



Glan Yr Afon
Pumpsaint, Llanwrda, Carmarthenshire, SA19 8DJ

Glan Yr Afon



Key Features

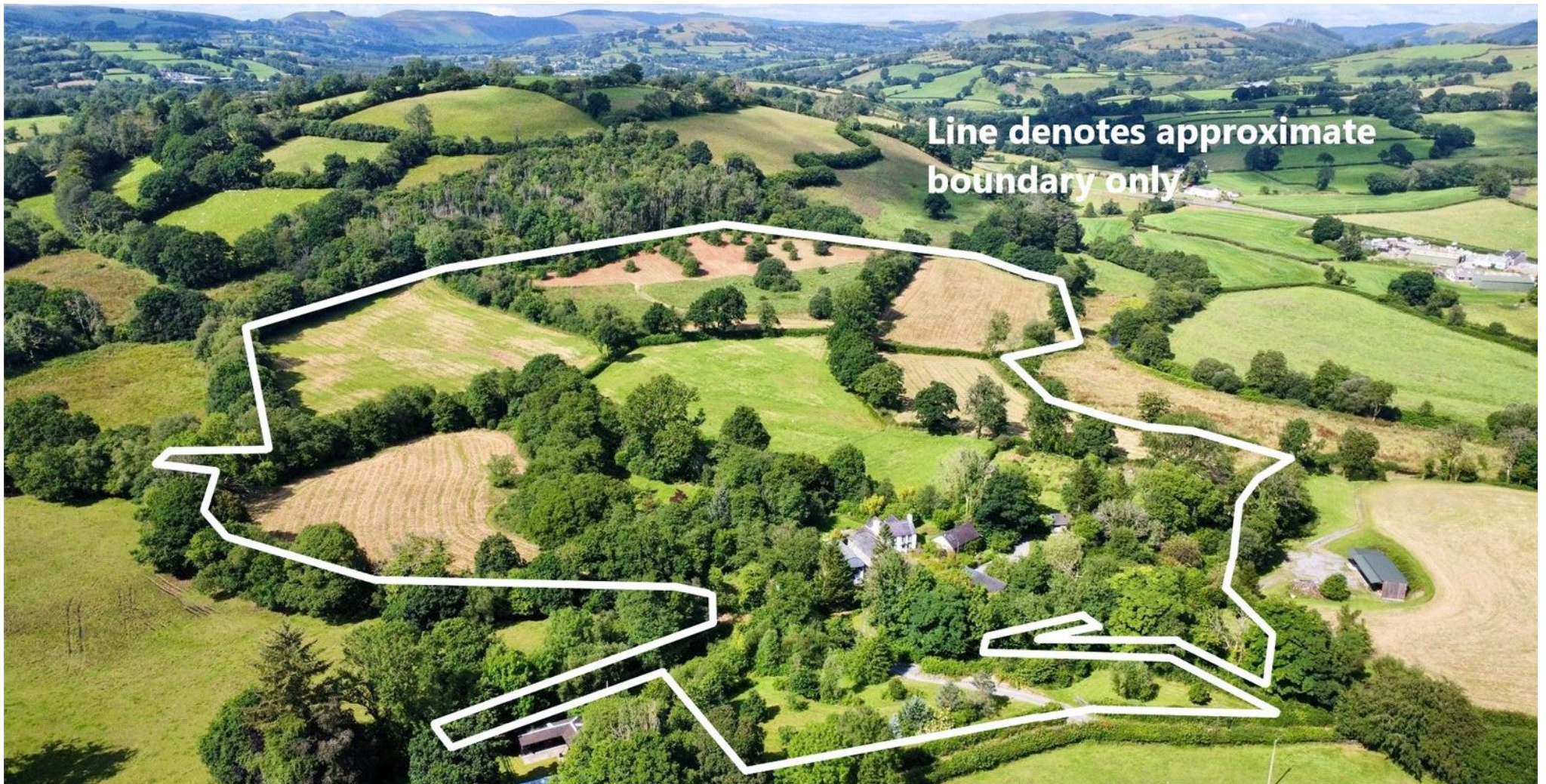
Nestled in a secluded and tranquil setting in a picturesque corner of Mid Wales, this wonderful property is just 7 miles from the charming town of Lampeter and 11 miles from Llandovery. It offers the perfect blend of rural tranquility and convenience, making it an ideal retreat for those seeking peace and beauty.

Situated on approximately 26 acres of land, much of which is pastureland divided into manageable paddocks, it is perfect for ponies, alpacas, or sheep. A natural stream flows through the property, adding to its serene and appealing atmosphere, creating a haven for wildlife and a picturesque backdrop for your daily life.

The main house offers four bedrooms, including one on the ground floor, providing ample living space for families or those who love to entertain.

Additionally, a nearby one-bedroom cottage is ideal for accommodating extra family members or serving as a holiday rental, as it is currently used. This charming cottage adds an extra layer of versatility and potential income, making this property even more desirable.

This property is a rare gem, offering both beauty and versatility in the heart of Mid Wales. Whether you're looking for a peaceful family home, a smallholding for your animals, or a countryside retreat with rental potential, this property has it all. Don't miss the opportunity to own this slice of paradise in Mid Wales.



Location

Tucked away off a single track road and less than 1 mile from the A482 main road this is the perfect setting to for those that seek privacy yet good access to the road networks. The area surrounding the property is known for its natural beauty with rolling hills and pretty wooded valleys. The nearby towns of Lampeter and Llandovery offer great choice of shopping facilities.



Walk Inside

As you enter through the front door, you're greeted by a spacious hallway with charming exposed beams. The hallway features stairs leading to the first floor, with a useful storage area beneath. At the rear of the hallway, there is a well-appointed shower room complete with a large shower, vanity sink, and W.C. The sitting room, with its exposed beams and inviting fireplace with an inset wood-burning stove, is the perfect place to cosy up on winter nights. An archway leads into the dining area, which exudes charm with its exposed stone walls and beamed ceiling. The tiled floor extends into the kitchen, where a vaulted ceiling and a feature stone wall add character. The kitchen comprises a range of units with an inset sink, plumbing for a dishwasher, space for a range cooker, and room for a dining table and chairs. To the rear of the kitchen, a handy boot room offers the ideal spot to kick off muddy boots and hang coats, with access to the rear garden. Adjacent is a utility room, complete with additional units, an inset sink, and plumbing for a washing machine and tumble dryer. Off the dining room, you'll find a spacious ground floor bedroom, perfect for an elderly relative or guest. This room benefits from dual aspect windows, a built-in wardrobe, and an ensuite bathroom with a shower, modern bath, wall-mounted sink, and W.C.

Upstairs, the first-floor landing with a large linen cupboard provides access to three additional bedrooms, all served by a family bathroom featuring a bath with a shower over, W.C., pedestal sink, and tiled walls and floor.





Cottage

Adjacent to the main house is a charming detached cottage, currently used as a holiday rental and being sold fully furnished, equally it is ideal for accommodating extra family members. The ground floor includes an entrance hall with a cloakroom, leading to a kitchen with a part-vaulted ceiling and a range of units with integrated appliances, including an oven, hob, fridge, dishwasher, and washing machine. The open-plan living/dining room boasts attractive wood-effect flooring, French doors to the garden, exposed beams, and a corner stone fireplace with an inset wood-burning stove. An open tread staircase leads to the first floor, where you'll find a door to the rear garden and a spacious double bedroom with a vaulted ceiling and French doors opening onto a balcony, perfect for enjoying your morning coffee. Across the hall, there is a spacious bathroom suite with a large shower, modern bath, W.C., and vanity sink.

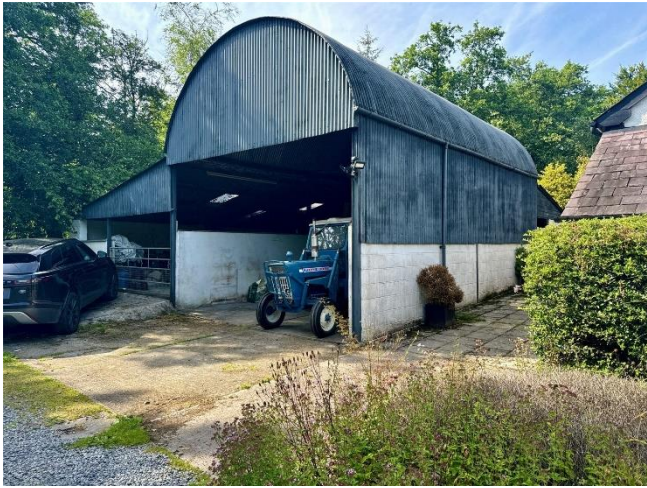


Outside

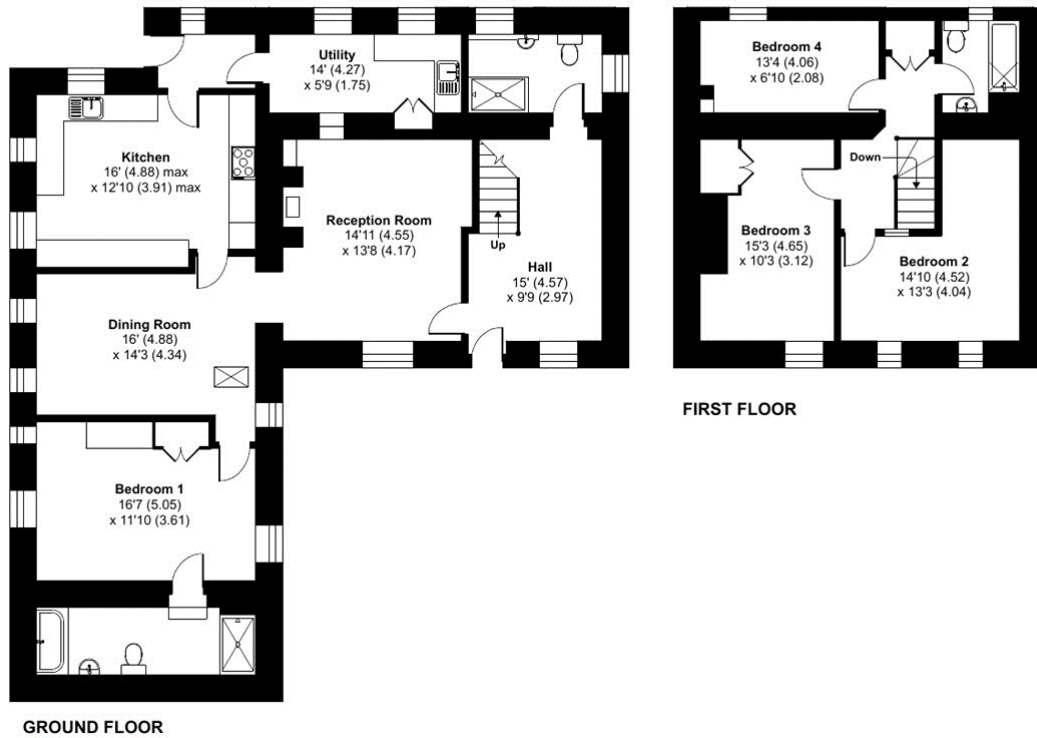
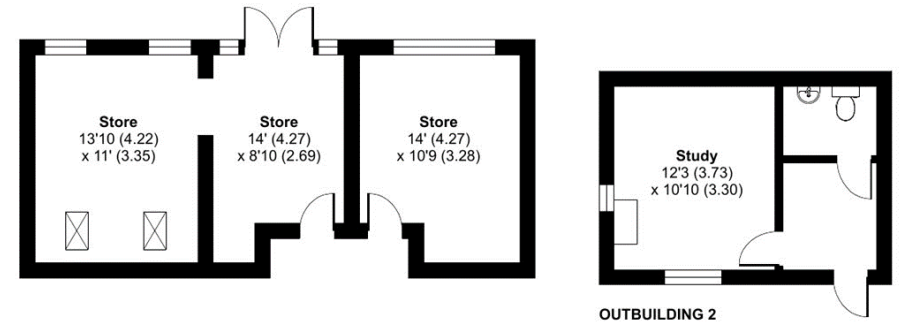
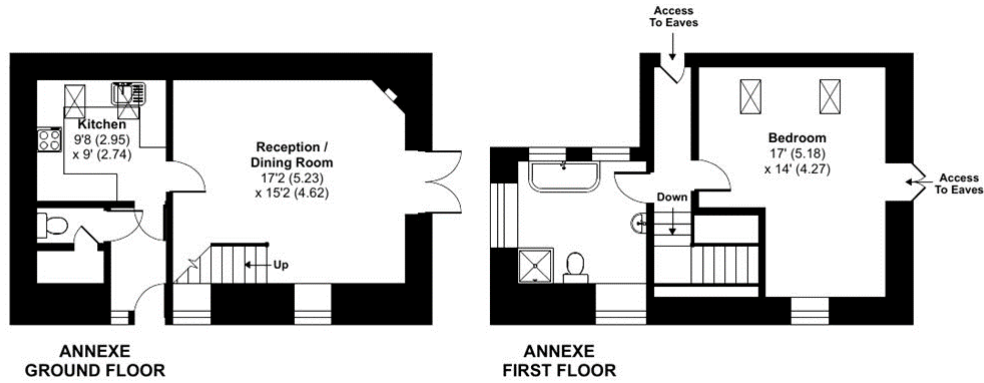
The property is approached via a winding lane that meanders through spacious gardens filled with a variety of mature shrubs and trees, offering a sense of privacy. A small bridge crosses a natural stream, leading to a spacious parking area and a Dutch barn, ideal for use as a workshop or for storage. The expansive gardens surround the house and include mature trees and shrubs, fruit trees, a greenhouse, and a wildlife pond, creating a haven for flora and fauna and providing ample space for self-sufficiency. Additionally, there is an outbuilding that could serve as a gym or storage area, complete with tiled flooring, power, and lighting, with a small courtyard alongside. The property also benefits from a home office, complete with a storeroom, W.C., and wood-burning stove, making it the perfect space for working from home in any weather.

Situated within approximately 26 acres of land, much of which is pastureland divided into manageable paddocks with a field shelter, the property is ideal for keeping ponies, alpacas, or sheep.





FLOORPLAN



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg No. OC310186 Registered Office: The Ox Pasture, Overton Road, Ludlow, Shropshire, SY8 4AA. Printed 04.04.2023



GENERAL

Mobile & Internet Coverage: Please refer to Ofcom by using the following link; www.checker.ofcom.org.uk.

SERVICES: We are informed that the property is connected to mains water and electricity, private drainage.

HEATING: LPG central heating to both main house and cottage. Solar thermal panels supplement hot water.

(Note: The selling agents wish to remind prospective purchasers that the services, service installations, heating & electrical appliances have NOT been tested).

COUNCIL TAX: Band D

TENURE: We are informed that the property is of Freehold Tenure.

DIRECTIONS: What 3 Words: [///skid.limped.last](http://skid.limped.last)

NOTE: The property is traversed by a public footpath.

VIEWING: By appointment through selling agents –
Fine & Country 01874 427290

Opening Hours: Mon–Fri: 9:00am - 5:00pm or Sat: 9:00am - 1:00pm

NOTICE Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

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