

# EVANS BROS.

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**Llethr, Cellan, Lampeter, Carmarthenshire, SA48 8HL**

**Asking Price £800,000**

Welcome to this charming property located in the picturesque countryside in the foot hills of the Cambrian Mountains near Lampeter. This delightful small holding offers a perfect blend of countryside living with modern amenities.

A superbly positioned country property, with an equestrian bias, having a characterful 3 or 4 bedroomed farmhouse with a separate 1 bedroom self contained annex, currently used for income generation but with multi generational possibilities,

Superb equestrian facilities boasting an American style barn with 4 purpose built stables, further stable block, workshops, outbuildings, 60m x 20m manège having recently been re-furbished and set in some 14 acres of pasture with an option of a further 19 acres of forestry land.

Idyllically positioned in a no near neighbours location, enjoying far reaching views, in the upper reaches of the Teifi valley and tucked away in the foot hills of the Cambrian mountains.

## DESCRIPTION



This is a discerning country property for those looking for peace and seclusion and being diversely appealing having superb equestrian facilities with good quality stabling facilities, manege and useful pasture. The property is also in a locality with access to miles of outriding nearby and will also appeal to those looking for a country retreat with income generation or indeed for multi generational use.

Rarely do we find properties of this caliber being presented for sale and we would recommend viewing at an early date.

The main residence offers refurbished, characterful accommodation with many attractive features including an impressive good quality farmhouse style kitchen with granite work surfaces and Stanley range providing the oil fired central heating, oak internal doors and provides more particularly the following -

## ENTRANCE VESTIBULE



Entered via double doors with tiled floor, coat hanging facilities, double doors to -

## SUN LOUNGE/RECEPTION ROOM

24' x 17' max (7.32m x 5.18m max)



A light room with full width windows to the rear and side walls, tiled floor, radiators, access to storage cupboard and further understairs storage cupboard , double doors leading in to -

## KITCHEN

17' x 15' (5.18m x 4.57m)



With a range of bespoke kitchen units with granite work surfaces and ceramic sink unit, feature Stanley Range being oil fired with back boiler for domestic hot water and central heating supplies also providing cooking facilities, beamed ceiling, two front windows, door to -

### REAR BOOT ROOM/HALLWAY

11' x 7' (3.35m x 2.13m)



Rear stable type entrance door, radiator, door to pantry cupboard being shelved with access to understairs storage area

### UTILITY ROOM

17' x 7' (5.18m x 2.13m)



With range of base units incorporating Belfast sink unit, space and plumbing for automatic washing machine and tumble dryer, radiator, two rear windows, door to-

### WET ROOM

8' x 6' (2.44m x 1.83m)



Being fully tiled with shower area, wash hand basin, toilet, radiator rear window and skylight.

### LIVING ROOM

22' x 14'1" (6.71m x 4.29m)



A characterful room being the heart of this lovely home with a feature inglenook style fireplace having exposed stone walling with wood burning stove inset, attractive beamed ceiling, front porch

## STUDY/POTENTIAL BEDROOM 4

16' x 15' (4.88m x 4.57m)



This has a separate entrance doorway with stable type door, feature ornate cast iron multi fuel stove, radiator, triple aspect windows, exposed 'A' frames

## MEZZANINE LOFT AREA



having an open vaulted ceiling with stairs from the study area, provides adaptable extra space.

## MASTER BEDROOM 1

17' x 11' (5.18m x 3.35m)



Accessed via staircase from rear hall, an attractive room with oak flooring, 2 velux roof windows and 2 front windows making it a nice light area, freestanding roll top Victorian style bath with shower attachment, access to walk-in wardrobe

## CLOAKROOM off

Having w.c., and wash hand basin,

## 2 FURTHER BEDROOMS

Access via stairs from living room to -

## LANDING

With access to loft, being partly boarded

## BEDROOM 2

11' x 9' (3.35m x 2.74m)



With open vaulted ceiling, radiator, stripped pine flooring, exposed stone walling, built-in wardrobes, access to loft, front window and skylight

### BEDROOM 3

12' x 7' (3.66m x 2.13m)



Front window, radiator, stripped pine flooring

### BATHROOM

9' x 7' (2.74m x 2.13m)



With sky light, radiator, panelled bath, pedestal wash hand basin, toilet, storage cupboard.

### THE ANNEXE:



This is self a contained first floor area with independent

access from the front of the property or can be accessed via the initial reception room, having its own independent oil fired heating system and a nice wide staircase with stair lift for less able persons. This has been successfully let as holiday accommodation with returning visitors regularly using it as a rural retreat, or could alternatively be used for multi generational use.

### LIVING AREA

11'7" x 9'8" (3.53m x 2.95m)



Radiator, door to bridge leading to paddock to the rear, rear window

### OPEN PLAN KITCHEN ARRANGEMENT

12' x 8'3" (3.66m x 2.51m)



With good quality kitchen units at base and wall level incorporating fitted electric oven, hob with extractor hood over, fitted fridge freezer, single drainer sink unit, fitted washer/drier, oil fired combination boiler

## WET ROOM

11'4" x 4' (3.45m x 1.22m)



Being fully tiled with non slip flooring, shower area, comfort height toilet, wash hand basin, radiator, separate heated towel rail

## BEDROOM

11'9" x 6'1" (3.58m x 1.85m)



Radiator, rear window

## EXTERNALLY



A feature of this property is its location, approached via an initial hard based lane through a gated entrance leading exclusively to the property, extensive gravelled parking and turning areas with attractive garden areas having front slate scree terrace and useful car port to the front of the property.

## OUTBUILDINGS



The property benefits from a diversely appealing range of outbuildings with an excellent range of stabling, barns, purpose built workshop and car port/garage.

## MAIN STABLE RANGE

48' x 23' overall (14.63m x 7.01m overall)



With an American style stable barn with 4 purpose built stables 12' x 13' with auto drinking troughs, drainage unit and fitted rubber matting. Power and lights connected.

## LEANTO WORKSHOP

44' x 12' (13.41m x 3.66m)



With double doors to provide access for machinery etc.

## 2ND STABLE RANGE



With 3 stables, 12' X 10', 11' X 10', 15 X 10' tack room 10' X 8' and hay barn 26' X 14'

## PURPOSE BUILT WORKSHOP

60' x 20' (18.29m x 6.10m)



Of timber construction with concrete floor, internally lined/insulated, ample power points and LED strip lighting.

## Manège

60m x 20m (18.29m x 6.10m)



Having recently been resurfaced and re-fenced together with adjoining hard based turnout area being essential for keeping horses over the winter months.

## THE LAND



The property stands centrally in this land, being mainly pastureland, initially level then sloping, divided into 7 enclosures with 7 water troughs, being well stock fenced to the boundaries and with internal fencing that includes additional electric rope.

## POND



There is lovely pond on the land adding to the appeal of the property home to a family of geese that return to breed annually.

## OPTIONAL LAND



There is an option of purchasing up to 19 acres of adjoining forestry land being a mix of broadleaves and conifers that was replanted in 2018, and a semi mature Sitka Spruce compartment planted in 2003 providing a potential valuable income source in the future. Price by negotiation.

## SERVICES

The property benefits from private water with 2 wells serving the property, mains electricity, private drainage, oil fired central heating via Stanley range to main residence with separate independent oil fired boiler to annex. Fibre to the property (FTTP) internet connection.

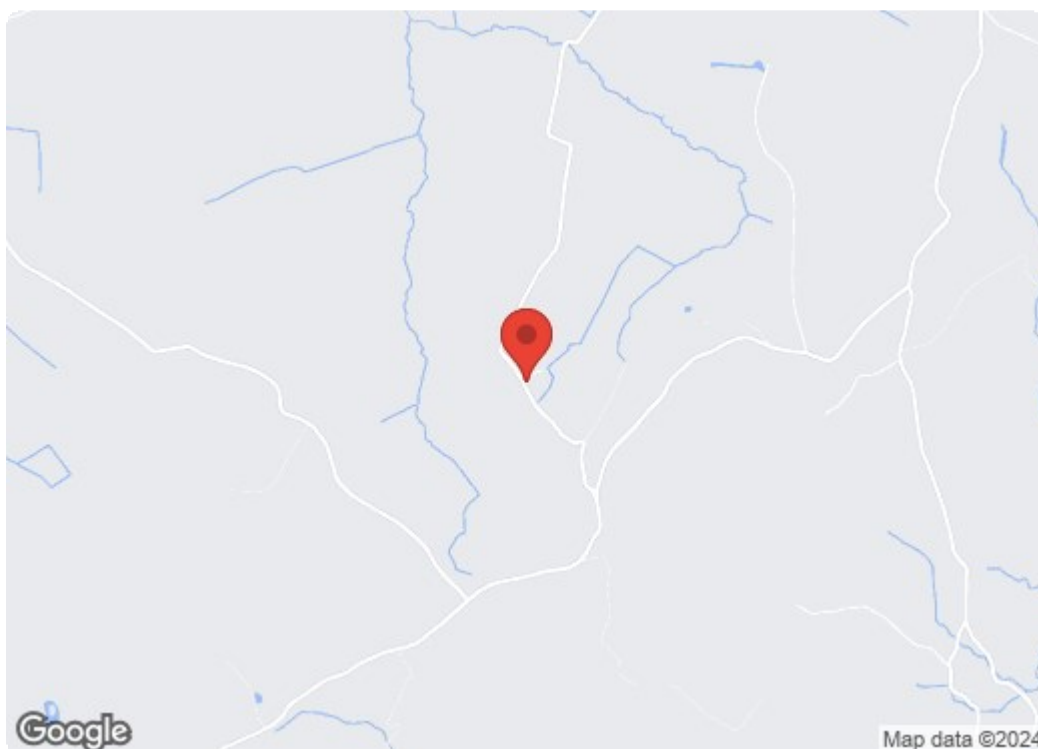
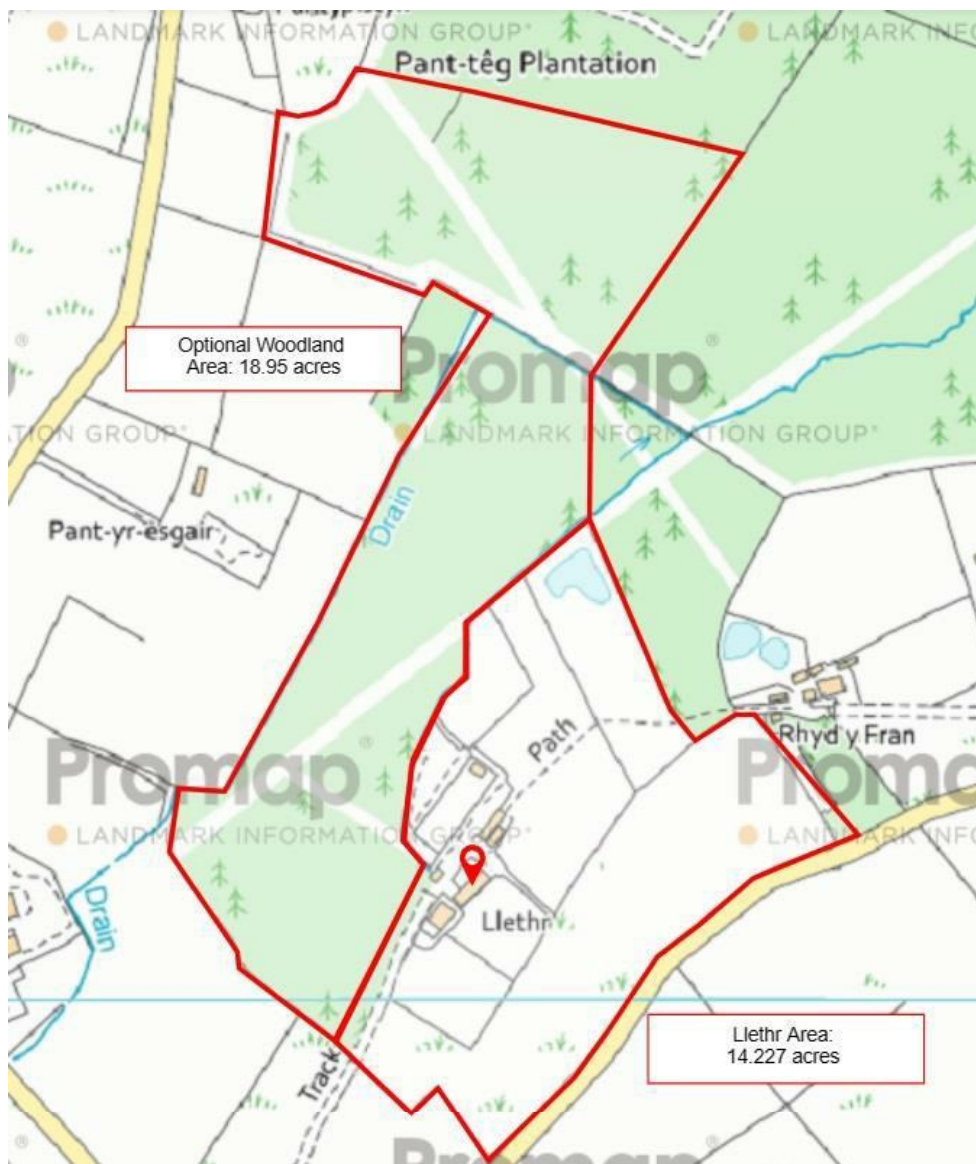
## DIRECTIONS

What3words: Magpie/spouse/grinders - this will bring you to the entrance to the property at the end of the lane.

From Lampeter take the A485 out of town past the coop supermarket over the bridge and straight on for Llandovery/Llandeilo - after 3 miles you pass a quarry on the left then a sweeping left hand bend, on for 5 miles on the flat - then turn up left at cross roads (150 yards before Tavern Jem Pub) - after 0.25 mile turn right and keep straight on for 1.5 mile (past a farm with many horse boxes), ignore the 1st turn left and then fork down left at 2nd junction and after 0.25 mile the driveway to Llethr is in front of you.

## COUNCIL TAX BAND - F

Amount Payable: £2,598 <http://www.mycounciltax.org.uk/>



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>42</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** 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		

**England & Wales** EU Directive 2002/91/EC



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