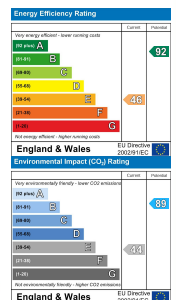




Felin Wen & Barn Penpound Lane, Llandybie, Ammanford, Carmarthenshire, SA18 3JF

- Grade 2* Listed Mill House, Converted Barn & 0.34 Acre Field
- One Bedroom & Open-plan Lounge/Kitchen/Diner In Barn
- Lovingly Restored By Current Vendors
- Idyllic Location & Stunning Properties
- A Must View!
- Three Bedrooms & Open-plan Lounge/Kitchen/Diner In Main House
- Could Suit Multi-generational Living Due To It's Versatility
- Bags Of Character & Charm Surrounded By Natural Beauty Of Countryside & Streams
- Village Location
- EPC RATING C. COUNCIL TAX BAND E.



Offers Invited £484,950

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



39 Quay Street, Ammanford, Dyfed, SA18 3BS
EMAIL: ammanford@westwalesproperties.co.uk TELEPHONE: 01269 596659

The Agent that goes the Extra Mile



We would respectfully ask you to call our office before you view this property internally or externally.

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold. Grade 2* listed building.

SERVICES: Mains electric, sewerage and water connected. Oil central heating system. We have not checked or tested any of the services or appliances at the property.

TAX: Band 'E'

WHAT3WORDS///fortunes.ankle.alongside

*** BE SURE TO FOLLOW US ON FACEBOOK & INSTAGRAM ***

Take on AJS/SC/0526/OK

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

39 Quay Street, Ammanford, Dyfed, SA18 3BS
EMAIL: ammanford@westwalesproperties.co.uk

TELEPHONE: 01269 596659



A "picture perfect" property which oozes character and charm in an idyllic setting with a backdrop of fields and streams! Felin Wen and Barn, a grade 11 property which has been lovingly restored, from once a ruined mill and longhouse into what we see now. Sitting pretty and proud and reached by a small bridge over the River Marlais this property is immaculately presented with stunning features for the original cast-iron mill spur wheel in the kitchen to the Welsh limestone floors. Situated just a short walk into the village of Llandybie you will be blown away for what greets you behind the door of both properties, and with an added bonus of a separate parcel of land this property has a lot to offer the lucky purchaser. Call us today on 01554 759655 to arrange your viewing and be blown away! EPC RATING C. COUNCIL TAX BAND E.

Original Mill now the main house, comprises of : Entrance hallway, two double bedrooms and cloakroom with wet room area, cupboard which houses a washing-machine, bespoke Oak staircase to the first floor that takes you to a second landing, into open-plan kitchen/diner and lounge area and French doors leading out to the garden, stairs to the second floor which takes you to the master bedroom, walk-in wardrobe and through to an open bathroom area with a free-standing roll-top bath that overlooks open countryside fields.

The Barn comprises of : open-plan lounge/kitchen/diner, small hallway into bedroom with two fitted double wardrobe space and an en-suite shower-room.

Plot of land which measures approx. 0.36 of an acre (Promapped SC/05/26) is situated at the start of Penpound Lane to the right-hand side.

..AGENTS VIEWING NOTES

KEY INFORMATION Grade 2* listed buildings. Traditionally built properties. Mains water, sewerage and electricity are connected. Filed measures approx. 0.36 of an acre (measured via Promap 05/26). Oil central heating, boiler in Felin Wen works both the heating/hot water system in the Barn as well. Council tax band E. There are covenants and easements on the title which states they are filed under a different title number, we have a copy of the land registry on file. The vendor has informed us that "there is a right of way for the neighbour of mill cottage No 5, to be able to stand ladders and scaffolding if required to the side of their property, on our land for general maintenance to their property, with the same proviso to me for maintenance to my property". The driveway is shared crossing over the bridge between Felin Wen and the neighbour of Mill Cottage No5. For this location according to Ofcom this is the following information ; Broadband availability—up to Superfast (80 Mbps); Mobile availability—all mobile networks have limited service inside and good service outside. Based on the information currently available to the Coal Authority, a mining report is recommended for this property.

AN INTERESTING READ

Welcome to Felin Wen and Barn, a very rare example of a well-planned and stunning restoration, a hidden gem with oodles of charm, character and beauty awaits you as you cross over the bridge of the Marlais stream. Felin Wen and the Barn are both Grade 11 listed buildings and have been lovingly restored by the current vendors keeping every bit of character they could but also adding the latest fire-protection misting system to protect in case of fire (we can provide more information for this if requested). Felin Wen, translated means "White Mill" which is very appropriate due to the history of the building being a flour mill back in 1813, but the mill is said to have been there in the C16 (information taken from British Listed Buildings). The mill has so many features from the Welsh

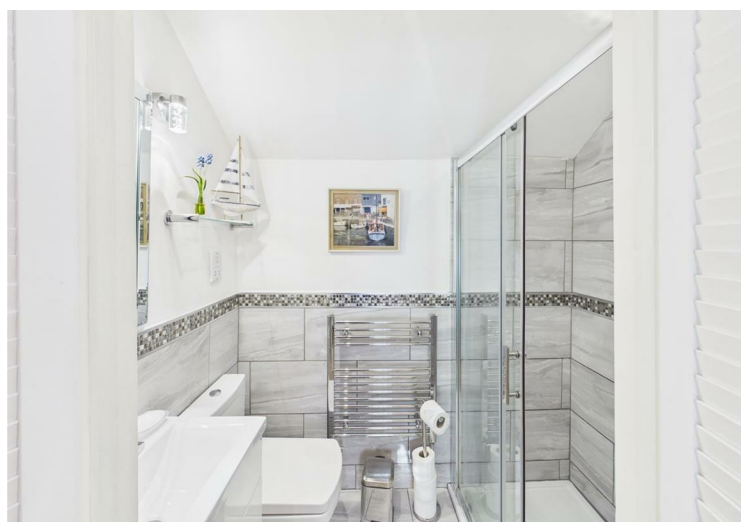
limestone floors, fully fitted kitchen with the original cast-iron spur wheel used as a "stand-out" feature to the stunning landscaped gardens with an array of ornamental trees, shrubs and herbaceous borders an idyllic setting to enjoy the ornamental pond fed by the Marlais stream with a cobblestone waterfall feature. This well-loved family home is spread out over three floors, not like your typical home set-up which makes the property more interesting, versatile and comfortable. Not only can you see the beautiful luxurious attention to details in every room, you can also feel the luxury beneath your feet and to the touch. The Barn is believed to be the oldest part of the Felin Wen Estate, dating back some three hundred years. This was once a typical Welsh longhouse and piggery, you can still see the original pop-holes (which have now been closed up) and to add a little bit of character the front steps have been made from an original millstone. The barn offers a separate one bedroom accommodation and has also been restored to a very high standard. Unlike Felin Wen who has the outlook of the beautiful gardens from the open-plan lounge/kitchen/diner, The Barn has an equally pleasant outlook of the beautiful wild flowering banks of the Marlais stream and the gentle sounds of nature. And not forgetting there is also a separate parcel of land that comes with the purchase. This land measures approx 0.36 of an acre (measured via Promap SC/05/26) and is situated as you turn in from the main road into Penpound Lane on the right-hand side. This parcel of land originally had a property on it.

FELIN WEN HOUSE :

- ENTRANCE HALL
- BEDROOM 2
- BEDROOM 3
- CLOAKROOM WITH WET-ROOM
- ADDITIONAL HALLWAY

UTILITY CUPBOARD

- LANDING
- OPEN-PLAN LOUNGE/KITCHEN/DINER
- LANDING
- MASTER BEDROOM
- BATHROOM AREA
- BARN :
- OPEN-PLAN LOUNGE/KITCHEN/DINER
- HALLWAY
- BEDROOM
- EN-SUITE SHOWER ROOM
- SEPARATE FIELD



DIRECTIONS

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.