



£600,000

Nant Y Wennol, Pencader

Bungalow | 4 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- Beautiful former cow shed conversion
- 4 bedrooms
- Stunning views
- 13.42 acres of land
- Log burner
- Farmhouse style fitted oak kitchen

## Property Description

Charming former cow shed conversion set in 13 acres of land in the heart of the Teifi valley, West Wales.

## Main Particulars

Botham Williams is thrilled to present this character-filled, 4-bed, 2-bath former cow shed conversion set in 13.42 acres of land in the heart of the Teifi Valley, near Pencader, West Wales. Beautifully renovated between 2005-2007 by the current owners, the property boasts spacious living accommodation with Indian sandstone flooring and log burner, a farmhouse style oak kitchen, a large, contemporary bathroom, four well-proportioned bedrooms, the principal bedroom benefitting from an en-suite, with original character throughout the property, including wood and tile flooring, vaulted ceilings, solid stone walls and a slate tile roof.

The accompanying land comprises of native woodland hosting approximately 6,000 trees, pastureland, a patio area and spacious garden with views spanning the Teifi Valley. The plot also has potential planning for a glamping enterprise.

The idyllic market town of Llandysul is a mere 3 miles from the property, which provides a good range of local amenities. The property sits just 12 miles north from the County Town and shopping centre of Carmarthen, providing rail and motorway network connections, along with West Wales General Hospital.

The property benefits from private water, mains electricity, private drainage, oil fired central heating and biomass, double glazing and a cosy log burner for those wintery nights in. There are solar panels running the domestic water supply at the property and the telephone and broadband is supplied via BT.

### Entrance Porch

Double glazed hardwood entrance door leading to kitchen

### Kitchen

16'10" x 10'6" (5.13m x 3.20m)

Farmhouse style fitted oak kitchen, with Indian sandstone flooring. Adorned with base and level units with worksurfaces, a large stainless steel single drainer sink, gas and electric 'Leisure' cooker with 'Belling' extractor fan, integrated fridge/freezer, plumbing in place for washing machine and dishwasher.

### Dining Room

15'6" x 11'6" (4.72m x 3.51m)

Oak flooring, radiator, patio doors leading to patio area, larder cupboard.

#### Living Room

17'5" x 15'9" (5.31m x 4.80m)

Vaulted ceiling with original character beams, corner log burner with open flue pipe, pillar radiator, patio doors, Indian sandstone flooring.

#### Hallway

Indian sandstone flooring, 3 windows with rear aspect view, 3 radiators.

#### Bedroom 4

11'6" x 8'2" (3.51m x 2.49m)

With radiator.

#### Bedroom 3

11'4" x 9'6" (3.45m x 2.90m)

With radiator.

#### Bathroom

Contemporary fully tiled bathroom with roll-top, free-standing bath, pedestal wash hand basin, low level W.C. and pillar radiator.

#### Bedroom 2

11'2" x 8'8" (3.40m x 2.64m)

With radiator. Access to loft space.

#### Principal Bedroom

16'3" x 15'3" (4.95m x 4.65m)

Double aspect windows, 2 pillar radiators, patio doors leading to garden, staircase leading to loft space.

En-suite

Contemporary fully tiled en-suite with fitted shower, pedestal wash hand basin, low level W.C. and extractor fan.

Loft Room

14'8" x 12'8" (4.47m x 3.86m)

Potential 5th bedroom.

External Aspect includes:

Patio area

Garden

Slurry pit

Plant room for internal biomass and solar supplying domestic water supply

13.42 acres of partly grazable pastureland and native woodland comprising of approximately 6,000 native trees planted by the vendors, including Beach, Oak, Cheery, Rowan, and Hawthorn.

Far reaching views

Front & rear of property

Council Tax Band

Listed under the local authority of Carmarthenshire County Council under Tax Band – 'F'

Tenure & Possession

We are informed the property is Freehold Tenure and will be vacant on completion.

The setting

Please be advised that the property is located on a former farmstead, which has now been split to offer a residential complex (although this property is private).







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