



Pistyll Uchaf Hse & Barn Abergorlech, Carmarthen, Carmarthenshire, SA32 7TB

Offers in the region of £225,000

An attractive traditional derelict farmhouse and stone built former Cowshed set in wonderful courtyard location in secluded valley commanding fabulous views over surrounding countryside towards the hillsides of the Cothi Valley. The buildings have detailed planning consent approved for a four bedroom house and a three bedroom cottage. The whole stands within mature grounds with many splendided trees together with stream. Additional stone workshop.

Abergorlech, Carmarthen, SA32 7TB

THE FARMHOUSE



This has detailed planning consent for refurbishment to a three bedroom house. It is an L shaped property that measures

. 38'7" x 15'1" (11.77 x 4.59)



. 16'11" x 11'5" (5.16 x 3.48)

THE FORMER COWSHED 31'5" x 15'1" (9.57 x 4.59)



This has detailed planning consent for conversion to a two bedroom cottage

WORKSHOP 24'11" x 15'3" (7.59 x 4.65)



A traditional stone built former farm building located alongside the farmhouse

GROUNDS

The property stands within grounds of approximately 1/2 acre with many splendid mature trees together with stream boundary.

Abergorlech, Carmarthen, SA32 7TB

VIEW FROM FARMHOUSE



TENURE AND POSSESSION

We understand that the property is freehold and that vacant possession will be given on completion

COUNCIL TAX

Not yet assessed

EDUCATION

A wide range of state schools are to be found in Talley, Llanfynydd, Llandeilo and Carmarthen - www.carmarthenshire.gov.uk. Private schools include Llandovery College and Christ College, Brecon (independent schools www.isc.co.uk)

SPORTING & RECREATIONAL

There are wonderful opportunities for walking, riding and cycling from the property. Hunting is with the Llandeilo Farmers Hunt. The Rivers Towy and Cothi are noted for their Salmon and Sewin (Sea trout) fishing, membership of associations is by application. There are Golf courses at Llandybie, Garnant and Carmarthen. The area is noted for its ancient castles and Gardens, with Carreg Cennen castle, Dinefwr Park, Aberglasney and the Botanic Garden of Wales within half an hours drive. The extensive Gower, Carmarthen and Pembrokeshire coastline are within an hours drive.

LOCATION

The property enjoys a slightly elevated location to take advantage of the wonderful surrounding scenery for which this area is renowned. It is approximately 7 miles from the A. 40 and the Country Market town of Llandeilo which provides a good range of amenities together with rail link on the 'Heart of Wales' line. The county administrative town of Carmarthen is approximately 22 miles and the M.4 motorway can be joined at Pont Abraham providing access to the University city of Swansea and of course is the main route to the rest of the country.

GRID REFERENCE

SN 585313

DIRECTIONS

From Llandeilo the property is located by taking the B.4302

towards Talley for just over a mile. Turn left signposted to Salem and proceed to village. Travel through the village and turn left at the cross roads. Travel on this road for approximately 1 1/2 miles to 'T' junction. Turn left here and travel on this road to the top of the hill and at the small cross roads proceed straight on down hill. You will meet the owners of the property at the first farmstead on the left hand side. They will take you to the property.

VIEWING

By appointment with BJP

N.B.

These details are a general guideline for intending purchasers and do not constitute an offer of contract. BJP have visited the property, but not surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage etc. The Sellers have checked and approved the details, however purchasers must rely on their own and/or their Surveyor's inspections and the Solicitors enquiries to determine the overall condition, size and acreage of the property, and also any Planning, Rights of Way, Easements, or other matters relating to it.

PROOF OF IDENTITY

In order to comply with anti-money laundering regulations, BJP Residential Ltd require all buyers to provide us with:

- (i) proof of identity
- (ii) proof of current residential address

The following documents must be presented in all cases:

IDENTITY DOCUMENTS: A photographic ID, such as current passport or UK driving licence

EVIDENCE OF ADDRESS: 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.

HOMEBUYERS SURVEY

If you are considering buying a home, make sure that you are not buying a

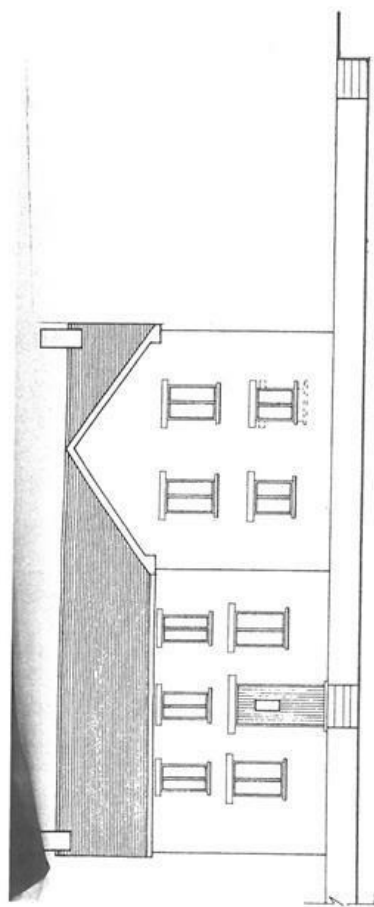
PROBLEM

Contact one of our property offices to arrange an RICS

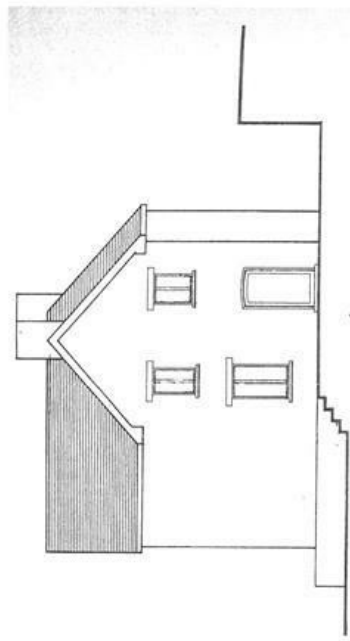
HOMEBUYERS SURVEY& VALUATION

WEBSITE ADDRESS

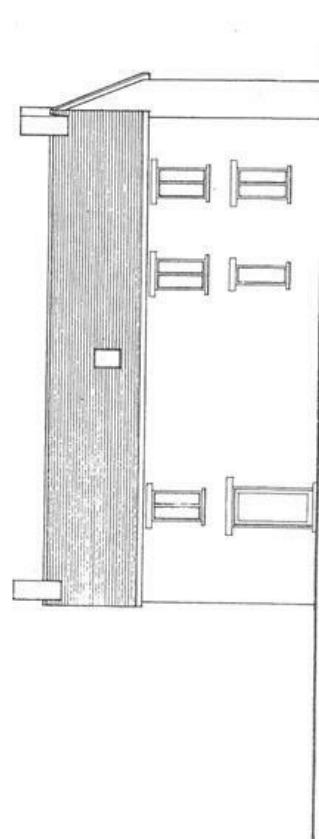
Carmarthen 01267 236363 Llandeilo 01558 822468 View all our properties on: www.bjpc.com www.rightmove.co.uk www.onthemarket.com



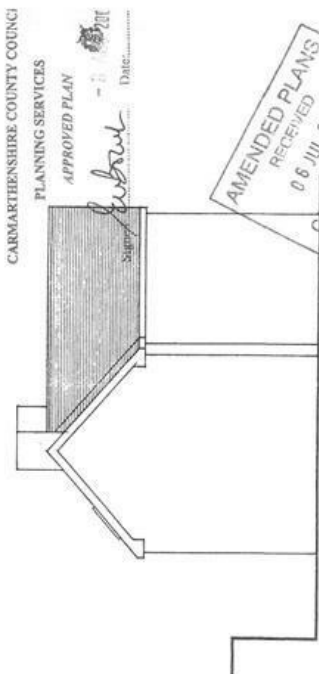
FRONT ELEVATION



SIDE ELEVATION



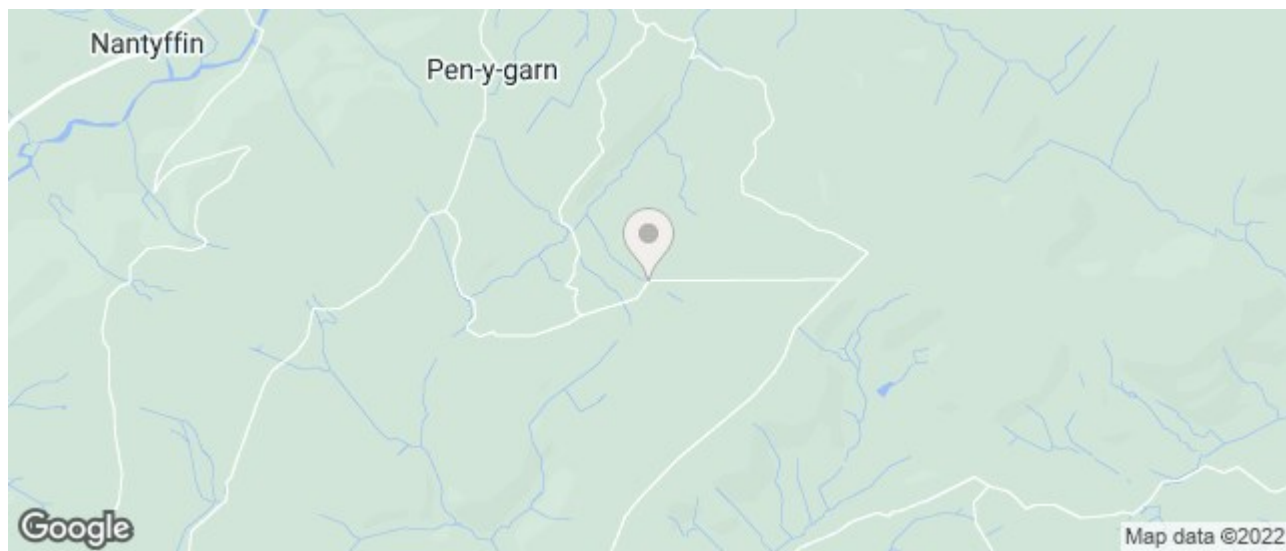
BACK ELEVATION



SIDE ELEVATION

PROPOSED EXTERNAL FINISH

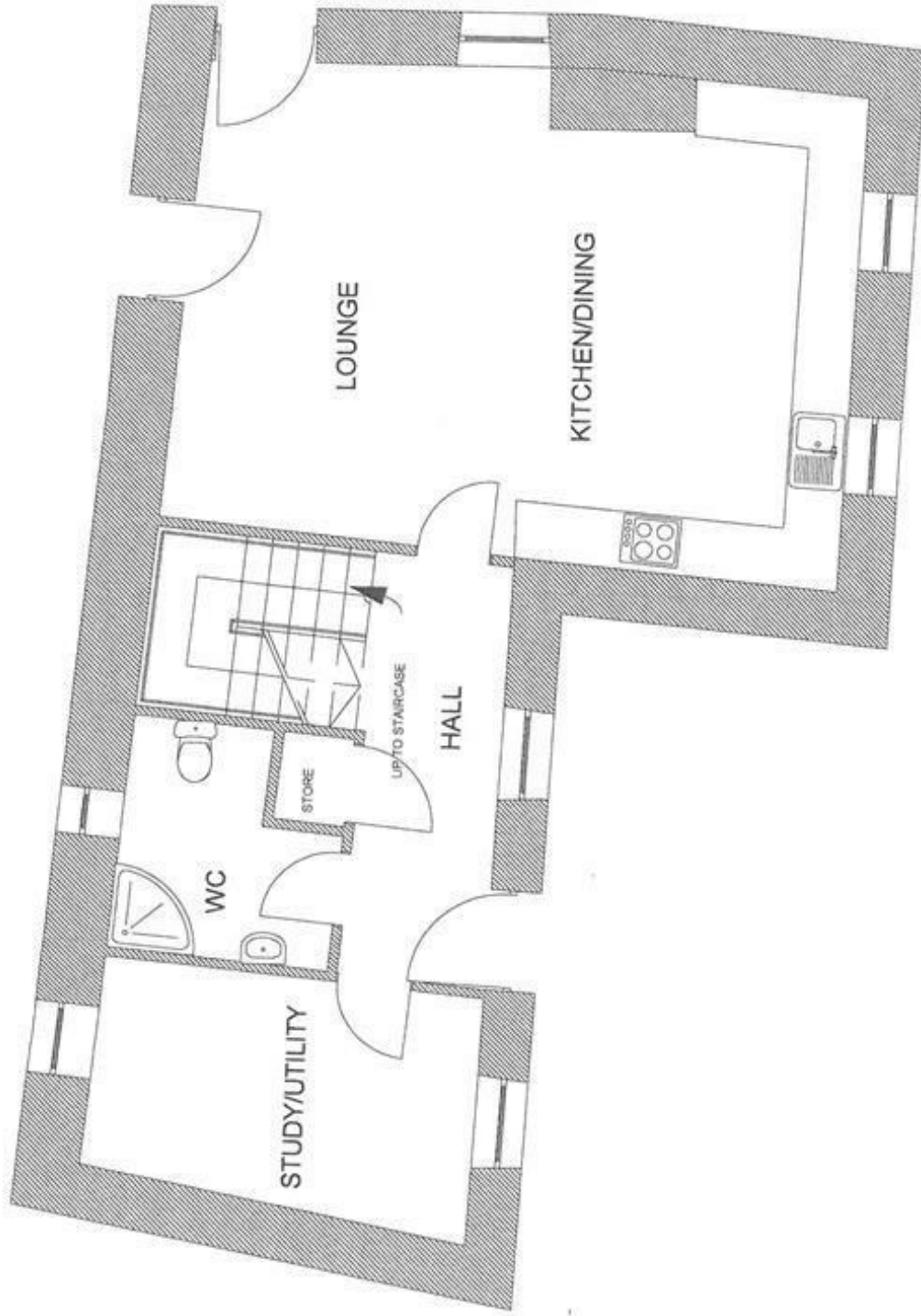
- STONE WALLS.
- LIME MORTAR POINTING TO STONE WALLS.
- TIMBER LINTEL OVER WINDOW & DOOR OPENINGS.
- TIMBER WINDOWS & DOORS.
- SLATE ROOF.
- TIMBER WEATHER BOARDS.
- CAST IRON RAINWATER GOODS.
- CONSERVATION ROOF WINDOWS.



CARMARTHENSHIRE COUNTY COUNCIL
 PLANNING SERVICES
 APPROVED PLAN
 Date: 06 JUL 2007

AMENDED PLANS
 RECEIVED
 06 JUL 2007

CARMARTHENSHIRE COUNTY COUNCIL
ALED THOMAS
 PLANNING DESIGN
 145 BROADWAY, LLANDANOGAL, CARMARTHENSHIRE,
 SA31 3JH
 PROPOSED REINSTATEMENT OF
 EXISTING HOUSE
 MS & JES FRANCIS
 ARCHITECTS
 100, ABERGORLEICH
 CARMARTHENSHIRE
 SA31 3JH
 SCALE: 1:100
PROPOSED ELEVATIONS
 NO 044



PROPOSED GROUND FLOOR PLAN

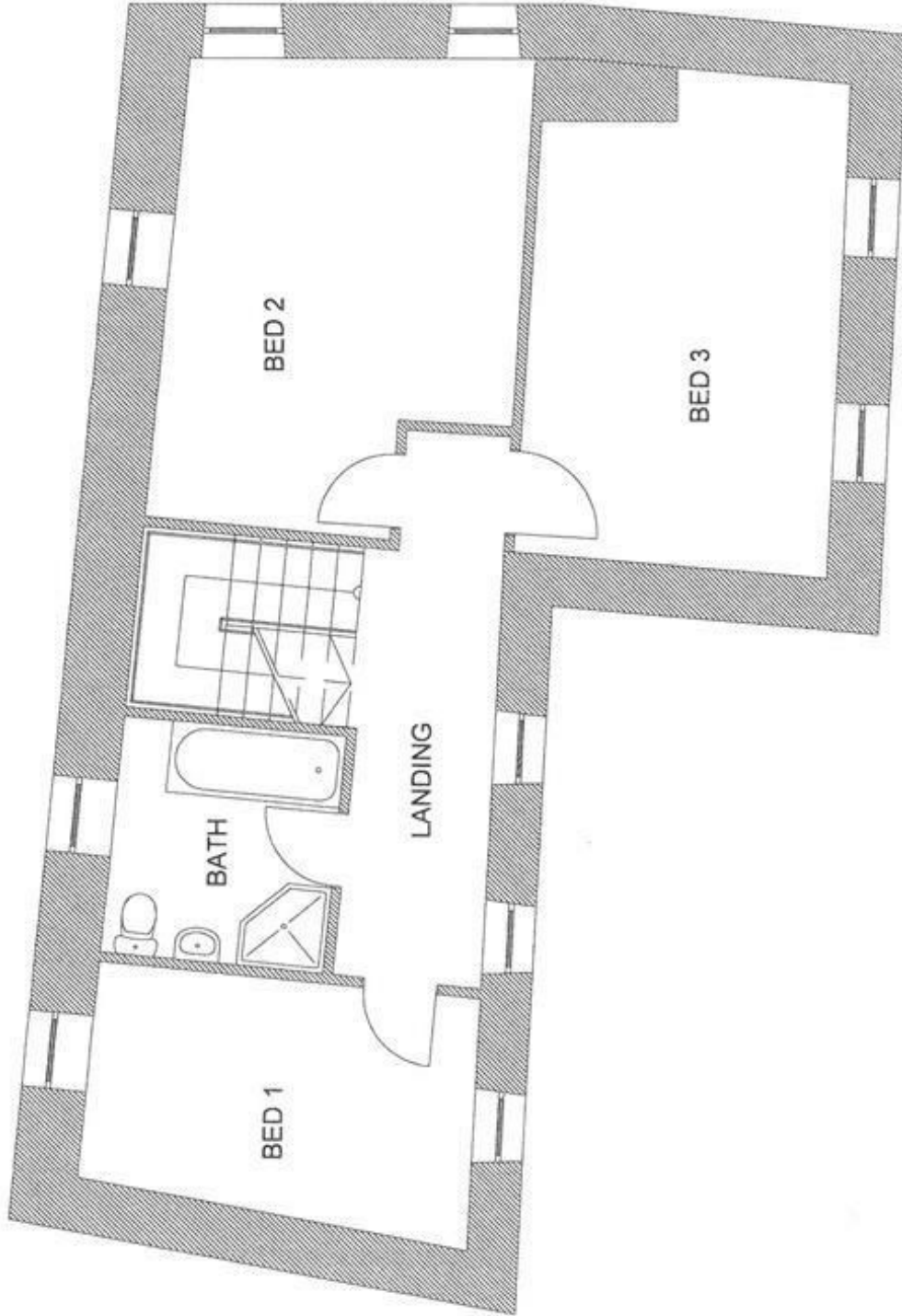
CARMARTHENSHERE COUNTY COUNCIL

PLANNING SERVICES

APPROVED PLAN

Signature: *Zubair* Date: 28/05/2007

<p>ALED THOMAS PLANNING DESIGN MAESOWASTAD, LLANGULUANT, LLANGADOG, CARMARTHENSHERE. TEL - 01550 740 222</p>	<p>PROPOSED REINSTATEMENT OF EXISTING DWELLING</p> <p>MR & MRS FRANCIS PISTYLL UCHAF ABERGORLECH CARMARTHENSHERE</p> <p>SCALE 1:50 PROPOSED GROUND FLOOR PLAN NO 05 A</p>
---	---



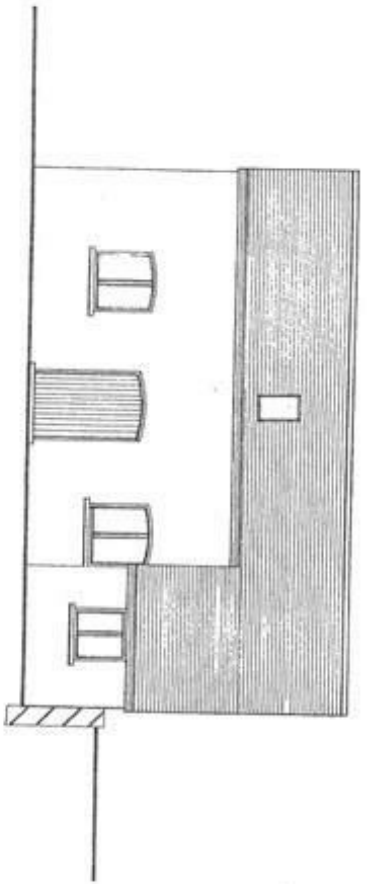
PROPOSED FIRST FLOOR PLAN

CARMARTHENSHERE COUNTY COUNCIL
PLANNING SERVICES

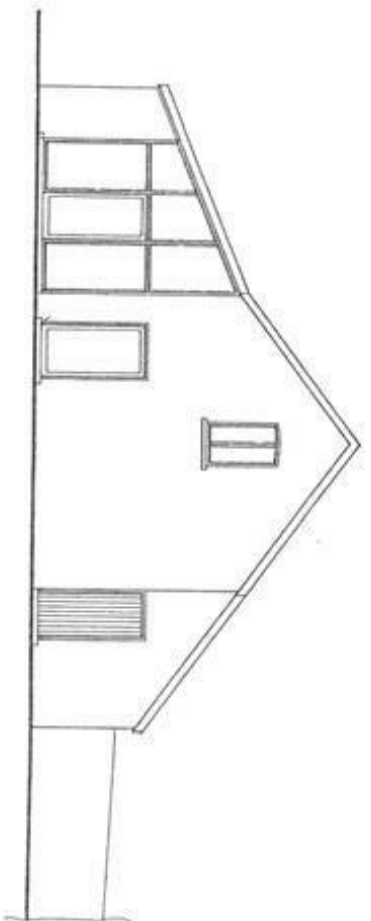
APPROVED PLAN

Signed: *[Signature]* Date: 26 Feb 2007

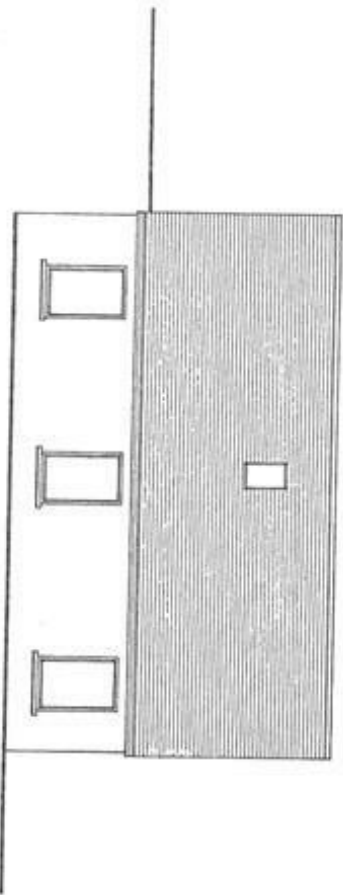
ALED THOMAS PLANNING DESIGN	
MAERWASTAD, LLANDUDUW, LLANGADOG, CARMARTHENSHERE TEL: 01550 790 222	
PROPOSED REINSTATEMENT OF EXISTING DWELLING	
MR & MRS FRANCIS PISTYLL UCHAF ABERGORLECH CARMARTHENSHERE	
SCALE 1:50	PROPOSED FIRST FLOOR PLAN NO 06A



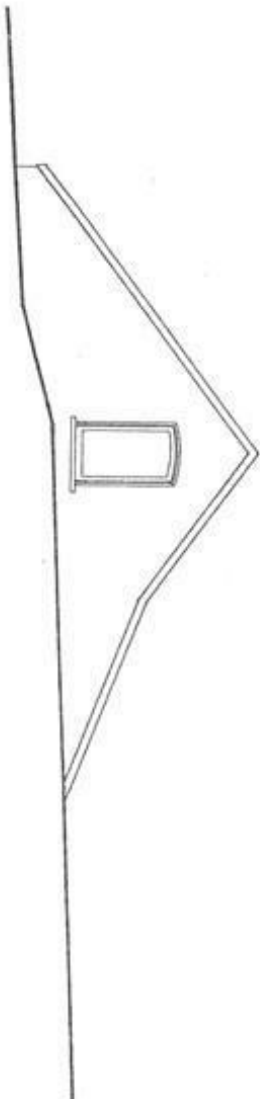
FRONT ELEVATION



SIDE ELEVATION



BACK ELEVATION



SIDE ELEVATION

PROPOSED EXTERNAL FINISH

- STONE WALLS.
- LIME MORTAR POINTING TO STONE WALLS.
- TIMBER WINDOWS & DOORS.
- SLATE ROOF.
- TIMBER WEATHER BOARDS.
- CAST IRON RAINWATER GOODS.
- CONSERVATION ROOF WINDOWS.

ALFED THOMAS B.Sc. (Hons)
 BUILDING SURVEYING & ARCHITECTURAL DESIGN
 MAESGWASTAD, LLANDRISANT LLANGOLDOG, CARMARTHENSHIRE
 TEL: 01596 798 222

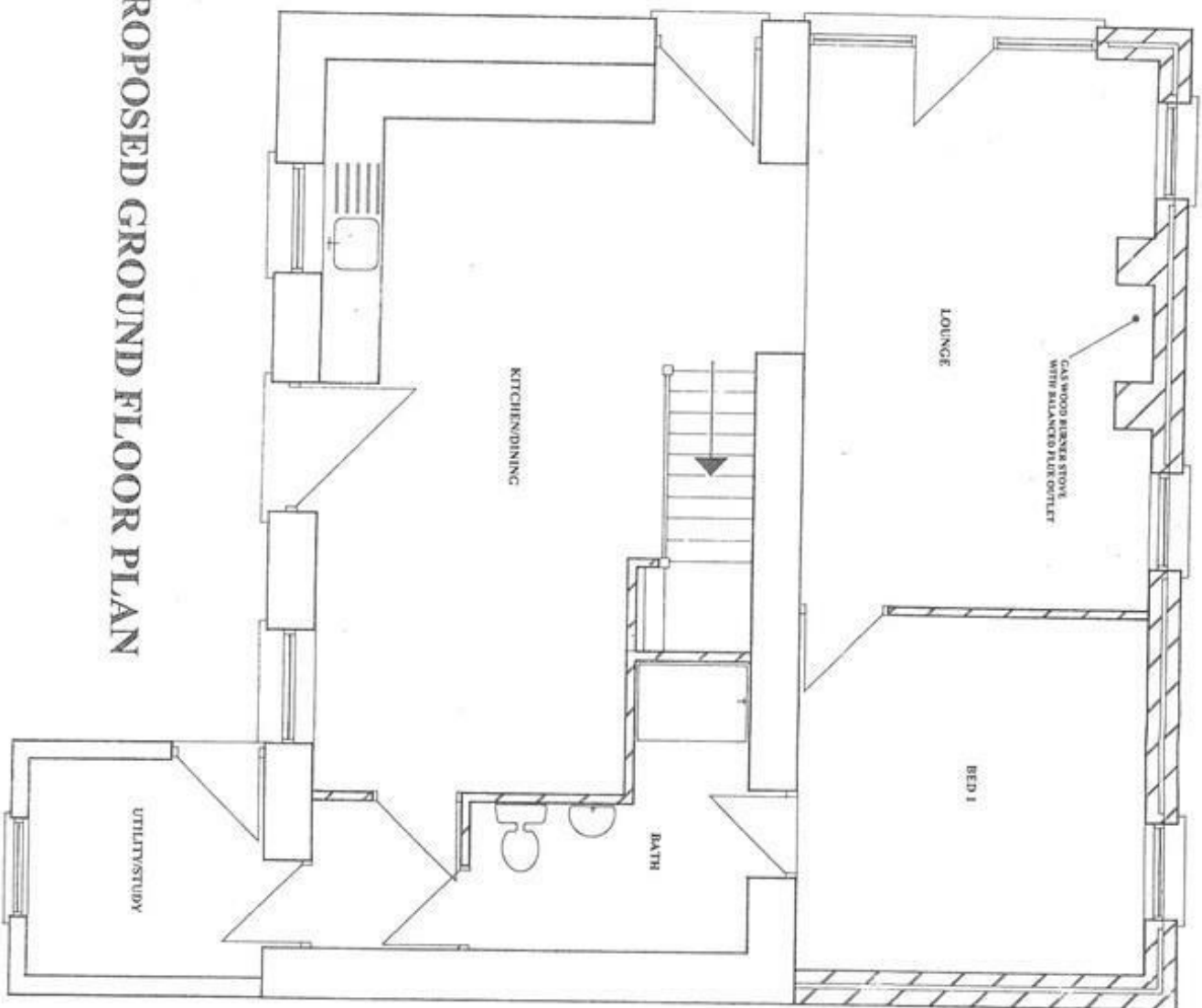
PROPOSED BARN CONVERSION

MR & MRS FRANCIS
 PISTYLL, UCHAF
 ABERGORLECH
 CARMARTHENSHIRE

SCALE 1:100

**PROPOSED ELEVATIONS
 NO 04**

BARN 1



PROPOSED GROUND FLOOR PLAN

ALED THOMAS B.Sc. (Hons)
 BUILDING SURVEYING & ARCHITECTURAL DESIGN
 MAESGWASTAD, LLANDDEUSANT, LLANGADOG, CARMARTHENSHIRE
 TEL : 01550 749 222

PROPOSED BARN CONVERSION

MR & MRS FRANCIS
 PISTYLL UCHAF
 ABERGOORLECH
 CARMARTHENSHIRE

SCALE 1:50

PROPOSED GROUND FLOOR PLAN
 NO 05

BARN 1