

# EVANS BROS.

QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS

Established in 1895

[www.evansbros.co.uk](http://www.evansbros.co.uk)

 OnTheMarket.com

18A KING STREET, CARMARTHEN, CARMS, SA31 1BH

Tel: (01267) 236611 & 237721 E-mail: [carmarthen@evansbros.co.uk](mailto:carmarthen@evansbros.co.uk)



## **Yr Hen Ficerdy Llanarthney, Carmarthen, Carmarthenshire, SA32 8HJ**

**Offers Around £1,225,000 ono**

THIS FORMER VICARAGE IS SURELY ONE OF THE MOST IMPOSING RESIDENCES CURRENTLY FOR SALE IN THE COUNTRY, LET ALONE THE TOWY VALLEY! A stunningly RENOVATED and exceptionally well presented freehold detached FORMER VICARAGE IN PRISTINE CONDITION with many original period features but modern luxuries and comprising 2 LIVING ROOMS, LUXURY KITCHEN, DINING ROOM, A WRAP AROUND CONSERVATORY, CELLAR, 4 BEDROOMS (ALL DOUBLES INC 1 EN-SUITE) LUXURY BATHROOM etc. Beautifully laid out and easily maintained mature lawned garden – the whole property extends to approx 1.15 acres in total and includes the separate STONE BUILT COACH HOUSE (ideal for conversion to a self contained annex – s.t. consents) and a detached stone built DOUBLE GARAGE. Set within a pleasant 5 minute walk of the village of Llanarthney, 9 miles of Carmarthen, 4 miles from the M4 extension at Llanddarog, 23 miles from Swansea and just 65 miles from Cardiff. No onward chain.

## LOCATION & DIRECTIONS

What 3 Words Ref: Mulled. Actors. Watchdogs. Peacefully set at OS Grid Ref SN 531 200 in a tranquil set back position next to a quiet council maintained country lane on the edge of the ever popular Towy valley village Llanarthney. approx 9 miles from the county town of Carmarthen and approx 8 miles from Llandeilo. Carmarthen offers a fantastic range of amenities inc a mainline train station, regional hospital, shopping centres, multi-screen cinema, numerous large supermarkets, 2 secondary schools etc. From Carmarthen bypass, take the Llangynnor Road as if heading towards the Police Headquarters and after approx half a mile turn left onto the B4300 and signposted "Llanarthney". Continue along this road for approx 7.5 miles (passing through the village of Capel Dewi) and on entering the village of Llanarthney, turn right immediately after Wrights Food Emporium and proceed for approx 300 yards where the tree lined driveway to the property will be seen on the left.

## CONSTRUCTION

We understand the property was built in 1893 of quality red brick under a duo pitched slated roof, to provide the following beautifully refurbished accommodation.

## GRAND ENTRANCE HALLWAY

With a high quality Minton tiled floor, grand staircase to the first floor and bespoke front door with glass panel allowing in the morning light. Downstairs WC off.

## CLOAKROOM

WC and pedestal washbasin.

## HEXAGONAL SITTING ROOM

16'8" x 14'3" (5.093 x 4.361)



Having the original feature marble fireplace incorporating an inset gas fire. High ceiling, large picture window overlooking the front lawn, the Towy valley and towards Paxton's Tower.

## LIVING ROOM

14'3" x 11'3" minimum (4.359 x 3.445 minimum)



French doors off to the impressive wrap around Conservatory and a reproduction log burner.

## WRAP AROUND CONSERVATORY

16'5" x 13'3" minimum (5.024 x 4.064 minimum)



With two sets of French doors to the front and rear.,

## LUXURY FITTED KITCHEN

14'2" x 13'11" maximum (4.339 x 4.260 maximum)



The elegant kitchen has a superb range of both wall and floor cupboards, with marble work surfaces and splash backs and is complemented by a good range of Miele appliances inc two

ovens, a grill, microwave, a feature 5 burner hob and dishwasher, and an impressive free standing island with its built in wine fridge.

### DINING ROOM

17'1" x 13'11" (5.214 x 4.255)



An elegant room with exposed floorboards, high ceiling, large picture window, picture rail, an opening directly to the kitchen and period style radiator.

### UTILITY ROOM

13'11" x 9'8" (4.256 x 2.967)



Having a quality tiled floor, Belfast sink, plumbing for an automatic washing machine and tumble dryer.

### BOILER ROOM

10'2" max x 4'7" (3.102 max x 1.411)

Large Grant boiler for both the central heating and domestic hot water. Rear door and tiled floor.

### WALK IN PANTRY

12'4" x 5'7" (3.781 x 1.723)

With a red and black quarry tiled floor and slate salting slab.

### STUDY

7'10" x 5'7" (2.406 x 1.705)



Quarry tiled floor.

### FIRST FLOOR

The grand staircase leads to the galleried landing with half panelled walls, smooth rendered ceiling and loft access.

### HEXAGONAL MAIN BEDROOM

16'7" x 14'3" max (5.063 x 4.354 max)



With triple aspect windows, a luxurious feel, fitted wardrobes

### EN-SUITE BATHROOM

9'1" x 7'5" (2.776 x 2.282)



Full marble tiling to walls and floors and offering a lavish

freestanding roll top bath, pedestal washbasin, WC and shower.

### FRONT DOUBLE BEDROOM 2

14'4" x 11'3" (4.377 x 3.447)

With a window overlooking the grounds.

### REAR DOUBLE BEDROOM 3

14'3" x 11'1" (4.349 x 3.382)



Smooth rendered ceiling, coving and a window to the side.

### DOUBLE BEDROOM 4

13'0" x 12'7" (3.987 x 3.851)



Picture window overlooking the front garden and onwards towards Paxton's Tower.

### LUXURY FAMILY BATHROOM

11'2" x 10'0" (3.416 x 3.071)



Luxuriously appointed and fully tiled with a large walk-in shower with a Tropical shower head, WC, bidet and wall mounted heated towel rail. Next to the walk-in airing cupboard.

### DRESSING / STORE ROOM

6'10" x 3'6" (2.103 x 1.074)

### CELLAR

### STORE ROOM

14'10" x 14'10" approx (4.54 x 4.54 approx)

The cellar consists of 2 dry rooms with power and lighting.

### EXTERNALLY



The whole plot extends to approx 1.15 acres and comprises mainly of well tended generous lawns with mature trees, a sweeping gravelled tree lined drive and a side patio next to the wrap around Conservatory. To the rear, there is a stone built COACH HOUSE consisting of the original coach house, a workshop wood store and 2 attic rooms. This coach house would lend itself to conversion to a lovely self contained holiday flat or an annexe for elderly or dependent relatives - subject to the necessary consents.

Near the coach house, there is a stone built DOUBLE GARAGE with a car port to the side and ample parking space for at least 6 cars.

### SERVICES

Mains electricity and water. Private drainage to a registered Septic Tank. Propane gas for the hob and one of the fires. Double glazing.. Insulated loft. Zonal oil fired heating; pressurised hot water - 2,500 Litre oil tank. The system is "3 zone programmable" and can be monitored via a mobile phone.

Broadband speeds: 66 Mbps Download speed. 16 Mbps Upload speed. Using BT Halo 3.

## **BOUNDARY PLAN**



PLEASE NOTE THIS PLAN IS FOR IDENTIFICATION PURPOSES ONLY & MAY HAVE BEEN DISTORTED DURING COPYING.

## **COUNCIL TAX**

We understand the property is in Council Tax band G and that the Council Tax payable for the 2022 / 2023 financial year is £2,967 which equates to approximately £247.25 per month before discounts.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



39 HIGH STREET, **LAMPETER**,  
CEREDIGION, SA48 7BB  
Tel: (01570) 422395



MART OFFICE, **LLANYBYDDER**,  
CARMARTHENSHIRE, SA40 9UE  
Tel: (01570) 480444



1 MARKET STREET, **ABERAERON**,  
CEREDIGION, SA46 0AS  
Tel: (01545) 570462