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Glantwrch Pumpsaint, Llanwrda, SA19 8DJ

£1,100,000

Glantwrch is a superb four bedroom spacious country residence offering immaculate, high-specification accommodation. Set within 11 acres consisting of productive pasture, areas of woodland, and ponds . Built in 2010 and thoughtfully extended in recent years, it now includes a large garden room and an expansive summer room designed to frame views of the gardens and open countryside. Standout interior craftsmanship includes engineered oak floors, an Iroko timber staircase, oak decorative beams, oak-framed windows, and impressive stone fireplaces. Outside, beautifully landscaped grounds are bordered by the River Twrch, which flows into the River Cothi at the nearby village of Pumsaint.

Option to purchase additionally a suite of modern, purpose-built outbuildings providing excellent space for workshops, machinery, animals, and leisure with approx. 13 acres of productive pasture - Guide price £350,000

LOCATION



Set in an idyllic valley position on the edge of the village of Pumsaint. The university town of Lampeter is only about 8.5 miles with shops, schools etc while the market town of Llandovery with the famous Llandovery College independent school is about 11.5 miles. The popular town of Llandeilo is about 14 miles with the A483 taking you south to the M4 at junction 49 (about 26 miles) and onwards to the cities of Swansea (about 37 miles) Cardiff (about 66 miles) and beyond.

DESCRIPTION



A spectacular country property that has been crafted from love, enjoying the views of the gardens and countryside. The property houses outstanding and bespoke internal work including engineered oak wooden floors, Iroko wooden staircase, oak decorative beams, oak windows and large stone fireplaces. Enjoying extensive views over the properties pretty landscaped grounds and gardens. The property is bordered by the River Twrch that flows into the River Cothi . In addition to this outstanding property there is an option to a further 13 acres with an excellent array of purpose-built modern outbuildings providing space for workshops, machinery, animals and leisure use. To complete the property, these are bordered by productive pasture fields, areas of woodland and ponds.

FRONT ENTERANCE DOOR TO RECEPTION HALLWAY

17'6x17 (5.33mx5.18m)



With a grand entrance the covered porch opens into a generous reception hall showcasing fine wood floors, half-height panelling, and the striking Iroko staircase, with doors leading to the principal rooms.

CLOAKROOM

W..C and sink.

RECEPTION ROOM/STUDY

17x15'9 (5.18mx4.80m)



To the left, a study/lounge centres on a magnificent Forest of Dean stone fireplace with a wood-burning stove, creating a warm focal point.

LOUNGE
17'6x17 (5.33mx5.18m)



The main reception room mirrors the study with its own Forest of Dean stone fireplace and stove, and opens via French doors into the superb summer room/conservatory.

DINING ROOM
17x15'4 (5.18mx4.67m)



Double doors connect the reception room to an elegant dining room, which also opens to the summer room via French doors.

GARDEN ROOM
52'7x13'3 (16.03mx4.04m)



With modern tiled floor, base units and sink fitted discreetly into the corner for the option of additional storage and washing facilities. This modern addition with sprawling countryside views is an impressive addition to the property.

KITCHEN
19'10x19 (6.05mx5.79m)



With fitted with base units, worktops, and a wine cooler. A statement mustard Aga takes centre stage within a stone-beamed alcove.

SUN ROOM
26'11x14'6 (8.20mx4.42m)



In our opinion this spectacular room offers an inviting, tranquil spot to watch wildlife and enjoy sweeping garden and landscape views. Sliding patio doors enhance the indoor-outdoor flow, with direct access to the garden. A lift tucked into the corner provides effortless access to the first floor.

UTILITY ROOM
15'0x11'2 (4.57mx3.40m)



With fitted units, worktops, and appliance space. A door from the utility room accesses the front garden via a second covered porch, and a useful cloakroom with store cupboard lies off this area.

FIRST FLOOR LANDING



The striking staircase rises from the reception hall to a gallery landing serving the bedroom accommodation.

BEDROOM 2
17'0x15'5 (5.18mx4.70m)



With continuation of fine wood floors, intricately detailed radiator and views tot he front of the property.

BEDROOM 3
17'6x17'6 (5.33mx5.33m)



With continuation of fine wood floors, intricately detailed radiator and views to the rear of the property.

DRESSING ROOM/BEDROOM 4
15'3x10'8 (4.65mx3.25m)



With continuation of fine wood floors, intricately detailed radiator and views to the rear of the property. Currently used as a dressing room. However, would make an ideal fourth bedroom with immediate access to en-suite facilities.

JACK AND JILL BATHROOM



With wooden flooring, tiled walls, W.C, period style sink and panelled bath.

PRINCIPLE BEDROOM
21'2x15'0 (6.45mx4.57m)



The principal suite offers a continuation of fine wood floors, intricately detailed radiator featuring built-in wardrobes and double French doors to reception room.

BALCONY ROOM
17'9x10'7 (5.41mx3.23m)



Featuring vaulted ceiling this glazed sitting room opens to a covered balcony—an outstanding vantage point over the grounds, river, and surrounding countryside. The lift from the garden room arrives in this space for easy access.

FAMILY BATHROOM



Featuring wooden floors, tiled walls, W.C a period style pedestal sink, bath and separate shower.

EXTERNALLY



The grounds are beautifully arranged with gated gravel drives, brick-paved terraces, smart garden walls, broad lawns, mature trees, hedgerows, shrubs, and richly planted borders, interspersed with numerous seating spots to savour the scenery and wildlife. A double garage sits to the side of the house, and an attractive potting shed lies to the rear.

LAND



Consisting of productive pasture, areas of woodland, and ponds—all bordered by the River Twrch—creating an exceptional country setting. Set away from the house by one of the adjoining fields is a useful open fronted timber frame outbuilding providing further storage space for wood, animals, animal feed, machinery etc. These could also be adapted into stabling.

OPTIONAL ADDITIONAL LANDS AND OUTBUILDING



Approx. 13acres available by separate negotiations, including general purpose outbuilding with two large electric roller doors providing access for tall machinery like tractors etc. Concrete floor, power and light. This building would make the perfect workshop etc. A separate part of this building has been designed as a leisure suite and includes a squash court, sauna, steam room, shower room and gym area. To the front of this barn is a tarmacadam tennis court. To the rear of this barn is a lean-to general storage building for machinery, wood etc. Opposite this building is another impressive block-built building that again is perfect for machinery/workshop use but could also be adapted to use for housing animals like horses, ponies, sheep, cattle etc. This building may also have potential for conversion info further accommodation (stp – subject to planning). We are informed that this outbuilding currently has its own private water supply.- GUIDE PRICE £350,000.

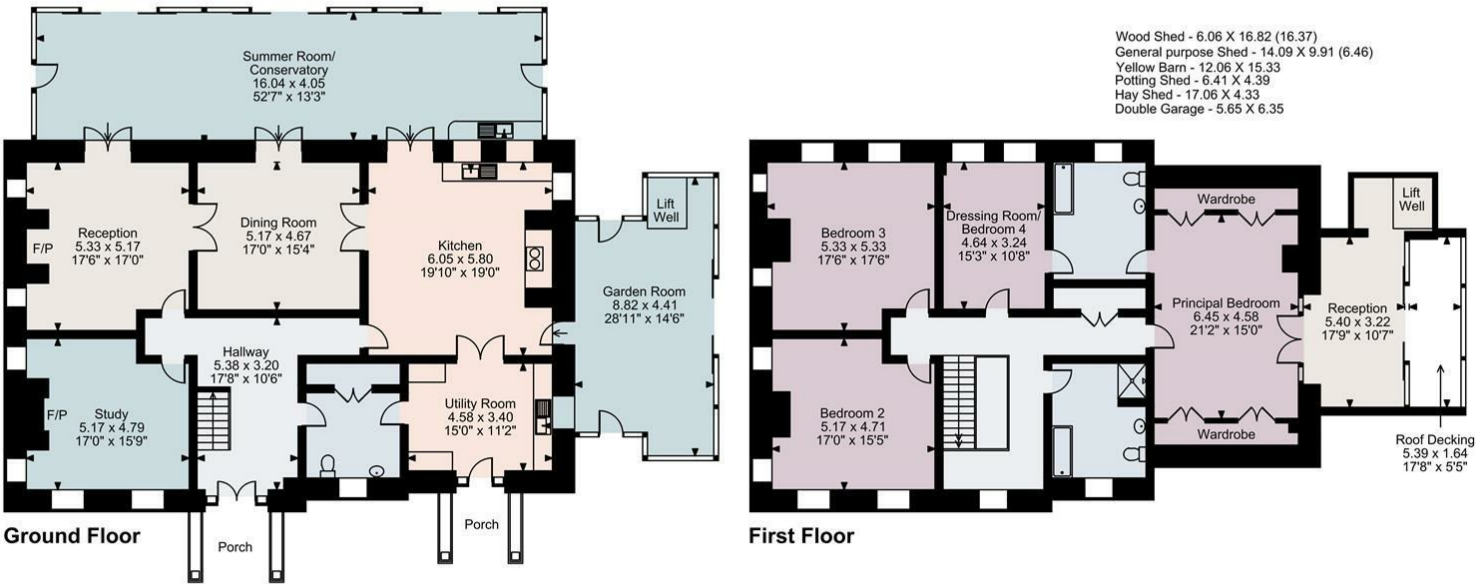
SERVICES

Mains electricity. Mains water to the house. Private water to the barns. Private drainage. Propane gas central heating. Solar panels on garage roof aid water heating.

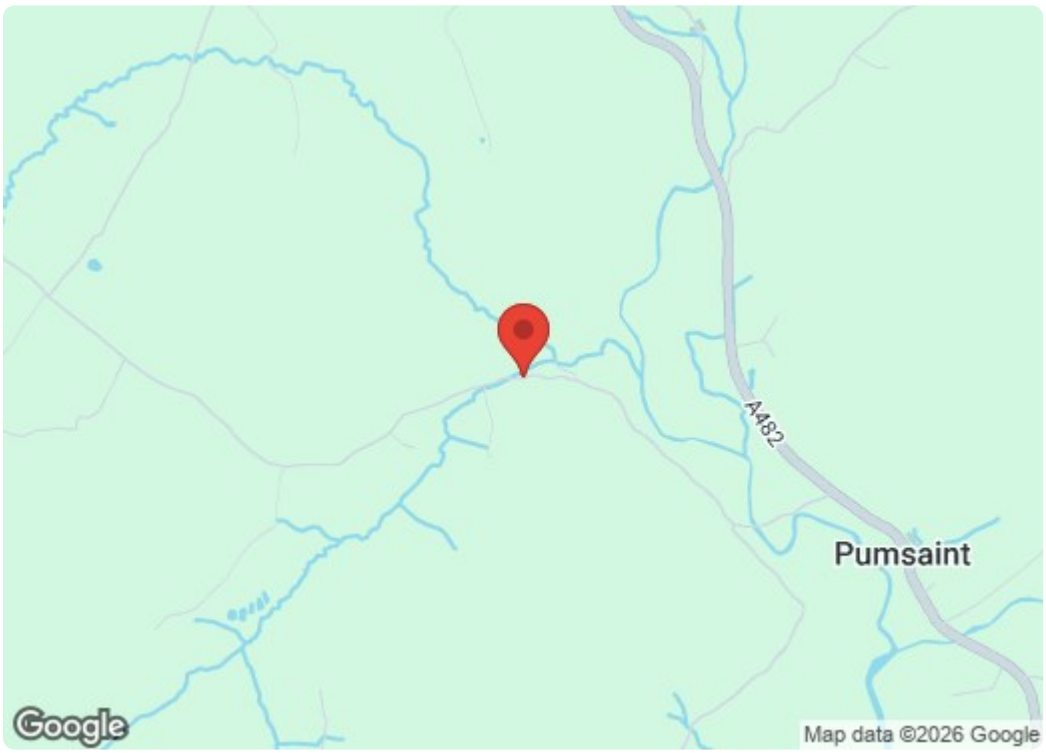
COUNCIL TAX

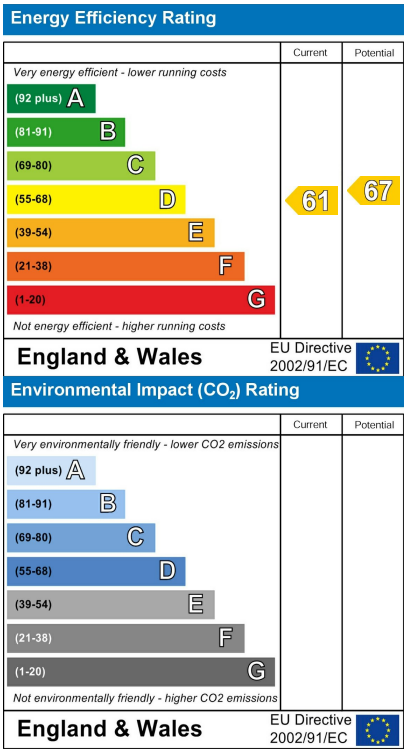
Council tax band G

Glantwrch, Llanwrda
Main House gross internal area = 4,992 sq ft / 464 sq m



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The position & size of doors, windows, appliances and other features are approximate only.
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