5m widening to 4.4m) with front and rear windows, radiator and tiled flooring

LANDING

BEDROOM ONE 16' x 11'9 (about 4.9m x 3.6m) with two windows, radiator and wardrobe

BEDROOM TWO 15'3 x 11'9 (about 4.6m x 3.6m) with window and radiator

BEDROOM THREE 13' x 9'5 (about 4m x 2.8m) with window and radiator

BATHROOM with bath, wash hand basin, WC and radiator

OUTSIDE AND OUTBUILDINGS

There are two entrances into the property, one is a gated driveway off the road leading up to **Derlwyn Mansion** with a side parking and on round to a DOUBLE GARAGE c.18'7 x 18' (c.5.7m x 5.5m) with up and over doors to front, light and power. There is then a double gated access to the nearside of the property giving access to the rear yard. The front gardens and grounds have lovely mature trees and shrubs with lawned areas.

To the rear there is a concrete yard area off which there is a STONE STORE SHED c.11'10 x 9'6 (c.3.6m x 2.9m) with oil storage tank and wash hand basin. Adjoining the main rear concrete yard there is a lawned garden area, a burn area and access out to the far fields. There is also a GREENHOUSE with a mature vine.

MULTI PURPOSE BARN c.46' x 36' int. (c.17m x 13m) with three integral loose boxes having light and power

Derlwyn Cottage can be approached via a gated access from the rear gardens or via a separate driveway from the road, which leads past a number of older farm buildings incorporating a DUTCH BARN with lean to and two LOOSE BOXES 16'6 x 12'8 (about 5m x 3.8m) and 23'8 x 12'8 (about 7.2m x 03.8m) Adjoining Derlwyn Cottage there is then a STONE BARN forming an L shape with the cottage c.39' x 16' int. (c.11.2m x 4.9m) incorporating 6 former cow stalls and a former Coach House c.25'8 x 16' (c.7.8m x 4.9m) divided into two rooms with part loft over.

THE LAND

To the far side of Derlwyn Mansion there are two main fields of gently sloping and productive pastureland. The balance of the land then lies out beyond Derlwyn Cottage and comprises four main enclosures of gently sloping/undulating and productive pastureland. There is a further gated access from the far field out onto the main road.

IN ALL EST. APPROX. 25 ACRES

(About 10.11 Hectares)

(TO BE CONFIRMED)

SERVICES

TELEPHONE (connected and available subject to normal transfer regulations)

LOCAL AUTHORITY

COUNCIL

N.B. These details are a general guideline for intending purchasers and do not constitute an offer of contract. Rural Scene have visited DERLWYN MANSION & COTTAGE, 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 surveyors inspections and their solicitors enquiries to determine the overall condition, size and acreage of the property and also any Planning, Rights of Way and all other matters relating to it.



Entrance View



Rear View - House and Cottage



Kitchen



Bedroom



Reception Hall



Day Room



Integral Stables



View over Land

GENERAL AND SITUATION

An opportunity to acquire an attractive detached Period house and separate cottage in a rural location about 8 miles north of Carmarthen, which itself offers a wide range of local amenities and facilities, and there is also access onto the A48 which in turn gives access to the M4. To the north university town of Lampeter lies about 16 miles distant, and Cardigan and the coast are about 33 miles. The village of Brechfa in Brechfa Forest offering excellent riding is within a short boxing and hacking distance of the property with road work.

The property has been utilised by the vendors for private residential and private equestrian use, and is eminently suitable for continuation on the same basis.

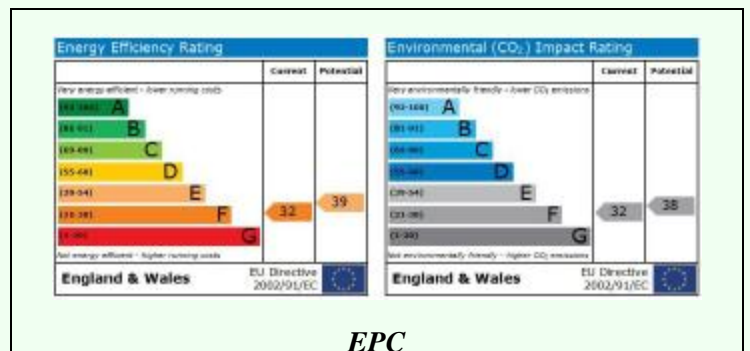
DIRECTIONS

From Carmarthen take the A485 northwards towards Lampeter and continue on this road through Rhydargabau and Pontarsais continue on for a short distance further and the entrance to the property will be found on the right hand side, having passed the entrance to Derlwyn Farm (look out for large trees and gated entrance way)

VIEWING

Strictly by appointment only with the Agents
RURAL SCENE : TEL 01264 850700

PRICE GUIDE £775,000



EPC