



## Penpompren Farm Llanfihangel-ar-arth, Pencader, SA39 9JE

Offers In The Region Of £650,000

- 15 Acre Small Holding
- Extensive Range of Outbuildings
- EPC Rating 'C'
- 3 Bedroom Farmhouse with 1 Bedroom Annexe
- Superb Countryside Views



**\*15 Acre Small Holding\* \*3 Bedroom Farmhouse with 1 Bedroom Annexe\* \*Extensive Range of Outbuildings\* \*Superb Countryside Views\***



Council Tax Band: E



## The Property

Penpompren Farm is a delightful residential smallholding set in approximately 15 acres of land divided into five fields of sloping pasture enclosures and paddocks with stunning countryside views. Set in an idyllic rural location, this 3 bedroom detached house and garage offers the ideal opportunity for equestrian usage with an extensive range of outbuildings to include stables, kennels, cow and storage barns with excellent potential for conversion subject to planning consent. With a river boundary, pond and wooded area, this property is a haven for wildlife and has been designated a site of special scientific interest (SSSI). The three storey farm house comprises; hallway, 3 reception rooms, utility room and kitchen to the ground floor, 3 bedrooms, study and shower room to the first floor and a 1 bedroom annexe to the lower ground floor comprising open plan lounge/kitchen, bedroom, bathroom, study and conservatory. The property has recently benefitted from some refurbishment to include a new air source heat pump system and radiators, roof and internal wall insulation and solar panels.

## Location

Penpompren Farm is located approximately 4 miles from the town of Llandysul which has a variety of amenities to include a range of shops, pubs, hotels, B&B's, post office, doctors' surgeries, vets, leisure centre and more. There is also a new super school on the outskirts of the town which provides education from nursery through to year 13. With easy access to local amenities, it is both approximately 15 miles to the town of Carmarthen and to the seaside town of New Quay.

## Directions

From Carmarthen follow the A485 for 7.6 miles then turn left onto B4459 and continue for 6.1 miles and you will arrive at the property on the left hand side and identified by Town Coast and Country Estates For Sale board. For GPS purposes, the postcode of this property is SA39 9JE

Enter through gate to gravel forecourt with slate path leading to front door with feature stained glass panel above

## Entrance Hallway

14'2 x 6'0

Wood floor. Radiator. Turning staircase to first floor. Door to

## Reception Room

11'1 x 10'1

Front facing window. Wood floor. Ornate fireplace with slate hearth. Two alcoves with shelving. Radiator.

## Dining Room

11'1 x 9'7

Rear facing window with beautiful countryside views. Radiator.

## Lounge

20'3 x 11'2

Step up from hall. Front facing sash window and rear facing window with countryside views. Two alcoves with shelving. Fire surround and hearth. Part wooden flooring. Radiator. Door to

## Utility Room

8'6 x 6'5

Partially glazed door with glazed panels to sides leading to forecourt. Stainless steel sink unit and drainer. Wall units. Space and plumbing for washing machine. Tiled floor. Access to loft. Air source heat pump system. Step up to

## Kitchen

14'0 x 8'3

Rear and side facing windows with stunning views. Wall and base unit with work surfaces over. Extractor fan. Space for cooker. Stainless steel sink unit with mixer tap. Partially tiled walls. Space for dishwasher. Tiled floor. Radiator.

## First Floor

### Landing

Rear facing window with countryside views. Door to

### Bedroom 1

11'0 x 9'7

Front facing sash window. Radiator

### Bedroom 2

9'11 x 9'10

Front facing sash window. Built in cupboards. Radiator.

### Bedroom 3

11'0 x 10'0

Rear facing window with beautiful views. Radiator.

### Study

6'1 x 5'11

Front facing sash window. Radiator.

## Shower Room

10'3 (max) x 10'1 (max)

Rear facing window. Shower cubicle with tiled walls housing electric Triton shower. W/c. Pedestal wash hand basin. Partially tiled walls. Electric shaving point. Airing cupboard. Heated towel rail. Radiator.

## Annexe

Turning stairs down from hallway to door to

## Living Room/Kitchen

19'4 (max) x 16'11 (max)

Open Plan. Decorative rear facing window. Feature stone wall and fire place housing a multifuel burner with stone hearth. Wood Flooring. Exposed beams to ceiling. Fitted mirrors to rear wall. Stainless steel sink unit. Base units with work surfaces over. Partially tiled floor. 3 radiators. Obscure glazed door to conservatory. Door to



### Bedroom

8'10 x 8'8

Rear facing window. Radiator. Steps up to

### Inner Hallway

Partially obscure glazed door to

### Bathroom

8'10 (max) x 6'4 (max)

Side facing window. Tiled walls and floor with step down to w/c. Bath with stainless steel mixer taps and hand held shower. Pedestal wash hand basin with stainless steel mixer tap. Space and plumbing for washing machine. Partially mirrored walls. Heated towel rail. Radiator.

### Study/Store Room

8'5 (max) x 7'9 (max)

Side facing window. Door leading to garden. Radiator.

### Conservatory

20'8 (max) x 10'1 (max)

Tiled floor. Door to garden

### Externally

15 acres of land divided into 5 fields of pasture land and paddocks with stock proof fencing and idyllic wooded area gently sloping down towards the river Clettwr which forms part of the boundary. Front forecourt and off road parking leading to garage with additional parking to the side of the property. Enclosed side garden laid to lawn and rear garden with mature trees, shrubs and vegetable beds. Gated access into farm yard and extensive range of outbuildings comprising; L shaped traditional stone barn currently utilised as stables, tack room, kennels and storage. Further gated access leads to the lower farm yard and lean to at the rear and towards a pond. Separate gated access to the side which leads to the open fronted steel framed building/cow barn.

### Tenure

We are advised that the property is freehold.

### Services

Mains electricity and solar panels. Mains water. Private drainage. Air Source Heat Pump.

### Viewings

Strictly by appointment through Town Coast and Country Estates please.












| Energy Efficiency Rating                    |           |                                                                                                                  |
|---------------------------------------------|-----------|------------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                        |
| Very energy efficient - lower running costs |           |                                                                                                                  |
| (92 plus) <b>A</b>                          |           | <b>92</b>                                                                                                        |
| (81-91) <b>B</b>                            | <b>78</b> |                                                                                                                  |
| (69-80) <b>C</b>                            |           |                                                                                                                  |
| (55-68) <b>D</b>                            |           |                                                                                                                  |
| (39-54) <b>E</b>                            |           |                                                                                                                  |
| (21-38) <b>F</b>                            |           |                                                                                                                  |
| (1-20) <b>G</b>                             |           |                                                                                                                  |
| Not energy efficient - higher running costs |           |                                                                                                                  |
| <b>England &amp; Wales</b>                  |           | EU Directive<br>2002/91/EC  |

#### General Information

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER TOWN, COAST & COUNTRY ESTATES LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY GUARANTEES OR WARRANTIES WHATEVER IN RELATION TO THE PROPERTY.