

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk



- DELIGHTFULLY SITUATED 14.5 ACRE RESIDENTIAL SMALLHOLDING.
- FIRST TIME ON THE MARKET SINCE 1997.
- 4 BEDROOMS. 3 LIVING ROOMS. 3 BATHROOMS/WC's. CONSERVATORY.
- MANY CHARACTER FEATURES INCLUDING FORMER INGLENOOK FIREPLACE.
- IN THE HEART OF THE WELSH COUNTRYSIDE.
- SYMPATHETICALLY AND TASTEFULLY RENOVATED RESIDENCE AFFORDING IMMACULATE VERY WELL PRESENTED ACCOMMODATION.
- 3 MILES NORTH OF LLANSTEFFAN.
- 7 MILES CARMARTHEN TOWN CENTRE.

Penpicillion
Llangain
Carmarthen SA33 5AR

£695,000 OIRO
FREEHOLD

Email: sales@geraldvaughan.co.uk

Telephone: 01267-220424 • Facsimile: 01267-238779

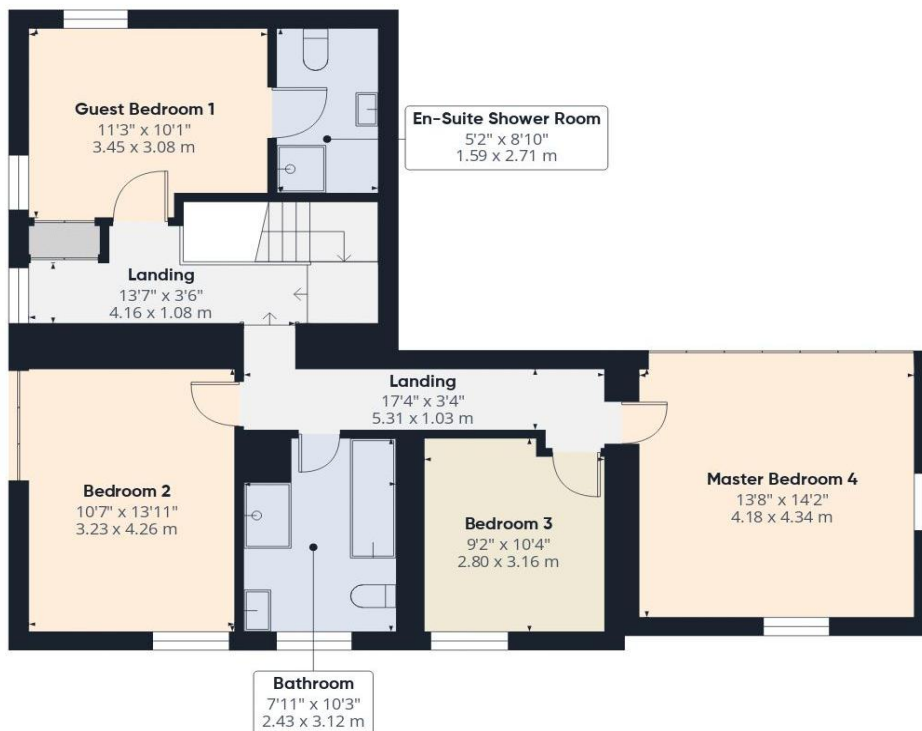
Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL



Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendors agents 'Gerald R. Vaughan' and no employee of 'Gerald R. Vaughan' has any authority to make or give any representation or warranty whatsoever in relation to this property. Services, fittings and equipment referred to within these property particulars have NOT been tested and NO warranties can be given. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained within these property particulars. These particulars are produced in good faith and do not constitute or form any part of a contract. All measurements are APPROXIMATE and believed to be accurate to within 4 inches.



Ground Floor



Floor 1

*A most conveniently situated **14.5 ACRE RESIDENTIAL SMALLHOLDING** enjoying a delightful position in the heart of the beautiful Welsh countryside and comprising a charming sympathetically and tastefully renovated **4 BEDROOMED/2 RECEPTION ROOMED FARMHOUSE** (1797) having an attractive colourwashed stone facade with many character features including inglenook fireplace full of charm character fronting onto a hardcored yard and set in mature established landscaped mainly lawned well stocked gardens and grounds that incorporate an Orchard all enjoying the peace and tranquillity of a rural setting. The holding further benefits from an attractive range of traditional stone and slate outbuildings that afford excellent scope – subject to planning, including a **FORMER 15 TIE COWSHED, THRESHING BARN and FORMER COACH HOUSE** together with 2 modern outbuildings whilst the land extends to approximately 13.5 acres of highly productive pasture, lying on the renowned Red Sandstone Formation all enjoying excellent road frontage.*

The property occupies an enviable rural location being just **1.4 miles of the B4312 Carmarthen to Llansteffan Road**, is within **2 miles of the rural village community of Llanybri** that offers a village pub, is located approximately **3 miles north of the sandy beach and local facilities at Llansteffan**, is within **3 miles of the Primary School at Llangain**, approximately **5.5 miles of 'Q.E. High' Secondary School and Carmarthen Leisure Centre**, is within **6 miles of the A40 trunk road at Johnstown** and is located approximately **7 miles south west** of the readily available facilities and services at the centre of the County and Market town of Carmarthen.

FIRST TIME ON THE OPEN MARKET SINCE 1997.

COMPLETELY RENOVATED BY THE VENDORS IN 1997 TO INCLUDE PROVISION OF A DOUBLE STOREY EXTENSION TO ONE SIDE AND A SINGLE STOREY EXTENSION AT THE REAR.

OIL C/H with thermostatically controlled radiators. SMOOTH SKIMMED CEILINGS.

HANDMADE PINE BOARDED INTERNAL DOORS. SINGLE GLAZED SASH WINDOWS.

MANY CHARACTER FEATURES INCLUDING INGLENOOK FIREPLACE, EXPOSED PINE BOARDED FLOORS ETC.

PARTIAL PVCu DOUBLE GLAZING. THE FITTED CARPETS ARE INCLUDED.

ENTRANCE PORCH with ceramic tiled floor. 'T&G' boarded ceiling. Ledge and brace boarded entrance door. Recess with consumer unit. Glazed/panelled door with slate step to

SITTING ROOM 29' 5" x 13' 11" (8.96m x 4.24m) with exposed boarded floor. Feature original inglenook stone fireplace with slate hearth incorporating a multi-fuel roomheater with a clay flue and original opening to one side. 3 Radiators. 2 Single glazed sash windows. TV point. 5 Lamp plug points. 10 Power points. Handmade pine boarded doors to the rear hall and

DINING ROOM 13' 8" x 10' 3" (4.16m x 3.12m) with exposed boarded floor. Radiator. Double aspect. Single glazed sash window to fore. Double glazed French door to side. 2 Lamp plug points. 6 Power points. Feature fireplace incorporating an L.P. gas coal effect fire on slate hearth. Pine boarded door to



FITTED KITCHEN/BREAKFAST ROOM 18' 2" x 14' 6"

(5.53m x 4.42m) overall slightly 'L' shaped with feature tiled floor. 3 Single glazed sash windows. Extractor fan. Part tiled walls. Plumbing for dishwasher. Smoke detector. 2 Radiators. Range of fitted base kitchen units (Classic Kitchens Whitland) incorporating a 1.5 bowl sink unit. Feature pantry cupboard with pine panelled doors and drawers. TV and telephone points. 12 Power points plus fused point. Fitted floor to ceiling cupboard with pine doors. Glazed door to the Conservatory. Glazed/panelled door to

INNER HALL with feature tiled floor. Cloak hooks. Glazed/panelled doors to the rear/side hall and

UTILITY ROOM 6' 10" x 6' 4" (2.08m x 1.93m) with base unit incorporating a sink unit with tiled splashback. Single glazed sash window. 'Worcester' oil fired central heating boiler. 6 Power points. Fitted pine cupboard. Tiled floor.

REAR/SIDE HALL 16' 10" x 9' 10" (5.13m x 2.99m) overall 'L' shaped with feature tiled floor. Glazed/panelled door to outside. Staircase to first floor. Walk-in understairs storage cupboard. Radiator. 2 Power points. Smoke detector.

SHOWER ROOM 6' 5" x 5' 7" (1.95m x 1.70m) with feature tiled floor. Chrome towel warmer ladder radiator. Extractor fan. Shaver point. Part tiled walls. 2 Piece suite in white comprising wash hand basin with fitted storage cupboard beneath and WC. Shower enclosure with plumbed-in shower over. Pine boarded door.

SNUG/TV ROOM 10' x 8' 10" (3.05m x 2.69m) with radiator. Fitted book shelving. 6 Power points. Glazed door to

CONSERVATORY 23' 10" x 13' 10" (7.26m x 4.21m) overall 'L' shaped with ceramic tiled floor. Half PVCu double glazed on a dwarf wall under a toughened single glazed roof. Electric panel heater. 6 Power points. PVCu double glazed double French doors to outside. Glazed/panelled door to

LAUNDRY ROOM 8' 11" x 6' 4" (2.72m x 1.93m) with ceramic tiled floor. Half PVCu double glazed under a toughened single glazed roof. 2 Power points. Fitted base kitchen unit and work surface incorporating a sink unit.

FIRST FLOOR

LANDING with access to loft space. Single glazed sash window. Fitted book shelving. 2 Power points.

GUEST BEDROOM 1 11' 3" x 10' (3.43m x 3.05m) overall slightly 'L' shaped plus built-in cupboard off with double doors. Double aspect. Radiator. 6 Power points.

EN-SUITE SHOWER ROOM 8' 10" x 5' 2" (2.69m x 1.57m) with exposed boarded floor. Part tiled walls. Chrome towel warmer ladder radiator. Extractor fan. Recessed downlighting. 2 Piece suite in white comprising WC and wash hand basin with fitted storage cupboard beneath. Tiled shower enclosure with plumbed-in shower over and shower screen.

INNER LANDING with radiator. 2 Power points.



FRONT BEDROOM 2 13' 11" x 10' 2" (4.24m x 3.10m) plus built-in Airing/Linen cupboard with 3 doors. Pine boarded floor. Radiator. Single glazed sash window. 4 Power points.

FAMILY BATHROOM 10' 3" x 7' 11" (3.12m x 2.41m) with tiled floor. Part tiled walls. Single glazed sash window to fore. Recessed downlighting. Extractor fan. Chrome towel warmer ladder radiator. Pine boarded door. Shaver point. 3 Piece suite in white comprising double ended bathtub, WC and wash hand basin with fitted storage cupboard beneath. Tiled shower enclosure with plumbed-in shower over and sliding shower door.

FRONT BEDROOM 3 10' 4" x 9' 2" (3.15m x 2.79m) with radiator. Pine boarded floor. Single glazed sash window. 4 Power points. This room is presently used as a Study.

MASTER BEDROOM 4 14' 2" x 13' 7" (4.31m x 4.14m) plus wall to wall eaves floor storage cupboards off. Exposed boarded floor. Double aspect. 2 Single glazed sash windows. Radiator. TV and telephone points. 6 Power points.

EXTERNALLY

The property is approached off the Council maintained country lane via a gated hardcore entrance drive and yard onto which front the residence and traditional range of outbuildings. There are beautifully laid out landscaped, well stocked mainly lawned gardens bounded/interspersed with a variety of mature trees, including a walnut tree, ornamental shrubs and herbaceous borders including paved terraces/seating areas. There is a small orchard to the rear of the former cowshed that has 4 apple trees and a pear tree. Above and beyond the traditional range of outbuildings lies a productive vegetable garden. **OUTSIDE LIGHTS and numerous WATER TAPS.**

THE TRADITIONAL STONE/SLATE RANGE OF OUTBUILDINGS front on to the decoratively stoned yard **afford excellent scope subject to the necessary consents being obtained** and comprise: -

FUEL STORE 16' x 7' (4.87m x 2.13m) formerly a coach house/stable with power and lighting. 2 Power points. Cobbled floor. Loft over.

WORKSHOP 21' 2" x 15' 8" (6.45m x 4.77m) formerly a threshing barn with water filtration equipment. Power and lighting. 4 Power points.

ON THE OPPOSITE SIDE OF THE YARD LIES: -

FORMER 15 TIE COWSHED 41' x 15' 4" (12.49m x 4.67m) with electric light.

ADJOINING LEAN-TO STORE 12' 10" x 8' (3.91m x 2.44m) open fronted with a concreted floor and paved sun terrace off.

PIG STY AND RUN

STORE SHED located adjacent to the entrance to the property that has provision for electricity.



BEYOND AND ABOVE THE TRADITIONAL RANGE OF OUTBUILDINGS lies the productive vegetable garden, drying area and further lawned areas.

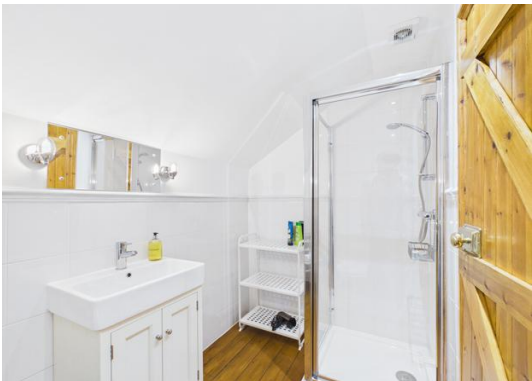
POLYTUNNEL 30' x 11' (9.14m x 3.35m)

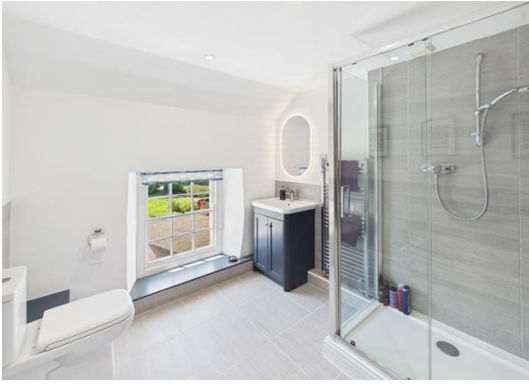
GARAGE 39' x 18' (11.88m x 5.48m) of C.I./timber framed construction with a concreted floor. Power and lighting.

ENCLOSED SILO 30' 10" x 19' 6" (9.39m x 5.94m) of concrete block/C.I./steel/timber framed construction. Concreted floor. Open fronted.

THE LAND

The land amounts to approximately 13.5 acres of which approximately a third of an acre is mature woodland. The land enjoys excellent road frontage being located on the highly productive red sandstone formation and is in three main enclosures all laid to pasture.





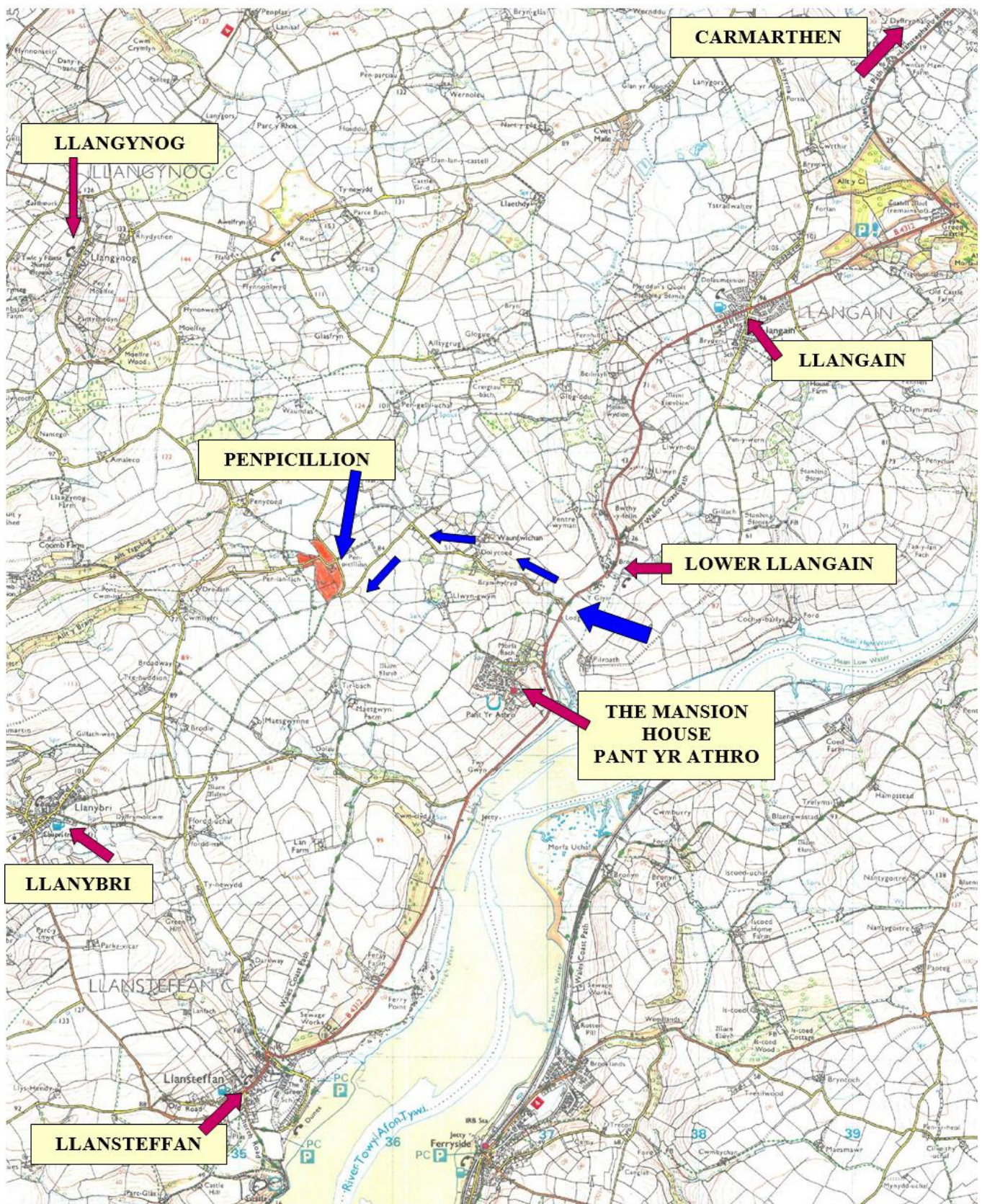






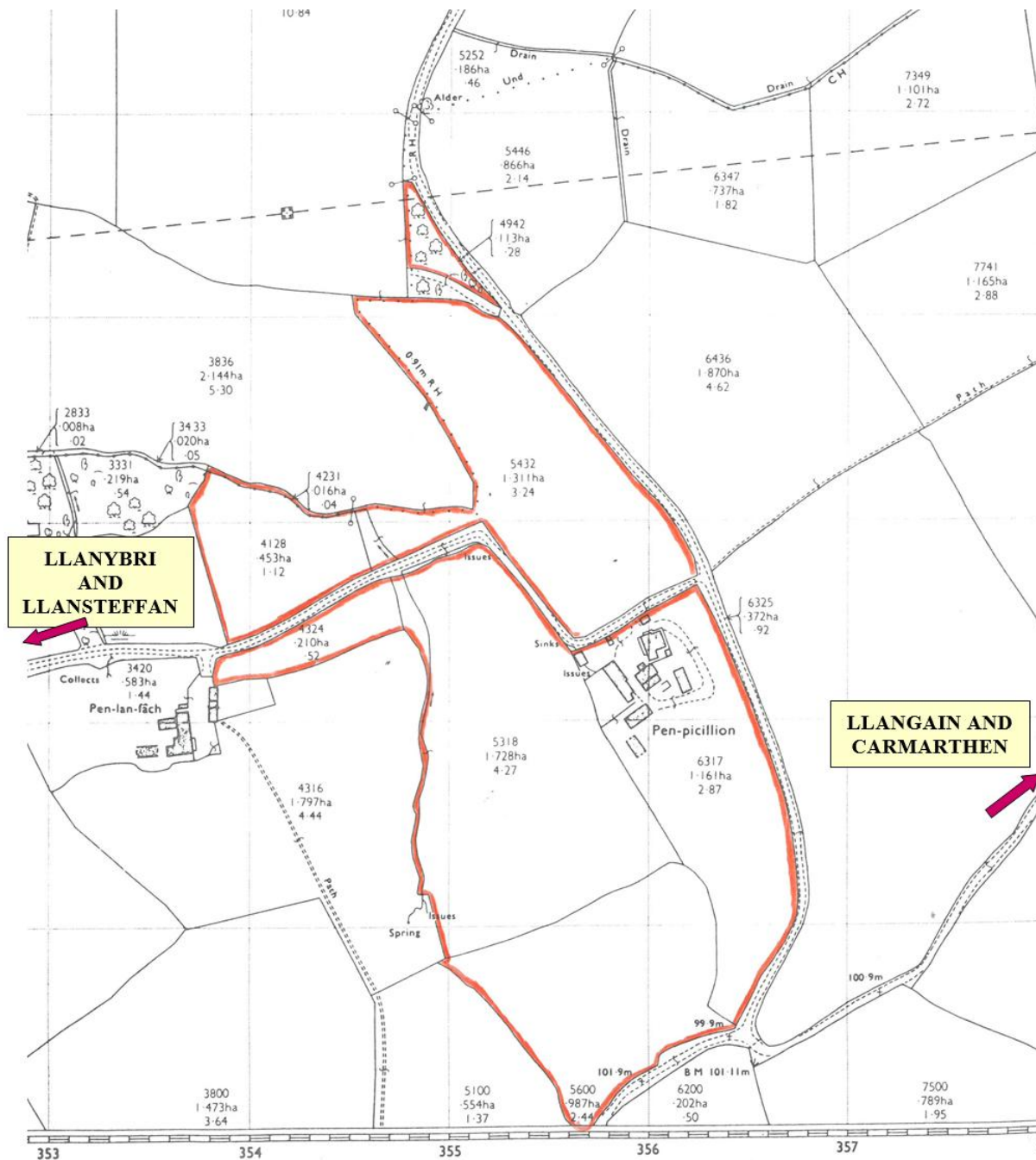






DIRECTIONS: - From **Carmarthen** take the **B4312 Llansteffan Road** travelling **past 'Q.E. High' Secondary School and Carmarthen Leisure Centre**. **Continue through Llangain square**. As you travel towards Llansteffan from Llangain take the **SECOND RIGHT HAND TURNING** having left lower Llangain. **Sat Nav will want you to take the first turning right after leaving Llangain but you should take the second turning**. Having taken the **second right hand turning** follow this Council maintained country lane for **1.4 miles keeping left** and having gone around a **sharp right hand bend** continue a short distance down this road and **turn first left** and 'Penpicillion' entrance is just on your **left hand side**.

What three words = tracks.submerge.padding.



NOT TO SCALE AND PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY

ENERGY EFFICIENCY RATING: -

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No: -**

SERVICES: - Mains electricity. Mains electricity. Private borehole water and drainage. Telephone subject to B.T. Regs.

COUNCIL TAX: - BAND F. 2026/27 = £3,266.82p. **Oral enquiry only.**

LOCAL AUTHORITY: - Carmarthenshire County Council County Hall Carmarthen.

AGENTS NOTE: - None of the services or appliances, heating, plumbing or electrical installations mentioned in these sales particulars have been tested by the Selling Agent. **Photographs and/or any floor layout plans** used on these particulars are **FOR ILLUSTRATION PURPOSES ONLY** and may depict items, which are **not for sale** or included in the sale of the property.

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

27.07.2026 - REF: 7283