



## Tycanol Llanarthne, Carmarthen, Carmarthenshire, SA32 8JP

Price £1,495,000

It is rare for such a property to come on the market set in this stunning elevated location, uniquely positioned to take advantage of the wonderful views over the Golden Mile of the Towy Valley, to include Dryslwyn and Dynefwr Castles and the surrounding countryside towards Llyn y Fan Fach/Picws Du/Carmarthen Fans.

An impressive country residence, set in 3 Acres of grounds, has been the subject of much refurbishment in recent times now offers deceptively spacious & versatile accommodation with contemporary flair. The property provides: Entrance Porch, Hallway, 3 good sized reception rooms, Dining Room, Impressive Kitchen/Orangery; Cloakroom, Utility Room; Family/Games Room; Master Bedroom with en suite shower room having full length picture window providing fabulous views; Guest Room with en suite, 3 further Bedrooms and Family Bathroom. An indoor heated 28' Swimming Pool. Attractive gardens with areas of lawn surrounded by well stocked herbaceous borders. Paved and decked patio area with fully equipped bar and hot tub Ample parking area. Versatile pasture paddock.

An outstanding property worthy of immediate inspection with no onward chain.

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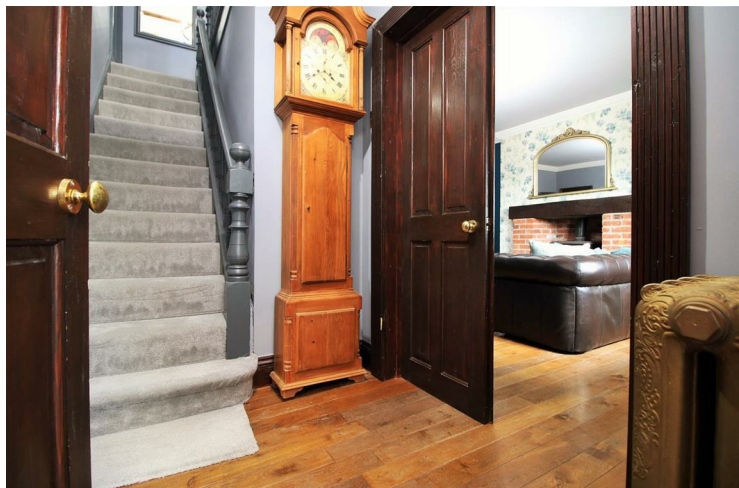


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**ENTRANCE PORCH 6'0" x 2'8" (1.84m x 0.82m)**

Stone tiled floor.

**RECEPTION HALL 6'4" x 5'5" (1.94m x 1.67m)**

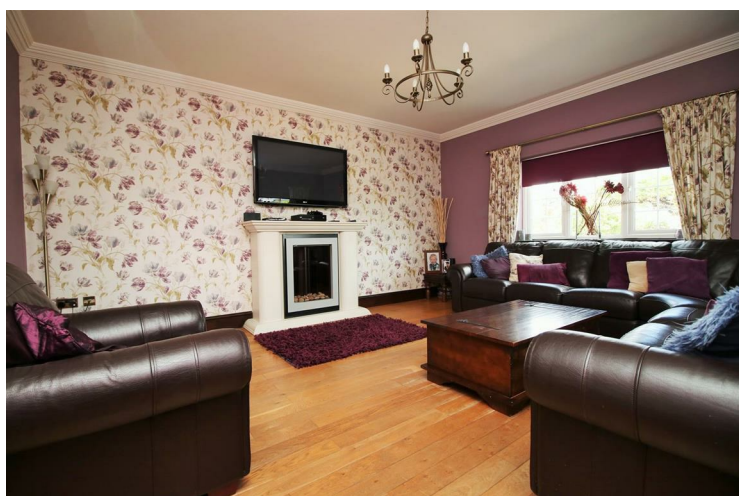


Staircase to first floor. Attractive cornice work. Double doors to Lounge; Cast column radiator.

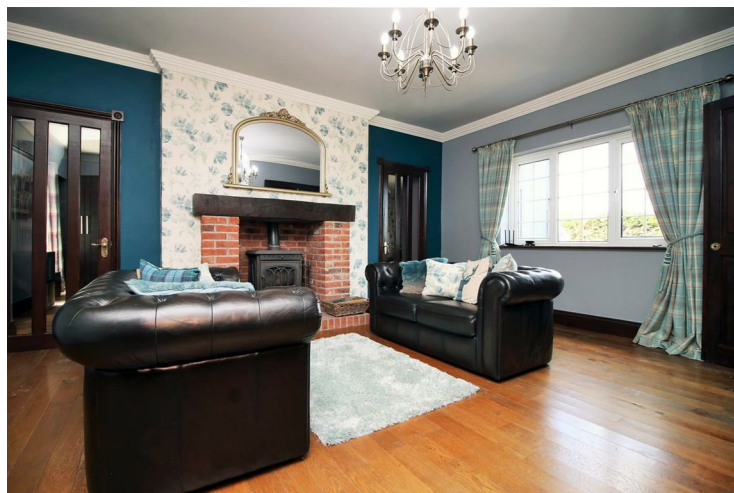
**LOUNGE 16'4" x 14'4" (5.00m x 4.38m)**



Decorative fireplace with electric inset. Oak floor; Attractive cornice work. Radiator.



**SITTING ROOM 17'2" x 14'4" (5.25m x 4.38m)**



Cast iron multi fuel stove on brick hearth with brick surround and exposed beam above. Oak floor. Attractive cornice work. Cast iron column radiator.



**MEDIA ROOM 14'3" x 10'11" (4.36m x 3.35m)**

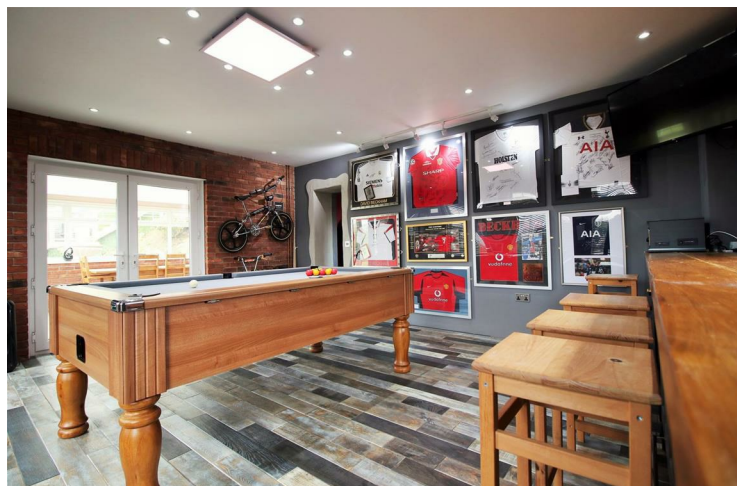


Fitted range of storage cupboards and shelves. French doors. Oak floor. Attractive cornice work. Radiator.



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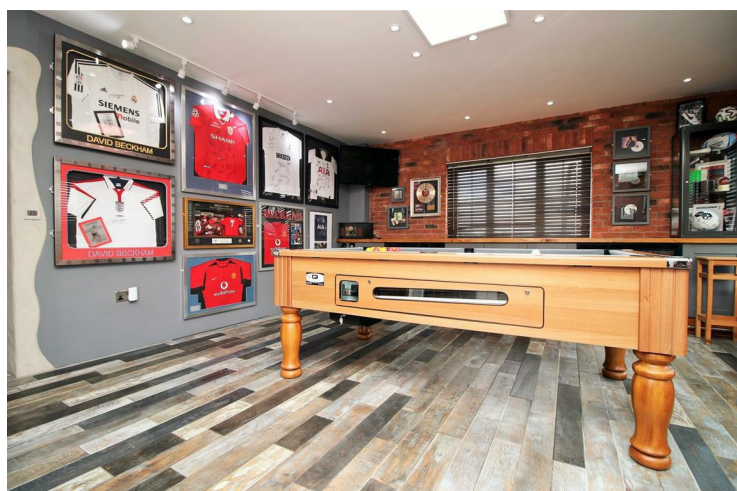
GAMES/FAMILY ROOM 17'9" x 15'6" (5.43m x 4.73m)



DINING ROOM 17'3" 12'6" (5.27m 3.82m)

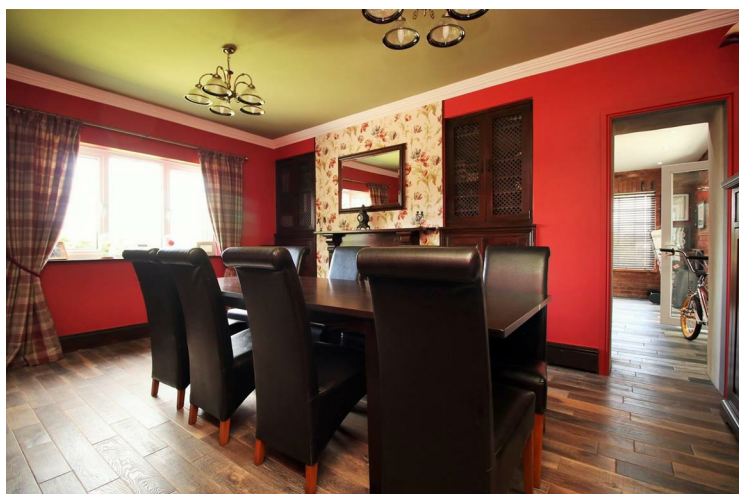


Fitted range of base cupboards with pine work surface. Fitted chillers. Feature brick wall. Distressed oak floor. Ceiling down lighters. Cast iron column radiator.



Open fireplace with brick inset and feature surround. Fitted wall cupboards and lattice shelves. Attractive cornice work. Oak floor. Cast iron column radiator.

KITCHEN/ORANGERY 21'3" x 11'1" (6.48m x 3.39m)



Superb lantern ceiling to orangery area. Island with integral 1 1/2 bowl sink unit with mixer and shower tap. Range master dual fuel range. Walnut work-surface. Fitted range of base and wall cupboards. Wall shelves. Ceiling down lighters. Porcelain stone effect tiled floor. Radiator.



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## ANOTHER ASPECT



## CLOAKROOM 5'2" x 3'6" (1.58m x 1.07m)



Low level W.C. Pedestal hand basin. Fully tiled walls.



## FIRST FLOOR



Landing Vaulted beam ceiling. Attractive bannister.



## MASTER BEDROOM SUITE 17'8" x 15'6" (5.41m x 4.74m)



## UTILITY ROOM 6'3" x 5'2" (1.91m x 1.60m)

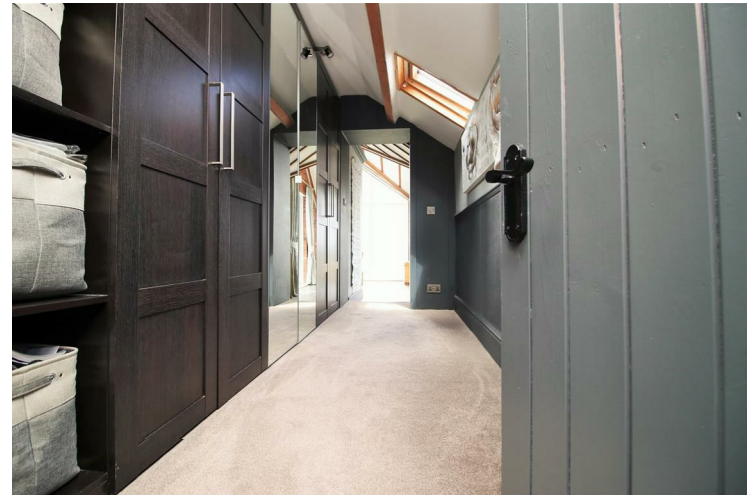
Fitted range of cupboards with Walnut work surface. Tiled to dado. Plumbed for automatic washing machine.

A magnificent room with fully glazed side elevation providing outstanding views towards Dryslwyn Castle and beyond to Aberglaney and Dynevor Castle and panoramic views of the Carmarthen Fans. Vaulted beam ceiling. Pointed brick walls. French doors to side elevation. Wood effect tiled floor. Free standing panelled bath with chrome mixer tap.



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**DRESSING AREA 12'6" x 4'3" (3.83m x 1.30m)**



Fitted range of wardrobes. Ceiling skylight and down lighters.

**INNER LOBBY 10'5" x 5'9" (3.19m x 1.76m)**

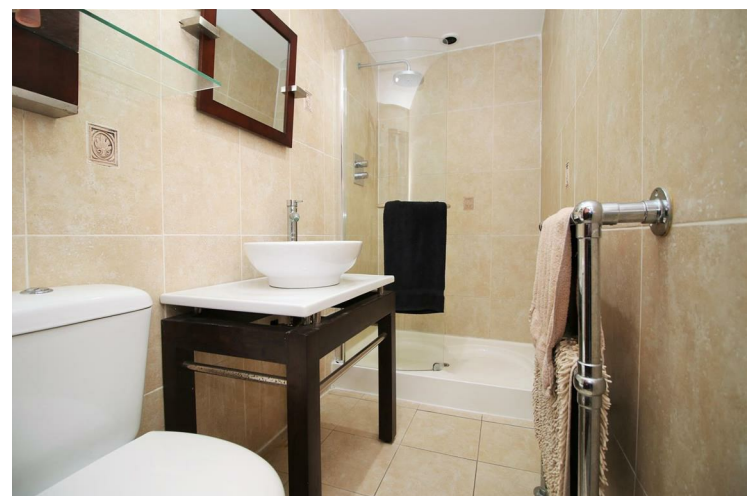
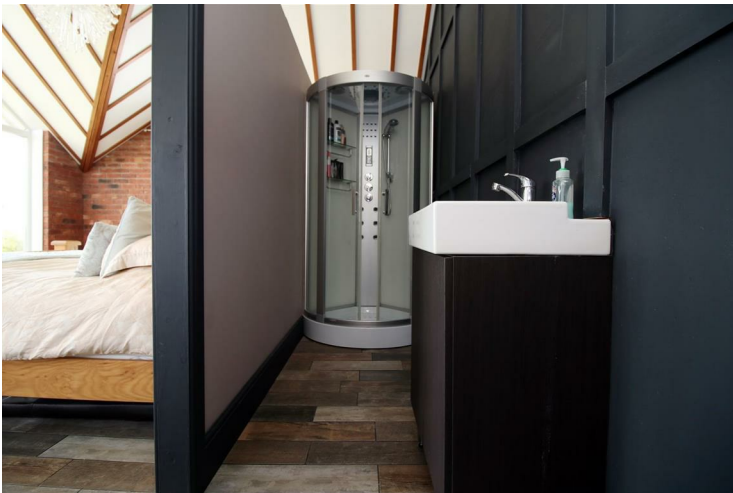
Wall lights. Exposed ceiling beams. Radiator

**GUEST BEDROOM 16'4" x 14'2" (5.00m x 4.32m)**



Ceiling down lighters. Radiator.

**EN SUITE SHOWER ROOM 8'2" x 3'10" (2.49m x 1.17m)**



Glazed and tiled cubicle. Vanity set wash hand basin with mixer tap. Low level W.C. Fully tiled walls and floor. Ceiling down lighters. Towel heater.

**EN SUITE 12'9" x 3'8" (3.90m x 1.14m)**

Multi jet shower in cubicle. Hand basin with mixer tap on pedestal. Low level W.C. Wood effect tiled floor.



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**BEDROOM 12'5" x 10'9" (3.80m x 3.30m )**



Mezzanine floor with exposed beams. Radiator

**BEDROOM 12'7" x 12'0" (3.84m x 3.67m)**



Vaulted beam ceiling. Radiator.



**BEDROOM 11'6" x 9'8" (3.53m x 2.96m)**



Vaulted beam ceiling. Radiator

**BATHROOM 9'11" x 6'11" (3.04m x 2.11m)**



Jacuzzi corner multi-functional bath. Shower in tiled and glazed cubicle. Pedestal wash hand basin with mixer tap. Low level W.C. Integrated television. Ceiling down lighters. Limestone tiled floor and walls.





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OUTSIDE

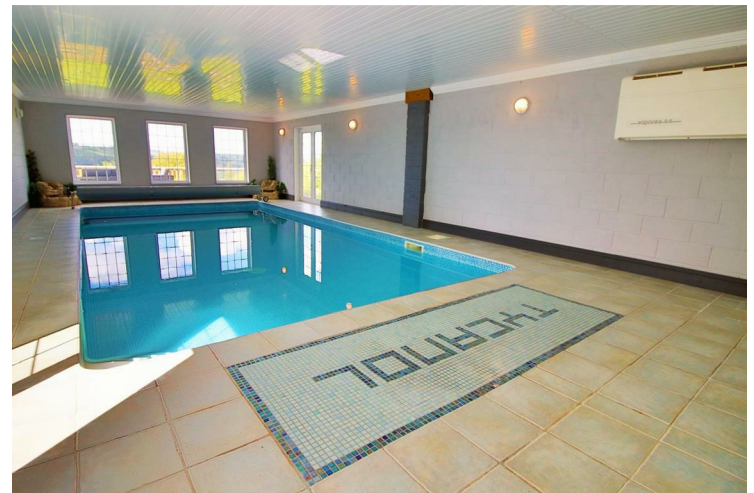
SWIMMING POOL 43'4" x 19'8" (13.21m x 6.00m)



The property is approached via a sweeping drive to the side of the house that leads to a spacious parking area bordered by mature conifers for privacy. A gravelled paved pathway leads to the Heated Indoor Pool Room.



Superb constant 4' deep swimming pool with oil fired heating system. Sauna.





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## DECKED BALCONY AND PATIO



Housing a sunk 6 seater hot tub and a professional bar area.



## GROUNDS



Tycanol stands in splendid grounds of approximately 3 acres which surround the homestead and provides versatile outside space for further landscaping or for a small pony paddock.





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## NIGHT TIME VIEWS



## DIRECTIONS

From Carmarthen take the B4300, travel through the village of Capel Dewi and on through Llanarthne. Pass the turning to Dryslwyn Castle and after a short distance turn right signposted Maesybont. Tycanol will soon be found on your left

## SERVICES

We are advised that the property is connected to mains electricity. Private water and drainage.

## TENURE & POSSESSION

We are advised that the property is freehold and that vacant possession will be given on completion.

## HISTORY OF TYCANOL

The original Tycanol (now the lodge) dates back to the 18th century and was used as a family home up until the early 1960's where it was then left to ruin until it was renovated and extended in recent years to form the present 'Tycanol Lodge'. The Lodge is available by separate negotiation.

The land to the side was then built on to form the new Tycanol at the turn of the 20th century for Lady Cawdor as part of her divorce settlement which was completed in 1905, The house was built on its location and at the position to face directly westward to face the sunset, it was also her choice not to have any windows in the rear of the house, as she didn't want to look back on her husband and the marital home at Golden Grove.

## LOCATION

Located in The Towy Valley, one of the most beautiful valleys in Britain where one can enjoy the wildlife, historical sites, world class gardens at Aberglasney and the National Botanical gardens of Wales also the beaches offered by the Towy and its tributaries. The area is steeped in history with Welsh and Norman Castles, grand country houses and historic towns and villages. The Towy River is renowned for its Sea Trout and Salmon fishing.

Located some 10 miles from the county, market and administrative town of Carmarthen, which boasts a modern shopping centre with many multi national stores as well as local shops , a multiplex Cinema. Educational facilities are excellent with the Queen Elizabeth High School, the Welsh media school at Bro Myrddin as well as the new Bro Dinefwr, school in Llandeilo . A primary school which has an excellent reputation can be found in the nearby village of Nantgaredig. There is a main line railway station that provides you with



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access to Swansea, Cardiff and Paddington London and with the Carmarthen by pass you have swift access on to the A40 West and the A48 onto the M4 east. The popular market town of Llandeilo with its delightful boutique style shops and hotels is approximately 5 miles

## YOU TUBE LINK

<https://youtu.be/1c2YAIAnNE>

Viewing this YOU TUBE link is a must!!

## COUNCIL TAX

We are advised that the property is in Band E

## VIEWING

Strictly by appointment with BJP

## OFFER PROCEDURE

All enquiries and negotiations to BJP Carmarthen Office. We have an obligation to our vendor clients to ensure that all offers made for the property can be substantiated and may in some instances require proof of funds. We will also require 2 forms of identification one being photographic evidence i.e drivers licence and the other a bank/building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

## OFFICES

Carmarthen Office 01267 236363 Llandeilo Office 01558 822468

Cross Hands Office 01269 845576 or out of hours number

07789716520

## WEB SITES

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