

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
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Tredomen, Esgairdawe, Llandeilo, Carmarthenshire, SA19 7SF

Asking Price £425,000

A delightful residential smallholding set in approximately 4.1 acres of land with a characterful 2/3 bedroomed cottage adjoining former stone cowshed ripe for conversion into further accommodation, together with further well preserved stone barns, nestling in a pretty secluded wooded valley with no neighbours, yet only approximately 4.5 miles south of Lampeter.

LOCATION



The property is attractively positioned adjoining a quiet country lane nestling in a peaceful countryside location enjoying far reaching views from the lands. The property is convenient to the traditional market town of Lampeter, also being home to the Trinity St. David's University campus and is also within easy travelling distance of the further market towns of Llanybydder, Llandeilo and Llandovery, (Llandovery College 25 minutes), and the coast.

DESCRIPTION



An attractive residentially biased smallholding with a characterful former farmhouse. The property has immense potential with barns ripe for development (subject to obtaining any necessary consents), set in a pretty rural setting. The property is accompanied by attractive dry land, in all we are informed some 4.1 acres or thereabouts.

The former farmhouse provides:-

HALL

with red and black quarry tile floor, radiator

LIVING ROOM/BEDROOM 3/STUDY

14'9" x 6'8" (4.50m x 2.03m)



Paint stone wall, radiator, front window, disused fireplace and bt connection point

KITCHEN/DINING ROOM

15'4" x 14'7" (4.67m x 4.45m)



with a feature inglenook stove fireplace having a wood burning stone inset with back boiler, oak beams, fitted kitchen units, traditional red and black quarry tiled floor

UTILITY

9'11" x 7'5" (3.02m x 2.26m)



with tiled floor having range of kitchen units at base and wall

level incorporating single drainer sink unit, plumbing for automatic washing machine, space for fridge freezer, storage cupboard with hot water cylinder, radiator, rear entrance door

BATHROOM

7'6" x 5'7" (2.29m x 1.70m)



with tiled floor, panelled bath with shower fitting, wash hand basin, toilet, heated towel rail, fully tiled walls

FIRST FLOOR - LANDING

BEDROOM 1

14'4" x 10'3" (4.37m x 3.12m)



radiator, front window.

BEDROOM 2

14'8" x 6'5" + recess 7'10" x 5' (4.47m x 1.96m + recess 2.39m x 1.52m)



being 'L' shaped, two front windows, radiator

EXTERNALLY



The property is approached via an attractive entrance having a magnificent wisteria climber on the gable end of the barn, leading to a traditional farmyard, flanked by the house and outbuildings with honeysuckle and wild strawberries.

Cowshed

32 x 15 (9.75m x 4.57m)



Adjoining the house is a former cowshed of stone and slate

construction, we are informed having an opening from the house straight into it which is temporarily blocked off, this in our opinion would be ideal for conversion into further accommodation to enlarge the dwelling house (subject to obtaining any necessary consent).

Lean to former Dairy/Workshop

COACH HOUSE



Detached Coach House 15' x 14' with an arched door and with external granary stone steps up to loft room 15' x 14', adjoining Poultry House and Goat House.

BARN



On the opposite side to the house is a further well preserved stone and slate barn 45' x 18' with high vaulted ceiling and large doors for vehicle access.

Please note there is a modern barn attached to this which is in third party ownership owned by the adjoining farmland.

THE LAND



To the rear of the property is a dry useful south facing paddock, benefitting from mains water, initially sloping and rising up to a level plateau, being elevated and enjoying superb 360 views over the surrounding unspoilt countryside. This would be ideal for equestrian, live stock keeping or conservation purposes. Area for vegetables and fruit including some fruit trees, gooseberries and currants. Daily sightings of red kites, buzzards and hares. Hedgerow with wild violets and bluebells.

SERVICES

We are informed the property benefits from connection to mains water, mains electricity, private drainage, wood fired central heating and hot water, electric immersion. BT Broadband and landline available. Current wifi via NetGear mobile router and 02 sim.

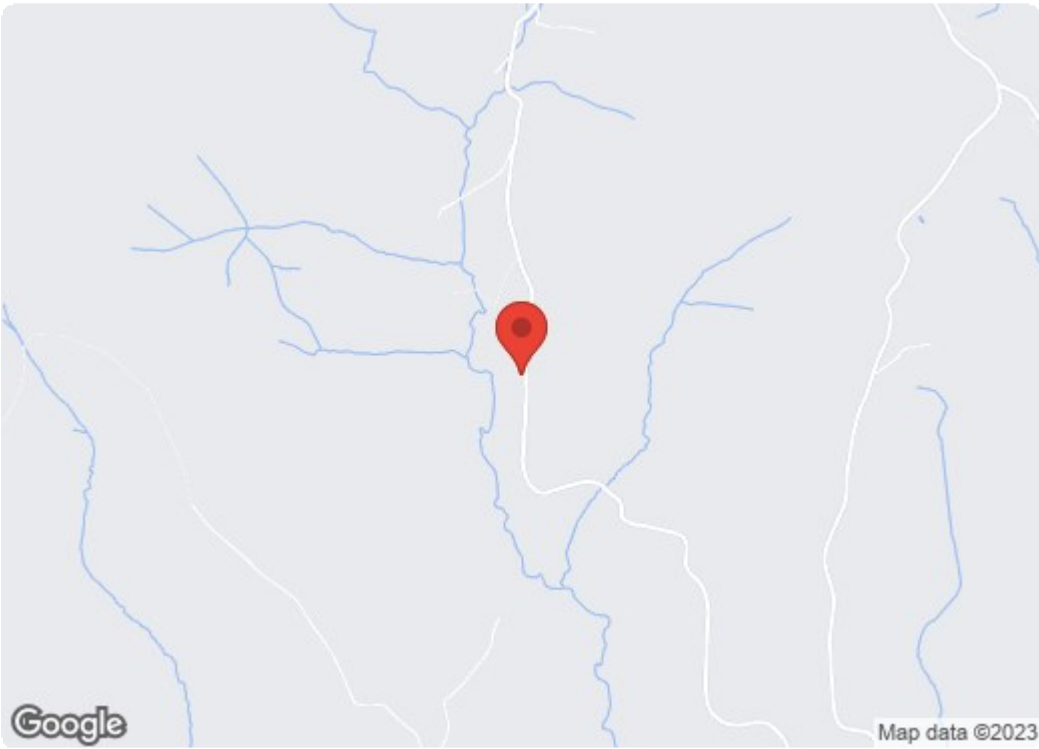
DIRECTIONS





From Lampeter, take the A482 out towards Pumpsaint, continue for approximately 2 miles and after passing a former quarry on your left hand side at a sharp left hand bend, take a right hand turning i.e., straight on, continue on this road for approximately 1.5 miles and the property can be found on the left hand side.

What3words: charts.lyrics.jaws.

COUNCIL TAX BAND - D

We understand the property is in Carmarthenshire council tax band D and the council tax payable for the 2022/2023 financial year is £1,780.00 which equates to approximately £178 per month before discounts.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<div>England & Wales</div> <div>EU Directive 2002/91/EC</div> <div></div>		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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