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Dolcoed Maesycrugiau, Pencader, SA39 9DH

Asking Price £875,000

An exceptional opportunity to acquire a remarkable smallholding with established caravan and camping site, nestled in approx 8.3 scenic acres overlooking the breathtaking Teifi Valley in picturesque West Wales.

The property is made up of a spacious traditional stone and slate 4 bedroomed, 3 bathroom house & annexe, 2 Berth glamping pod, 4 berth static caravan, new purpose built outbuildings, a lovely peaceful lake, double garage, large storage shed, large recreation barn, purpose built heated swimming pool with surrounding patio area, pond and stone outbuildings ripe for conversion (STP). Situated in rural Carmarthenshire on the Ceredigion border, some 20 mins from a beautiful coastline, walking distance to lovely village pub, a regular bus route, & primary schooling.

**** IDEAL OPPORTUNITY FOR A CHANGE OF LIFESTYLE ****

LOCATION



Enviously situated in rural Carmarthenshire near the Ceredigion border in a private yet not remote location with breathtaking views over the Teifi Valley. The property enjoys privacy along a sweeping driveway with no immediate neighbours, whilst still being within walking distance of a charming village pub, convenient bus stops. This sought-after location on the Carmarthenshire–Ceredigion border offers the best of outdoor living, with easy access to unspoilt countryside, scenic walks, and spectacular beaches just a short drive away.

DESCRIPTION



A wonderful opportunity for those looking for a change of lifestyle! A highly desirable approx 8.3 acre smallholding with established caravan, campsite and caravan storage business sold as a going concern. The main accommodation is made up of a 4 bedroomed, 3 bathroomed traditional stone & slate farmhouse with adjoining annexe, ideal for multi-generational living, guest rental, or a home office suite.

The property has numerous outbuildings to include a detached double garage, two modern general purpose outbuildings / workshops & a range of traditional stone buildings, suitable for conversion (STP) or indeed for alternative uses. With planning permission for 15 caravan pitches, all with mains water & 16amp electric hook up & circular track for access along with the facilities to match having a 10m x 5m heated swimming pool, large games room & kitchen / bathroom facilities The property affords more particularly the following -

Further accommodation options include a stylish two-berth glamping pod and a four-berth static caravan, perfect for holidaymakers or generating additional income. Complementing the residential and holiday provision, the site boasts purpose-built outbuildings, a double garage, and a very large storage shed alongside an impressive recreation barn – all thoughtfully arranged for a successful lifestyle business.

For those seeking a project or future growth, a collection of traditional stone barns and outbuildings are ripe for conversion, subject to planning approval. The extensive grounds feature a serene lake and a purpose-built, in-ground heated swimming pool with a beautifully patioed surround – the ultimate spot for outdoor relaxation and entertaining against a stunning rural backdrop.

Rarely does a property with such extensive amenities and endless potential become available in this desirable location. Contact us today to arrange your viewing and discover all that this unique property has to offer.

FRONT ENTRANCE PORCH

uPVC entrance porch

FRONT ENTRANCE DOOR TO -

LIVING ROOM

15'1" x 14'2" (4.60m x 4.32m)



A cosy & welcoming space with woodburning stove on a tiled hearth with tiled surround being the heart of the home, open plan into -

KITCHEN

16'9" x 6'9" (5.11m x 2.06m)



Flowing nicely from the living room into newly fitted & stylish kitchen, providing good range of base & wall units, electric oven with extractor hood over, 1 1/2 drainer sink, built in fridge & space for further fridge / freezer, tiled flooring

UTILITY ROOM

10'8" x 5'8" (3.25m x 1.73m)

with tiled flooring, plumbing for automatic washing machine, space for tumble dryer, storage cupboards with air source water heater & oil boiler, door to front grounds & door to -

BATHROOM

7'5" x 5'8" (2.26m x 1.73m)



Being newly fully fitted with W.C. , bath, wash hand basin & toiletries cabinet, fully tiled

DINING ROOM

15'2" x 10'10" (4.62m x 3.30m)



with alcove shelving, under stairs storage, office space & door to -

BEDROOM 4



with lots of natural light via picture window with a great views

EN-SUITE



with W.C., pedestal wash hand basin & spotlights

ANNEXE

31'4" x 13'7" (9.55m x 4.14m)



Currently a blank canvas with heating water & electricity, with exposed 'A' frame beams, mezzanine, separate entrance door & an abundance of natural light through triple aspect windows,

FIRST FLOOR

LANDING

with access to loft

BEDROOM 1

13'6" x 11'4" (4.11m x 3.45m)



with built in wardrobes, double aspect windows

BEDROOM 2

15'9" x 10'3" (4.80m x 3.12m)



being light and airy

REAR BEDROOM

10' x 7'1" (3.05m x 2.16m)



BOX ROOM

5'6" x 5'2" (1.68m x 1.57m)

suitable for storage & conversion to en-suite

SHOWER ROOM



Being part tiled with shower cubicle, pedestal wash hand basin, W.C., rear frosted window, shelving & radiator

EXTERNALLY

APPROACH

POD

17'6" x 7'4" (5.33m x 2.24m)



A 2 berth stone built pod with laminate flooring, kitchen facilities, fridge & a great vista point to the front to enjoy the surrounding views, with all fixtures & fittings included

OUTBUILDINGS

ADJOINING STONE BUILDINGS

18' x 12' (approx) (5.49m x 3.66m (approx))

with storage space to one side & W.C & wash hand basin adjacent

DETACHED DOUBLE GARAGE

24' x 21' (7.32m x 6.40m)

with electricity connected, inspection pit to one side, electric garage doors, 4 wheel drive 'STIGA' mower included. Workshop space to the adjoining side.

MODERN PORTAL FRAME WORKSHOP BUILDINGS

40' x 12'5" (12.19m x 3.78m)



with work surfaces, concrete base

FURTHER MODERN PORTAL FRAME WORKSHOP BUILDINGS

40' x 12'5" (12.19m x 3.78m)

with work surfaces, concrete base

STATIC CARAVAN



A 4 berth caravan with decking area, double & twin room, kitchen, & dining space.

GAMES ROOM / RECREATION BARN

60' x 30' (18.29m x 9.14m)



A great space for entertainment with a full sized snooker & pool table, sofas & library area, table football & darts board, mezzanine storage, lovely countryside views, sliding patio door to swimming pool area & kitchen / bathroom facilities. 8 solar panels to the roof adding to the practicality & self sufficiency of the property.



STORAGE YARD

With planning permission for the storage of up to 15 vehicles.

KITCHEN / BATHROOM FACILITIES



with numerous heated shower & toilet blocks & kitchen facilities via LPG gas separate boiler



SWIMMING POOL

32'9" x 16'4" (10m x 5m)

A heated pool (1.5m deep), directly accessible from the games room with attractive patio surround (to include all outdoor furniture)

POND



providing a serene & relaxing environment with surrounding walkway that is gated & fenced

THE LAND



The property measures as approx 8.2 acres in all with two level good quality paddocks to your left and right as you drive down towards the house being suitable for cropping or grazing. We understand that there is a public footpath which has been re-directed to cross these two initial paddocks & the far side of the pond. Due to the layout & new route of this footpath this has minimal impact on privacy.

THE OLD PIG SHED

55'10" x 16'5" (17.02m x 5.00m)

with concrete flooring & 14 individual pens

SERVICES

We understand that the property is connected to mains water, electricity & private drainage. Option of either Air source central heating or oil central heating to the farmhouse depending on preference with LP gas central heating to the games room, showers & toilets

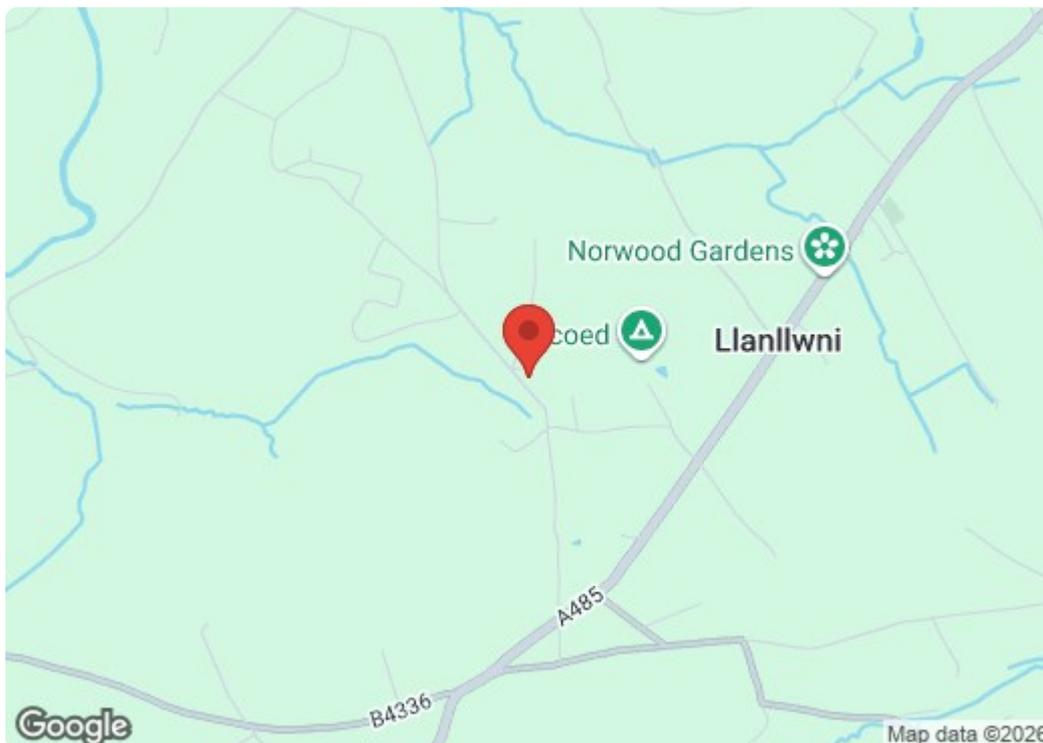
COUNCIL TAX BAND 'E'

DIRECTIONS

From Lampeter, take the A485 towards Carmarthen and proceed on this road until you reach the village of Llanllwni. In the village of Llanllwni and opposite a garage, turn right for Maesycrugiau. Follow this road for a short distance and on a sharp left hand bend, go straight ahead onto a tarmac drive which leads down to the property.



Area: 8.274 acres (3.349 ha)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92 94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC



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