

Ref: Omae37

Maesdy, Pumpsaint, Carmarthenshire, SA19 8EQ

Appealing 4 Bedroomed Detached Residence with B & B or Annexe Potential and a spacious 2 Bedroomed Detached Cottage ideal for extended family or holiday letting. Delightful Gardens and Grounds and two level pasture paddocks, in Circa 2 acres (tbc). Scenic Rural Location, off road outriding directly from the property.

Private setting in a picturesque rural area, only 6 miles from Lampeter and 15 miles from Llandeilo.



This period farmhouse is of stone construction under a slate roof, (which we are informed was renewed 11 years ago), with stone rendered elevations, the residence is very well presented and has been extended into an adjoining stone barn to provide a delightful, very well presented home full of character and offers B & B potential or with very little modification, a self-contained annexe. The detached barn conversion cottage has full residential planning permission and would be ideal for extended family or holiday letting.

Main Residence: Ground floor: Living Room, Kitchen/Breakfast Room, Dining Room, Utility Room, Shower Room, and Sitting Room. First Floor: 4 Bedrooms and Bathroom. (EER: F). N.B. Potential Annexe (Utility Room, Shower Room and Sitting Room).

Detached Cottage: All on one level and perfect for extended family or a spacious holiday let: Kitchen, Living Room, 2 Bedrooms and Bathroom. Attached Garage, Enclosed private garden. (EER: D).

Outbuildings: Barn (Former Stabling), Stone built former Piggery, Timber Store.

Land: Level, well fenced pastureland. The whole property totals 2 Acres (tbc).

Picturesque setting in the Cothi Valley. Pumpsaint village is 2 miles away with a public house, agricultural merchant and visitor centre. Fuller town amenities and secondary schools are available at Lampeter, 6 miles, which also has a university, and the pretty town of Llandeilo only 15 miles, Llandovery is 12 miles away which also offers private education at Llandovery College. The area is rich in history and many visitor attractions are within easy reach, including fabulous coastal areas only 40 minutes or so away.

GUIDE PRICE: £459,000

'MAESDY FARMHOUSE'

A charming characterful Farmhouse with LPG Gas central heating and double glazed throughout. Spacious diverse accommodation as follows:-

Ground Floor -

ENTRANCE: 17'6" x 5'6". Partially glazed front door. Wood effect flooring, staircase to the first floor, under-stairs cupboard and larder. Doors to the kitchen/breakfast room, living room and dining room.

LIVING ROOM: 15'4" x 13'7". Exposed brick fireplace with beam over and tiled hearth. Window to the front aspect.

KITCHEN/BREAKFAST ROOM: 25'2" x 7'6". Excluding the bay window to the rear. Range of medium oak wall and base units with wood effect work surfaces, stainless steel sink with mixer tap. Built in double oven and gas hob, space for a fridge, window to the rear and side. Wall mounted LPG Gas combi boiler. To the dining area, a lovely Inglenook fireplace with former bread oven and Bressumer beam over. Electric fire in situ but we are informed there is also a gas point connector here. Slate tiled floor throughout. Ceiling downlights. Partially glazed stable door to the rear gardens.

DINING ROOM: 15' 4" x 8'6". Exposed floorboards, window to the front aspect. Door to the utility room.

N.B. The Following three rooms easily lend themselves to a self-contained annexe, with ample space in the large sitting room to create a bedroom. Please refer to the floorplan on page 5.

UTILITY ROOM: 17'6" x 11'. L shaped room. Doors to the front and rear. Beech wall and base units with granite effect work surface over, stainless steel sink and mixer tap, plumbing and space for a washing machine and tumble dryer. Further range of built in units, space for a fridge freezer, wall mounted LPG Gas combi boiler. Tile effect floor. Door to the shower room and further door to the sitting room.

SHOWER ROOM: 6'6" x 5'5". White suite comprising vanity unit with wash hand basin, fully tiled shower enclosure, W.C., partially tiled walls, extractor fan, tiled floor.

SITTING ROOM: 22' x 17'. Fireplace currently housing an electric coal effect fire. Triple aspect with three windows to the front, three to the rear and French doors to the side leading to a pretty private seating area. Loft access (with built in drop down ladder), to the partly boarded and insulated loft.

First Floor – From the entrance hall, a staircase leads to the first floor Landings.

FRONT LANDING: From the front landing, loft access and doors to:-

BEDROOM 1:	15'4" x 12'5". Dual aspect with windows to the front and side. Built in cupboards.
BEDROOM 2:	15'4" x 8'8". Built-in wardrobe. Window to the front aspect.
BATHROOM:	7'2" x 5'10". Suite comprising vanity unit with wash hand basin, bath with shower attachment, low level W.C. Tiled splash backs, wood effect flooring, and window to the front.
REAR LANDING:	Velux roof window to the rear, wood effect flooring. Doors to:-
BEDROOM 3:	9'8" x 8'2". Currently used as a study. Dormer window to the rear aspect.
BEDROOM 4:	10'10" x 5'. Currently used as a dressing room. Window to the side. Velux roof window to the rear.

N.B. Floorplan on page 5

'THE COTTAGE'

A former stone barn, all on one level, that has been converted to provide a spacious self-contained cottage, ideal for extended family, or eminently suitable as a self-catering holiday cottage with a single garage, allocated parking, and a good sized enclosed garden. With off road outriding on the doorstep, this would be an opportunity to offer 'bring your own horse' holidays with negotiable use of a paddock and stable. The cottage benefits from underfloor heating, double glazing and LPG Gas central heating, (separate meter and boiler installed around 2 years ago).

ENTRANCE HALL:	6' x 5'. Partially glazed front door. Tiled floor, fully glazed door to the inner hallway where there is a linen cupboard and access to the left. Doors to:-
KITCHEN:	11' x 6'. Range of medium Oak wall and base units with wood effect work surfaces, stainless steel sink with mixer tap. Breakfast bar. Built in oven and four ring gas hob. Extractor fan. Window and half glazed door to the rear. Door to the utility/boiler cupboard which houses the wall mounted Worcester LPG Gas combi boiler. Space and plumbing for a washing machine/dryer.
LIVING/DINING ROOM:	16'5" x 14'7". Dual aspect, picture window to the front, window to the rear and partially glazed door to the rear enclosed private garden.
BEDROOM 1:	16'4" x 10'6". Dual aspect window to the front and rear.
BEDROOM 2:	12'7" x 6'8". Window to the front.
BATHROOM:	6'7" x 5'8". White suite comprising bath with shower over and shower screen, pedestal wash hand basin, low level W.C. Window to the rear. Partially tiled walls, tiled floor. Extractor fan.
SINGLE GARAGE:	Adjoining the cottage, a single garage with double timber doors to the front.

EXTERNALLY

THE APPROACH:

The property is privately set in a delightful, peaceful location, and is approached along a quiet country lane, then along a no through lane which only serves this property and neighbouring farmland. A bridleway continues past the property which provides direct off road outriding and extensive walking opportunities. There are large gravelled areas for parking numerous vehicles.

OUTBUILDINGS:

BARN:

31' x 12'. Max. Located adjacent to the winter turnout area is a useful barn of partial stone and block construction with a profile roof and cladding. Divided into an implement store (12' x 10') and field shelter (21' x 10'). Formerly used as stabling. Concrete floor throughout. Timber Shed to the rear.

TIMBER SHED:

10' x 7'. Located to one side of the smaller paddock, a useful workshop/garden store.

FORMER STONE PIGGERY:

Stone built former piggery located in the grounds to the side of the main residence currently used as a sheep shelter.

GARDENS AND LAND:

The attractive gardens are predominantly to the rear of the main residence, with a garden shed, patio, large lawn, variety of borders, beautiful shrubs and mature trees, all providing a tranquil setting. Further enclosed pretty patio from the sitting room provides a peaceful area to sit and enjoy the peace and quiet.

The cottage has its own large garden to the rear and side, fully enclosed, ideal for young children to play or a secure area for pets.

For those with horses or livestock, the pastureland is level and is divided into one field of circa 1.3 acres and a smaller paddock, both well fenced and with mature trees and hedges providing shelter for the animals when needed. There is also a good size hard standing area which makes an ideal winter turnout area when the need arises. This area could be upgraded to create a manege subject to any necessary planning permission.

For those with poultry, there is a separate purpose built enclosed grassed area.

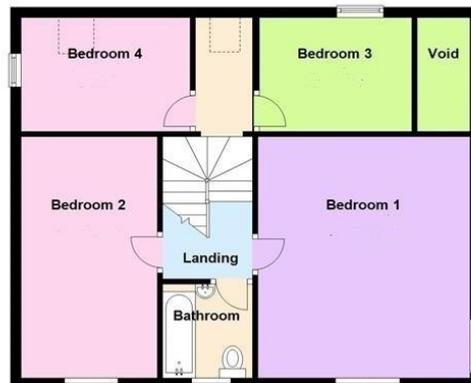
HORSE RIDING:

There is a bridleway which leads directly from the property, to other routes, providing off road hacking. Access into Caio forest is less than 2 miles away, which offers extensive off road riding and walking opportunities.

Ground Floor



First Floor



The Floor plans are for guidance only.

Maesdy, Nr Lampeter

Ground Floor



The Cottage

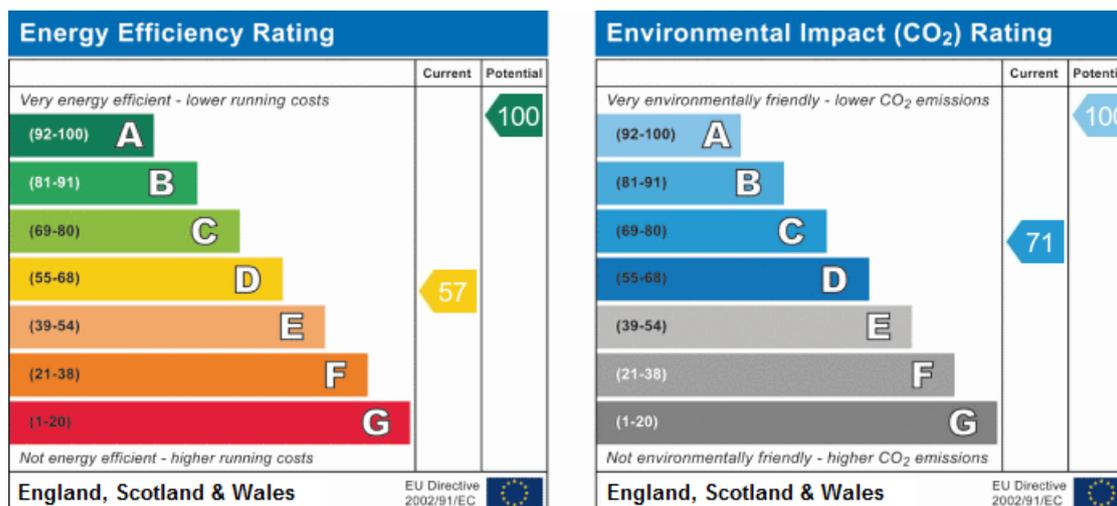


Maesdy Farmhouse

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	21	
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92-100)	A		
(81-91)	B		90
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

The Cottage



SERVICES:

We understand that the main residence and cottage are connected to mains electricity and have a borehole and spring water supply. Drainage is provided via private systems. Both properties have LPG Gas central heating (separate boilers and meters), and the barn conversion cottage benefits from underfloor heating. Telephone and Fibre Broadband are understood to be connected to the main residence and we understand Fibre Broadband can be connected to the cottage for a small connection fee. These services should be available to purchasers subject to the usual transfer arrangements.

FIXTURES & FITTINGS:

Fixtures and fittings that are referred to within these particulars will be included in the sale unless otherwise stated.

COUNCIL TAX:

Council Tax (Carmarthenshire County Council), Band F.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY:

The property is sold subject to and with the benefit of all wayleaves, easements and rights of way declared and undeclared. A bridleway continues on from the property.

TENURE & POSSESSION:

We are informed that the property is freehold with vacant possession on completion, by arrangement.

VIEWING:

Only by prior appointment with the Sole Selling Agents – PROFILE HOMES Tel: 01550 777790.

THE LOCATION:

The property is located in the picturesque northern part of Carmarthenshire 2 miles from the historic village of Pumpsaint to the south-east. The village has a public house, an agricultural merchant and visitor centre and the famous old Roman Gold Mines just east of the village. The surrounding countryside is ideal for outdoor activities such as walking, horse riding (local bridleways and Caio Forest 2 miles away) coarse river fishing and canoeing. There are many visitor attractions within easy travelling distance, including country parks and romantic castles, and the delights of the Cardigan Bay coast are about 20 miles away.

Whilst in a truly peaceful scenic location, the A482 Lampeter to Llandovery road is only 1.3 miles away, which gives access to the A40 trunk road about 9 miles to the south-east at Llanwrda village, which also has a railway station on the scenic Heart of Wales line. Access to the M4 Motorway is some 26 miles to the south at Pont Abraham.

The traditional market town of Lampeter is 6 miles to the north-west near the river Teifi, and provides good shops, a leisure centre with swimming pool, cafes, restaurants, pubs, and schools, and the University of Wales is the oldest in the country (dating back to 1822), occupying a beautiful setting in the Cambrian Mountains and specialising in the humanities and social sciences. Llandeilo is 15 miles away, off the A40, a small, charming town at the fringe of the

National Park, with distinctive shops, galleries, pubs, hotels, good restaurants, main post office, health centre, dentists, schools, churches, and a town council. Llandeilo's railway station is also on the Heart of Wales line, and the A483 road runs through the town leading southwards to Swansea.

Llandovery is 12 miles away in the upper Towy valley, surrounded by hills at the north-western edge of the National Park. There is a good selection of shops, a supermarket, main post office, banks, doctor's and dentist's surgeries, hotels, cafes, restaurants, pubs, swimming pool, small hospital, primary school, Llandovery College, bus service, and a railway station on the Heart of Wales line.

Carmarthen on the meandering Towy is miles south-westerly, the ancient county town and commercial centre, combining an old world charm of quaint narrow streets and traditional shops with bustling markets and modern shopping amenities including well known stores such as Marks & Spencer, Next, Monsoon, Curry's, Tesco, etc.. There are night clubs, pubs, hotels, restaurants, theatre/cinema, art galleries, leisure centre, swimming pool, schools, university college, general hospital, heritage centre, and the county museum on the outskirts at Abergwili. The town is served by good rail links through Swansea to Cardiff, and main roads radiate out to all regions, including the A40, A48-M4 Link, A484 and A485.

The Coast is about a 40 minute drive away. To the north-west, magnificent Cardigan Bay is famous for porpoises, dolphins, seals, sea birds, beautiful beaches, and cliff top walks, with popular resorts such as Aberaeron and New Quay as well as secluded coves. To the south on Carmarthen Bay, the Millenium Coastal Park offers beaches, dunes, salt marshes, fens, woodland and leisure facilities, and Cefn Sidan Beach provides a 7 mile expanse of peaceful sands and dunes. The Gower Peninsula is a little further on, with a stunning coastline and unspoilt landscapes.

NOTES: **PROFILE HOMES as agents for the vendors of this property give notice that these particulars have been produced in good faith and are intended only for guidance and assistance. These particulars do not constitute a contract or any part of a contract.**

PROFILE HOMES have visited the property but have NOT surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage, etc. Measurements and room dimensions are not guaranteed to be accurate and are given for guidance only. 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 on Planning, Rights of Way, and all other matters relating to it.

PROFILE HOMES

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