

PROFILE HOMES

Country & Equestrian Property Agents

Penybanc Farm Office, Llangadog, Carmarthenshire, SA19 9DU Tel: 01550 777790 Email: contact@profilehomes.com Web: www.profilehomes.com

ID REF: 0625

Llwynwermwd, Harford, Carmarthenshire

**Beautifully Situated Country Property of Circa 5½ Acres with Superb Views.
Substantial 5 Bed Period Residence of Great Charm and Character.
Delightful Gardens and Grounds. Good Pasture and an area of Woodland.**

Pumpsaint 2 miles, Lampeter 6 miles, Llandeilo 15 miles, Coast 19 miles, Carmarthen 25 miles



The traditional farmhouse residence is of stone construction under a slate roof and is believed to date back to the mid-1800s, although the architecture follows the classic Georgian country style. Exuding period charm and character, with many original features, the very well presented accommodation includes:- 5 Double Bedrooms, Bathroom, Sitting Room, open-plan Kitchen/Living Room with solid ash, free-standing units and a lovely Inglenook fireplace, Utility Room, Cloakroom, and Rear Porch/Boot Room. The property also offers attractive gardens and grounds, a timber Workshop/Garden Store, and gently sloping pastureland as well as an area of woodland. The whole amounts to approximately 5½ Acres. There is one neighbouring property.

Occupying a peaceful, elevated position, the property commands wonderful, far reaching views across the undulating green landscapes of northern Carmarthenshire. This picturesque region fringing the southern reaches of the Cambrian Mountains offers opportunities for walking, horse riding, cycling, bird-watching, and fishing (Springwater Lakes Fishery is about a mile away) – with cross-country footpaths and bridleways in the general locality and a network of quiet country lanes. Harford has a garage with a small mini-market, situated about three-quarters of a mile away along the A482 road. There are primary schools ½ mile and 1¼ miles away in the Ffarmers area, whilst Pumpsaint is about 2 miles distant with an agricultural merchant (useful for those who keep livestock) and a large pub with restaurant. The bustling university and market town of Lampeter is within 15 minutes' driving distance, providing all essential amenities. *(Fuller details about the location will be found at the end of these particulars)*

Offers in the Region of: £349,950

SELLING AGENTS – PROFILE HOMES



THE ACCOMMODATION COMPRISES:

With wood-framed sash windows and oil-fired central heating.

All the windows to the front aspect enjoy panoramic views across the property's land to the countryside beyond.

ENTRANCE HALL: 14'7" x 6'. A solid wood front door with daylight panel above leads into the Entrance Hall, with wide solid oak floorboards, wood panelling to dado height, staircase to the first floor, understairs store cupboard, and doors to the Sitting Room and Kitchen/Living Room.

SITTING ROOM: 14' x 9'6". Open fireplace (unused). Window to the front aspect.

OPEN-PLAN KITCHEN / LIVING ROOM: 26'8" x 15'7" max. overall. A delightful family room – the heart of the farmhouse.

Kitchen Area:

14'8" x 14'7". Range of free-standing, solid ash hardwood units, Belfast sink with brass swan-neck mixer tap and ceramic drainer, space for a range-style cooker, solid oak floorboards, original meat hooks in ceiling. Dual aspect with window to the front and window to the side.

Living Room Area:

15'7" (excluding inglenook) x 12'. Large, beautiful Inglenook fireplace with bressumer beam over, housing a multi-fuel cast iron stove on a raised, slate tiled hearth, with former bread oven, concealed lighting, and display fitment (former gun rack) above. Oak floorboards. Door to the Utility Room. Window to the rear aspect. Half glazed door leading into the Rear Porch/Boot Room.







- UTILITY ROOM:** 12'6" x 10' max. Plumbing and space for a washing machine and tumble dryer. Worcester oil-fired boiler serving the central heating and hot water system. Window to the side aspect. Door to the Cloakroom.
- CLOAKROOM:** 9' x 3'. Vanity unit with inset wash hand basin and tiled splashback, W.C., and window to the rear aspect.
- REAR PORCH/
BOOT ROOM:** With rear entrance door and full-width windows to the rear.
- First Floor –** Staircase from the Entrance Hall leads up to the first floor landing.
- LANDING:** 12' x 10' max. – L-shaped. With doors off to the Bedrooms and Bathroom.
- BEDROOM 1:** 14'8" x 9'6". Window to the front aspect.
- BEDROOM 2:** 11'6" x 9'2". Extra wide exposed pine floorboards. Window to the side aspect.
- BEDROOM 3:** 9'7" x 8'4". Window to the front aspect.
- BEDROOM 4:** 14'8" x 14'8" – L-shaped. Window to the front aspect.
- BEDROOM 5:** 11'6" x 10'9" max. Access to the loft. Exposed pine floorboards. Window to the rear aspect.
- BATHROOM:** 8'7" x 5'8". Attractive Edwardian-style bathroom with white suite comprising panelled bath with drencher-head shower over, folding shower screen and tiled surround, pedestal wash hand basin, and close coupled W.C. Ceiling downlights, Wood panelling to dado height, exposed pine floorboards. Two windows to the rear aspect.



Bedroom 1



View from the first floor to the front aspect



Bedroom 2



Bedroom 3



Bedroom 4



Bedroom 4 again



Bathroom



South-westerly view across neighbouring pastureland



EXTERNALLY:

THE APPROACH:

The property is approached via a long, good-surfaced track, which serves this property and continues past to the neighbouring property.

The property has a wide gated entrance and private gravelled drive leading past the residence, and offers ample parking and turning space.

WORKSHOP/STORE:

29'6" x 10'6". Situated to one side of the residence near the garden boundary, a painted cedar wood shed providing a workshop and garden store.

**THE GARDENS,
GROUNDS & LAND:**

The property totals approximately 5.5 Acres.

The gardens and grounds are partly terraced against the hillside, and include an attractive patio area, a herb garden, various areas of lawn, well stocked herbaceous borders, and pathways. The beautiful open outlook is an added dimension, providing endless interest and pleasure through the changing seasons.

The property's land is situated across the approach track to the front of the residence, comprising very gently sloping pasture enclosed by stock fencing and natural tree lines. The pastureland leads down to an area of indigenous woodland, providing habitats for a variety of flora and fauna.

Entrance to the Property







SERVICES:

We understand that the property is connected to mains electricity and has a UV filtered and treated, bore-hole private water supply, and a private drainage system. The property has oil-fired central heating and LPG bottled gas connection for cooking facilities. Telephone is understood to be connected and should be available to purchasers subject to the usual transfer arrangements. (Broadband is available in the area.)

Council Tax:

We are informed that the property is within Tax Band "F" – £1,527.80 p.a.

FIXTURES & FITTINGS:

Fixtures and fittings that are referred to within these particulars will be included in the sale unless otherwise stated.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY:

The property is sold subject to and with the benefit of all wayleaves, easements and rights of way declared and undeclared.

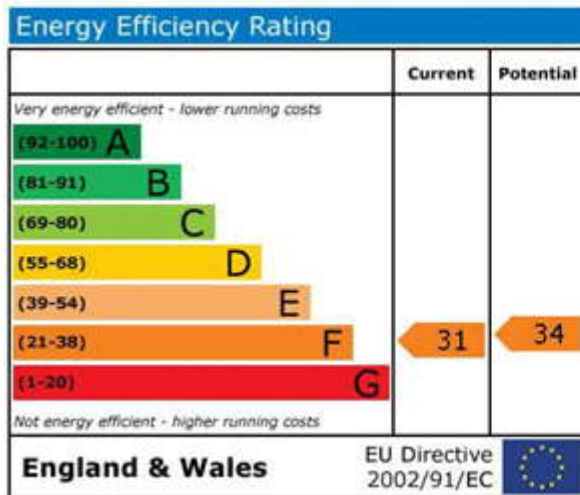
TENURE & POSSESSION:

We are informed that the property is freehold with vacant possession on completion, by arrangement.

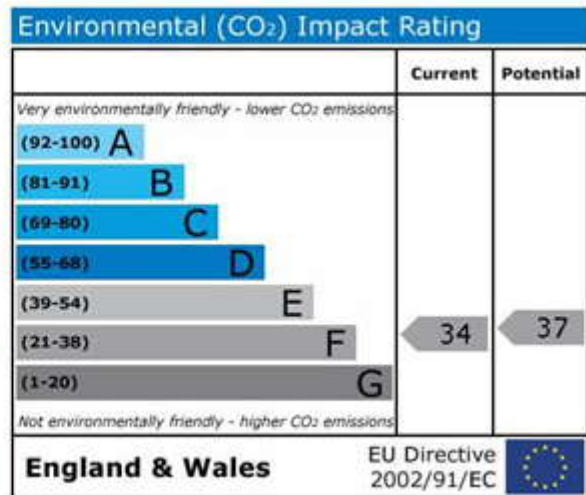
VIEWING:

**By prior appointment with the Selling Agents –
PROFILE HOMES
Tel: 01550 777790
Email: contact@profilehomes.com
Website: www.profilehomes.com**

ENERGY PERFORMANCE:



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

THE LOCATION:

Approximate Distances:

Lampeter 6 miles north-west, Ffarmers 1¾ miles northerly, Pumpsaint 2 miles south-easterly, Caio 3½ miles south-east, Llanwrda 10½ miles south-easterly, Tregaron 12½ miles, Llandovery 12½ miles south-east, Llandeilo 15 miles south, Aberaeron (coast) 19 miles north-west, Carmarthen 25 miles south-west, M4 Motorway access 27 miles south, Aberystwyth 28½ miles north, Llanelli 33½ miles south, Swansea 38½ miles south, Cardigan 37 miles west, Fishguard Ferry Service 51½ miles west, Cardiff 67 miles south-east.

Schools – Local primary schools are ½ mile and 1¾ miles distant in the Ffarmers are to the north. Lampeter offers a comprehensive school as well as a university. Private education is available at Llandovery College, about 12½ miles away.

Universities are located at Lampeter, Carmarthen, Aberystwyth, Swansea, Cardiff, Newport, and Bangor.

Travel – Access to the A482 (Aberaeron-Lampeter-Llanwrda road) is few minutes away. Access to the A40 trunk road is 10½ miles away at Llanwrda village. Access to the M4 Motorway is 27 miles south at Pont Abraham.

Bus – Lampeter offers a good bus service (X40 bus, Carmarthen-Cardiff, and Aberystwyth)

Rail – Main line railway stations are at Carmarthen (Cardiff-London) and Aberystwyth (Midlands-North). Country line railway station at Llandovery (Swansea-Shrewsbury)

The property is situated amidst beautiful countryside in the northern part of Carmarthenshire, a region of rolling hills, sparkling streams and rivers, and stretches of woodland, with cross country paths and tracks for exploring. Villages and towns are within easy driving distance, as is the coast and numerous visitor attractions.

Harford has a garage with a small mini-market, about ¾ mile by road west of the property, and is also home to Springwater Lakes Fishery, a mile or so southerly, offering trout and coarse fishing on four lakes. Harford takes its name from John Scandrett Harford, of Bristol origins (1785-1866), a wealthy banker, landowner, Quaker, and artist, whose property included estates around Lampeter. (The University of Wales at Lampeter stands on a site donated by Harford.)

Ffarmers, a rural village 1¾ miles northwards, has a sub post office and I.T. facilities in the village hall, a primary school, and the Drovers Arms pub. The village was once an important resting centre for cattle drovers as they journeyed to the English markets.

Pumpsaint is 2 miles south-easterly along the A482 road, with the Dolaucothi Arms, with restaurant, and also agricultural merchants, builders' merchants and timber yard. Standing near the confluence of the River Cothi with its tributary, the River Twrch, the village is named after five saints who rested against a rock here while on a pilgrimage long ago ("pump" is Welsh for five). Legend has it that impressions of the saints' heads can be seen in the stone, which stands on a green near the Gold Mines (the Carreg Pumpsaint Standing Stone).

The Dolaucothi Gold Mines are half a mile past Pumpsaint, set amidst wooded hillsides overlooking the Cothi valley. The Gold Mines were first exploited by the Romans 2000 years ago, then worked again from the 19th Century up until closure in 1938, and the site is now a museum. The Mines and Pumpsaint lie within the National Trust-owned Dolaucothi Estate, which totals some 2,500 acres, encompassing hill farms, cottages, mansion house ruins, waymarked walks, bridleways and riverside picnic areas, and trails that lead up into the mountains for the more adventurous.

Caio village is about 3½ miles south-east of the property, nestling at the bottom of the steep sided river Annell valley amidst delightful countryside. Caio has a primary school, a village inn, the Brunant Arms, with bar, licensed restaurant, and B&B facilities, and the ancient St. Cynwyl's parish church, which is one of the oldest in Wales. The old church is reputed to be the site where Roman slave labourers were barracked whilst they toiled in the gold mines on the other side of the hill (Caio may have been named after the Roman, Caius), and it is thought that there may have been a tunnel from the churchyard to the mines.

Caio Forest lies just to the north-east of Caio village, an upland area of planted coniferous forest established over moorland to the south-western side of Mynydd Mallaen, with some stands of ancient deciduous trees and the rivers Anell and Dulais flowing through. Extending over approximately 25 square miles, the forest offers excellent walking, cycling and horse riding opportunities. Beyond the forest are the wild, empty Cambrian uplands of Mynydd Mallaen (the mountain rises to about 1,500 feet at its highest point), a beautiful, remote region with deeply cut valleys, numerous streams, waterfalls, moorland plateau and marshland.

Beyond Ffarmers, Pumpsaint and Caio to the north are wilder areas of moorland with old cattle droving routes, mountain trails, and dramatic scenery. 7½ miles or so to the west of the property, Mynydd Pencarreg is a prominent feature of the landscape, beyond which is the lovely River Teifi valley with delightful towns and beauty spots along its length.

Crugybar is also along the A482, some 3¾ miles southerly, having a petrol filling station with a shop and sub-post office, as well as the Bridgend pub near the River Anell.

Lampeter is a traditional market town standing by the Teifi, some 6 miles north-west of the property, providing good shops, main post office, a leisure centre with swimming pool, cafes, restaurants and pubs, doctors and dentists, primary and secondary schools, and university. The University of Wales at Lampeter is the oldest in the country (1822) and the smallest in Britain, occupying a beautiful setting in the Cambrian Mountain foothills. Lampeter's summer events include a Food Festival, the Rhys Thomas James Eisteddfod, the Drovers Arts Festival and a Carnival. The Welsh language and culture thrive in this small but busy town. Nestling on the border of Ceredigion and Carmarthenshire, Lampeter is the centre of a network of interesting country walks along footpaths, bridleways and quiet roads.

Cilgwyn Golf Club is about 9 miles north-west of the property nestling in a lovely valley near Llangybi village – an enjoyable 9-hole level parkland course with trees, streams and ponds. There is a putting green and also an area for practising.

Tregaron is 12½ miles northerly in the upper part of the Teifi Valley, on the western flank of the Cambrian Mountains, being a walking/cycling/fishing/bird-watching tourist centre and Ceredigion's smallest town. There is a Red Kite Centre and a Welsh Gold Centre where goldsmiths can be watched at work. Just north of town is the remarkable **Cors Caron National Nature Reserve** (Tregaron Bog) by the river, a huge red-tinged marshland, supporting a wide variety of birds (including red kites) and other flora and fauna, offering walks and information boards. It is one of Europe's largest peat bogs and an important wetland reserve. Further into the uplands, **Strata Florida Abbey** is 19½ miles northerly on the banks of the Teifi, dating back to the 12th Century – the 'Westminster of Wales' – where many Welsh princes are buried. The Cistercian monks controlled the economy of this region in the Middle Ages. The Cambrian Way Footpath can be accessed near Strata Florida, offering great ridge walking.

Llandovery in the upper Towy Valley is 12½ miles to the south-east, an old market town surrounded by rolling hills at the north-western edge of the Brecon Beacons National Park. The town has a good selection of shops, a supermarket, main post office, banks, hotels, cafes, restaurants, pubs, swimming pool, small hospital, primary and secondary schools, together with a mix of fine Georgian and Victorian architecture, Norman Castle remains, a Heritage Centre and a famous public school (Llandovery College). Llandovery's railway station is on the Heart of Wales country line, which runs from Swansea up to Shrewsbury over 121 miles through wonderful countryside. The High Street is part of the main A40 road. Llandovery was once a vital centre for cattle drovers, and the very first bank in Wales was established here (The Bank of the Black Ox) to accommodate the drovers' money.

A few miles north of town are the wilder reaches of Towy Valley and the eastern flank of Mynydd Mallaen, with wonderful scenic places to visit. Further north is the **RSPB's Dinas Nature Reserve** (about 15 miles north-east of the property), with ancient oak woodland, pools, waterfalls, and chances to see a wide variety of birds as well as otters by the Towy. A couple of miles onwards are the great **Llyn Brianne Dam and Reservoir**, beyond which are miles of unspoilt wilderness.

Llandeilo is also at the fringe of the National Park, 15 miles south of the property off the A40 – a small, charming town by the Towy, with distinctive shops, galleries, pubs, hotels, good restaurants, main post office, and railway station (Heart of Wales line). The town dates back to the 13th Century, and was once the medieval capital of Carmarthenshire, but the development of Llandeilo really grew in the 18th Century as a market town and banking centre for cattle drovers. The town retains its old world charm, with narrow streets, historic Georgian and Victorian buildings, and a single-span stone bridge over the river.

Just outside Llandeilo is the National Trust owned **Dinefwr Park**, with a fine 17th Century manor house (Newton House), woodland, mill pond, fallow deer and white cattle, and the Castle Woods Nature Reserve, which offers a walk to the 12th Century Dinefwr Castle, perched on a rocky crag commanding stunning views along the Towy Valley.

Brecon Beacons National Park extends from Llandeilo in the west to Hay-on-Wye in the east, covering some 520 square miles, and incorporates the Black Mountain massif to the west, the Fforest Fawr, the Central Brecon Beacons, and Black Mountains Range to the east. The scenery is spectacular with countryside that includes high mountain peaks, gorges, waterfalls, lakes, open hills and moorland, as well as wooded valleys and lowlands with soft rolling farmland and clear meandering rivers. There are Castles at strategic points on the boundaries of the park – at Hay-on-Wye, Brecon, Trecastle, Tretower, Crickhowell and Carreg Cennen, a magnificent 14th Century Castle dramatically set atop a limestone outcrop some 20 miles south of the property.

Carmarthen is 25 miles south-west, combining an old world charm of quaint narrow streets and traditional shops with bustling markets and modern shopping amenities, along with leisure facilities, university college, heritage centre and general hospital. The town is served by good rail links through Swansea to Cardiff, and main roads radiate out to all regions, including the A40, A48-M4 Link, A484 and A485. **Aberystwyth** is 28½ miles north, a busy seaside and university town, with two beaches and a marina, good shopping, sports and leisure amenities, and railway and coach/bus stations (trains run to Shrewsbury and Birmingham).

To the south, the **National Botanic Garden of Wales** are 22 miles distant, featuring the Great Glass House designed by Norman Foster. The **Royal Welsh Showground** near Builth Wells on the river Wye is about 34 miles north-east of the property.

Within easy driving distance is the Heritage Coast of Cardigan Bay to the north-west, famous for porpoises, grey seals, bottlenose dolphins, abundant bird life, wonderful coastal walks and clean, sandy beaches. The well known resort of **Aberaeron** is 19 miles away, a thriving town with notable Georgian architecture (by John Nash) and picturesque harbour, with the lovely Llanerchaeron Estate and Mansion on the outskirts. Popular **New Quay** is 21½ miles away, set in a sheltered bay with a delightful harbour, golden beaches and miles of secluded coves nearby. To the south on Carmarthen Bay, the **Millennium Coastal Park** is at Llanelli's shoreline, some 34 miles away, providing beaches, dunes, salt marshes, fens, woodland and leisure facilities, whilst Pembrey is about 37 miles distant with the vast sandy expanse of Cefn Sidan beach beyond. The stunning **Gower Peninsula** and the lovely resort of the Mumbles are about 42 miles distant. To the south-west, Saundersfoot and Tenby are about 48 miles away and one of the UK's top theme parks, Oakwood Leisure Park, is also 48 miles away with the CC2000 Crystal Maze and Bowling Alley nearby.

NOTES: **PROFILE HOMES as agents for the vendors of this property give notice that these particulars have been produced in good faith and are intended only for guidance and assistance. These particulars do not constitute a contract or any part of a contract.**

PROFILE HOMES have visited the property but have NOT surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage, etc. Measurements and room dimensions are not guaranteed to be accurate and are given for guidance only. Purchasers must rely on their own and/or their Surveyor's inspections and their Solicitor's enquiries to determine the overall condition, size and acreage of the property, and also on Planning, Rights of Way, and all other matters relating to it.

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