

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

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- 10.5 ACRE EQUESTRIAN HOLDING ENJOYING THE PEACE AND TRANQUILITY OF A RURAL SETTING.
- IMMACULATE VERY WELL PRESENTED ACCOMMODATION. 4 BATHROOMS/WC's.
- 'LONGHOUSE' STYLE ACCOMMODATION. FIBRE TO THE HOUSE.
- IN THE HEART OF THE WEST WALES COUNTRYSIDE.
- 4 BEDROOMS. 2 LIVING ROOMS. OIL C/H.
- PURPOSE BUILT STABLE BLOCK. MANEGE 120' x 80' approx.
- 3 MILES LLANSTEFFAN AND ITS SANDY BEACH.

Waunsaeson
Llangain
Carmarthen SA33 5AS

£680,000 OIRO
FREEHOLD

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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.



*A delightfully situated **10.5 ACRE EQUESTRIAN HOLDING** situated in the heart of the Welsh countryside enjoying the **peace and tranquillity of a rural setting** and comprising an **immaculately maintained and very well presented 4 BEDROOMED 'LONGHOUSE' style RESIDENCE** with **4 BATHROOMS/WC's** having a lawned front garden, orchard and a man-made pond together with a hardcored yard and **purpose built 'Oakley' 'U' shaped STABLE BLOCK** (7 stables, feed store and tack room) fronting onto a concreted courtyard with at the rear **2 FURTHER STABLES** and on the **opposite side of the lane a GARAGE, WORKSHOP and OPEN FRONTED STORE** together with approximately **10 acres of land mainly laid to pasture in convenient enclosures** with there being approximately 6 acres around the homestead that incorporates a copse and which is intersected by a stream that is a tributary of the 'Fernhill brook' with on the opposite side of the lane a **MANEGE measuring 125' x 80' approx.** and **6 PADDOCKS** in all amounting just over 4 acres. The land enjoys extensive frontage to the publicly maintained highway and also benefits from direct access to an adjoining 'Green Lane' that provides an **excellent opportunity for riding and hacking directly from the property making it an ideal setting for equestrian pursuits.***

The property occupies an enviable rural location amidst the unspoilt Welsh countryside at the end of a Council maintained country lane within **0.9 of a mile of the B4312 'Carmarthen to Llansteffan' road**, is within **1.3 miles of the 'Mansion House' at Pant yr Athro**, is within **2.5 miles of the rural village community of Llanybri** that offers a Public House/Restaurant, is within **2.5 miles of the Primary School at Llangain**, is within **3.5 miles of the ancient estuarial village of Llansteffan** that is renowned for its Castle and sandy beach, is within **5 miles of Carmarthen Leisure Centre and 'Q.E. High' Secondary School**, is within **5.5 miles of the A40 dual carriageway and Johnstown** and the property is located within **6.5 miles of the readily available facilities and services at the centre of the County and Market town of Carmarthen.**

MODERNISED AND UPDATED TO INCLUDE NEW EN-SUITE AND BATHROOM FITMENTS, MULTI-FUEL STOVE, SOME NEW WINDOWS etc.

OIL C/H with thermostatically controlled radiators - **BOILER REGULARLY SERVICED.**

PVCu DOUBLE GLAZED WINDOWS with 'Georgian' style glazing bars. **FIBRE TO THE HOUSE.**

SMOOTH SKIMMED CEILINGS. THE FITTED CARPETS ARE INCLUDED.

APPLICANTS MAY BE INTERESTED TO NOTE THAT THE PROPERTY WAS EXTENDED Circa. 2004/05 PRIOR TO THE CURRENT SELLERS PURCHASING THE PROPERTY.

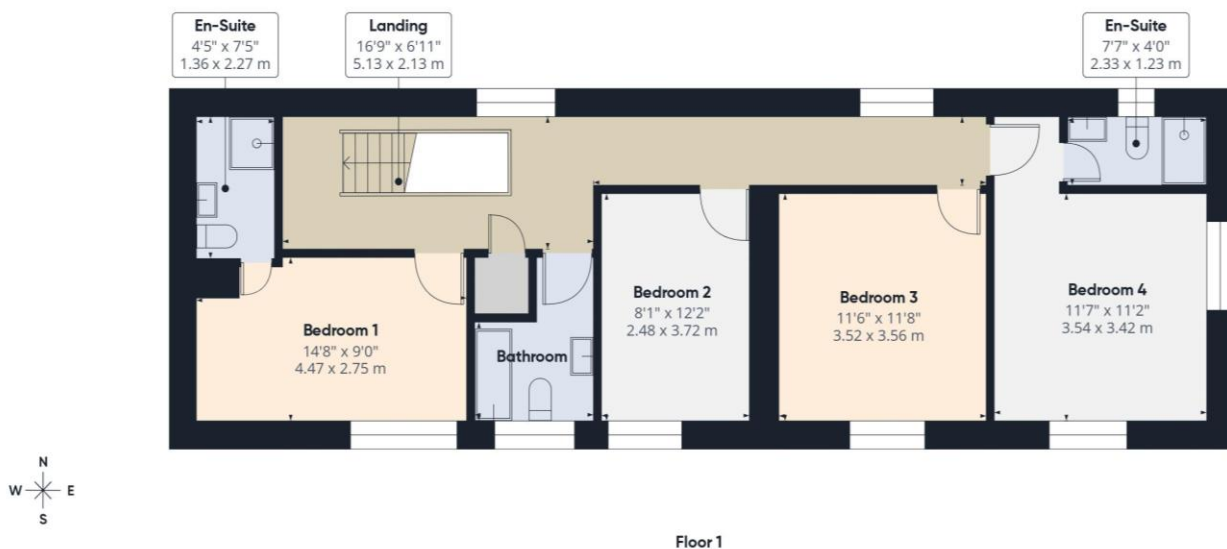
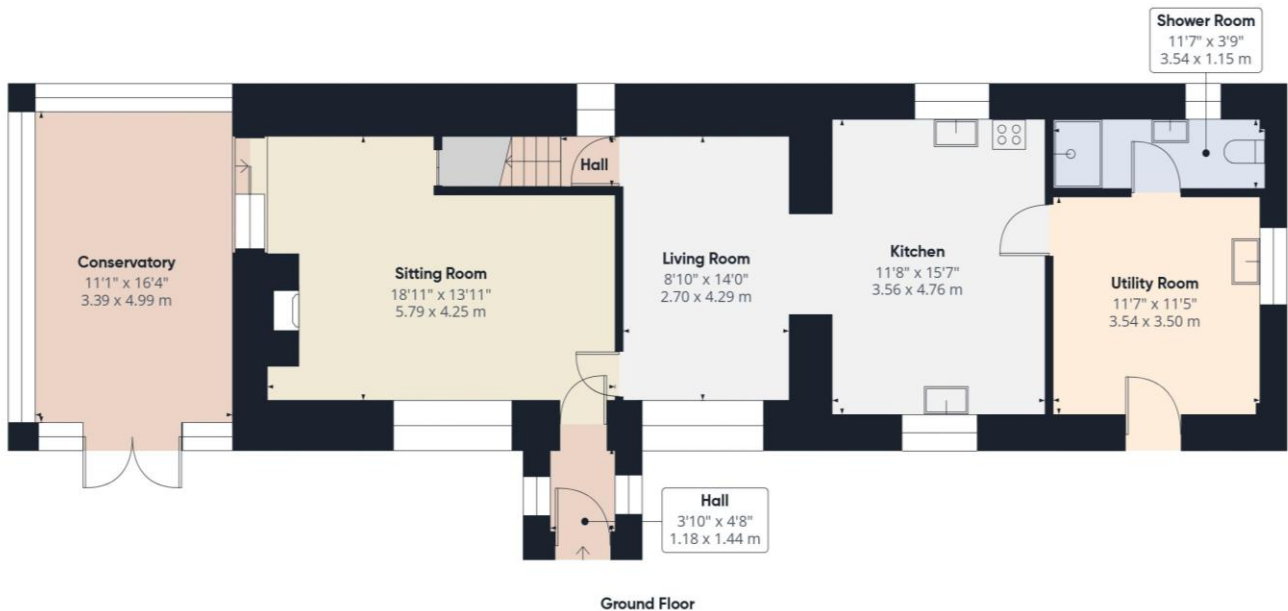
ENERGY EFFICIENCY RATING: -

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 and water (metered). Private drainage to septic tank that is registered with Natural Resources Wales. Telephone subject to B.T. Regs.

COUNCIL TAX: - BAND E. 2026/27 = £2,764.24p. **Oral enquiry only.**

LOCAL AUTHORITY: - Carmarthenshire County Council County Hall Carmarthen.



ENTRANCE HALL 4' 6" x 3' 7" (1.37m x 1.09m) with 2 PVCu double glazed windows. PVCu part opaque double glazed entrance door. 'T&G' boarded to dado height. Electricity consumer unit. Glazed/panelled pine door to

SITTING ROOM 19' x 13' 11" (5.79m x 4.24m) overall with 2 radiators. PVCu double glazed window to fore. Glazed/pine panelled door to the living room. Understairs storage cupboard. Feature fireplace with wood surround and slate hearth incorporating a multi-fuel roomheater. 12 Power points. TV point. Sliding plastic coated aluminium door to

PVCu CONSERVATORY 16' 3" x 10' 10" (4.95m x 3.30m) half double glazed on three sides under a polycarbonate roof. PVCu double glazed double French doors to outside. Radiator. 2 Power points.

LIVING ROOM 14' x 8' 9" (4.26m x 2.66m) with boarded effect laminate flooring. 6 Power points. TV aerial cable. Radiator. PVCu double glazed window to fore. Glazed/panelled door to the inner hall. 5' 7" wide opening to

FITTED KITCHEN/DINING ROOM 15' 6" x 11' 7" (4.72m x 3.53m) with Spanish porcelain tiled floor. Double aspect. PVCu double glazed windows to front and rear. Range of fitted base and eye level kitchen units incorporating a 1.5 ceramic sink unit, larder cupboard and cooker hood. Plumbing for dishwasher. 13 Power points plus fused points. Glazed/panelled pine door to

UTILITY/LAUNDRY/BOILER ROOM 11' 5" x 11' 4" (3.48m x 3.45m) with Spanish porcelain tiled floor. 2 Radiators. Part tiled walls. PVCu double glazed window to side. Plumbing for washing machine. 'Worcester' oil fired central heating boiler. 7 Power points. PVCu part double glazed 'stable' type door to fore. Extractor fan. Electricity consumer unit. Glazed/panelled door to

SHOWER ROOM 11' 5" x 3' 8" (3.48m x 1.12m) with Spanish porcelain tiled floor. Part tiled walls. PVCu opaque double glazed window. Extractor fan. Radiator. 2 Piece suite in white comprising wash hand basin with fitted storage cupboard beneath and WC. Double shower enclosure with electric shower over and sliding shower doors.

INNER HALL with PVCu double glazed window. C/h thermostat control. 2 Power points. Staircase to first floor.

FIRST FLOOR

LANDING with radiator. 2 PVCu double glazed windows. 2 Power points.

BUILT-IN AIRING/LINEN CUPBOARD OFF with slatted shelving. Hot water cylinder.

FRONT BEDROOM 1 14' 7" x 8' 11" (4.44m x 2.72m) overall with radiator. PVCu double glazed window. 9 Power points. TV point. Pine panelled door to

EN-SUITE SHOWER ROOM 7' 3" x 4' 3" (2.21m x 1.29m) with boarded effect vinyl floor covering. Chrome towel warmer ladder radiator. Extractor fan. Waterproof panelled walls. 2 Piece suite in white comprising WC and wash hand basin with fitted storage cupboard beneath. Quadrant shower enclosure with electric shower over and double sliding shower doors.

FAMILY BATHROOM 8' 9" x 6' 3" (2.66m x 1.90m) overall 'L' shaped with PVCu opaque double glazed window. Vinyl floor covering to a 'herringbone' design. Towel warmer ladder radiator. Pine panelled door to the landing. Wall mounted fitted mirrored bathroom cabinets. 3 Piece suite in white to fitted bathroom furniture incorporating a WC, wash hand basin, double ended bath tub with shower attachment. Access to loft space.

FRONT BEDROOM 2 12' 1" x 8' (3.68m x 2.44m) with radiator. PVCu double glazed window. 6 Power points. Pine panelled door to the landing.



FRONT BEDROOM 3 11' 7" x 11' 5" (3.53m x 3.48m) with radiator. PVCu double glazed window. Access to the loft space. 4 Power points. Pine panelled door to the landing.

GUEST BEDROOM 4 11' 6" x 11' 2" (3.50m x 3.40m) ext. to 15' 7" (4.75m) overall 'L' shaped with double aspect. 2 PVCu double glazed windows. Radiator. TV point. 8 Power points. Pine panelled doors to the landing and

EN-SUITE SHOWER ROOM 7' 6" x 3' 10" (2.28m x 1.17m) with boarded effect flooring. PVCu opaque double glazed window. Extractor fan. Chrome towel warmer ladder radiator. 2 Piece suite in white comprising WC and wash hand basin with fitted storage cupboard beneath. Double shower enclosure with waterproof panelled walls, plumbed-in dual head shower over and sliding shower door.

EXTERNALLY

The property is located at the end of a Class III Council maintained road which runs into the beginning of a 'Green Lane'. There is a double gated hardcore entrance drive that provides ample private car parking and which provides access to both the stable block and residence. Front lawned garden with herbaceous borders and ornamental trees/shrubs. Beyond and to the side of the front garden lies at a lower level lies a 'secret garden' with man-made pond that incorporates an orchard with apple, pear and cherry trees together with a cider apple tree. This garden is bounded by a tributary of the 'Fernhill Brook' and enjoys pedestrian access to the lane.

2,500 litre double banded OIL STORAGE TANK. OUTSIDE LIGHT, WATER TAPS and POWER POINTS.

ON THE OPPOSITE SIDE OF THE YARD LIES A PURPOSE BUILT STABLE BLOCK BY 'OAKLEY' THAT FRONTS ONTO A CONCRETED POST AND RAIL FENCED/GATED COURTYARD that comprises:

- 7 stables, a feed store and tack room with there being water bowls and electricity to all of the stables and which comprise: -

STABLE 1 11' 1" x 9' 4" (3.38m x 2.84m)

STABLE 2 11' 5" x 11' 1" (3.48m x 3.38m)

STABLE 3 15' 2" x 11' 2" (4.62m x 3.40m)

STABLE 4 11' 7" x 11' 1" (3.53m x 3.38m)

STABLE 5 11' 6" x 11' 1" (3.50m x 3.38m)

STABLE 6 11' 8" x 11' (3.55m x 3.35m)

STABLE 7 15' 2" x 11' (4.62m x 3.35m)

FEED STORE 14' x 10' 3" (4.26m x 3.12m) with concreted floor. Open fronted.



TACK ROOM 14' x 10' 8" (4.26m x 3.25m) with 2 power points. Electricity consumer unit. Water connected.

To the rear of the stable block lie **2 FURTHER STABLES** each measuring **11' 9" x 11' 4" (3.58m x 3.45m)** that have electricity connected with there being an **OUTSIDE WATER TAP**.

ON THE OPPOSITE SIDE OF THE LANE TO THE MAIN RESIDENCE AND STABLE BLOCK lies a further **hardcored yard** with **double gated access** to the lane and onto which fronts a **MODERN TIMBER FRAMED RANGE** that comprises: -

WORKSHOP 29' x 17' 4" (8.83m x 5.28m) with concreted floor. Double door access. PVCu windows to front and rear. Workbench. Power and lighting. 6 Power points. Concrete apron approach.

GARAGE 29' x 17' 7" (8.83m x 5.36m) with concrete apron approach. Concreted floor. 2 Power points. PVCu double glazed windows to rear. PIR lighting.

ADJOINING OPEN FRONTED STORE 29' x 15' 8" (8.83m x 4.77m) with a hardcored floor. **LOG STORE**.

BEYOND AND ABOVE THIS MODERN RANGE OF OUTBUILDINGS LIES: -

MANEGE 125' x 80' (38.07m x 24.37m) approx. post and rail fenced with gated access to either side

THE LAND

The land to the south of the lane around the homestead is served by a natural water supply whereas there is mains water piped to various points to the paddocks above the lane. The property straddles a Class III Council maintained road/Green Lane with the house, stable block, gardens and three fields amounting in all to 6.288 acres to the south of the road which are in three fields that incorporate a copse and that is intersected by a stream that is a tributary of the 'Fern Hill brook' which provides a natural water supply to the land to the south of the lane. On the other side and to the north of the lane lies a further hardcored yard onto which front the modern outbuildings with beyond 6 paddocks around the Manege. There is mains water to the northern block of land. The paddocks are all laid to pasture with mains water available to all via numerous taps. The land enjoys frontage to both the Council maintained road and Green Lane.







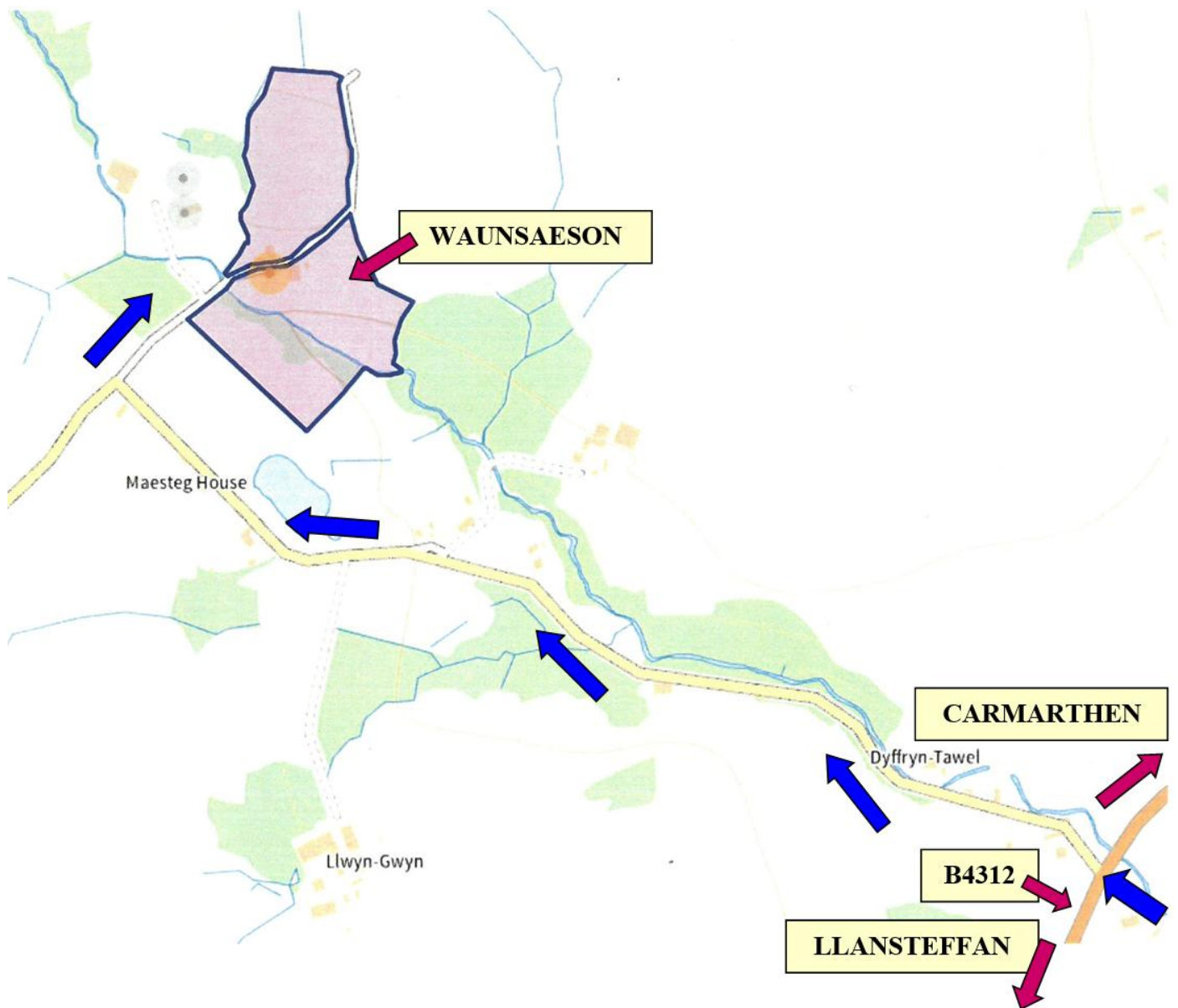








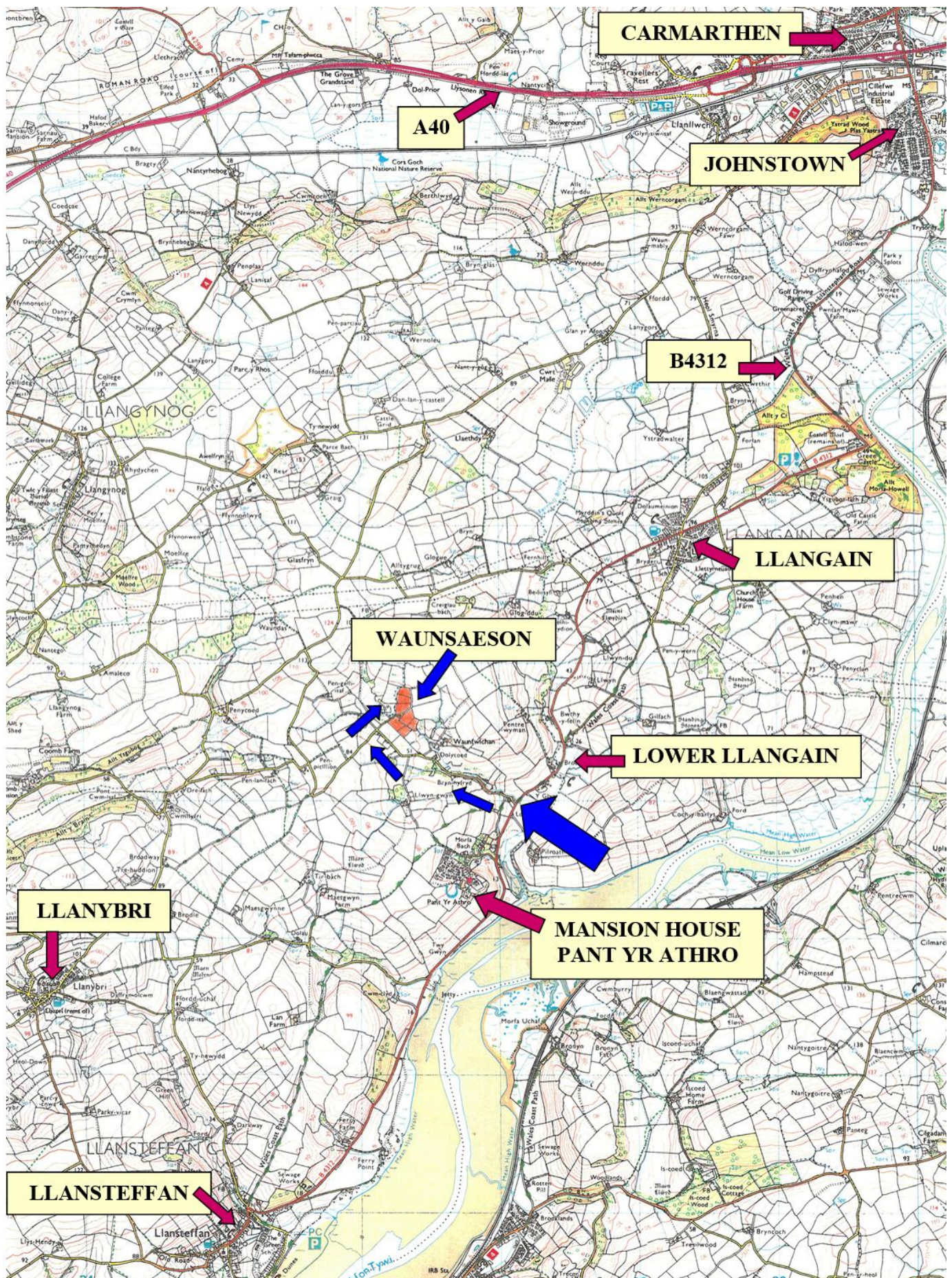
NOT TO SCALE AND PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY



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 lane for approximately **three quarters of a mile** and on a **sharp left hand bend** by a **bungalow** **turn right**. Continue down this Council maintained lane **past** the 'No Lorries' sign and metal bins travelling **past** the left hand entrance to 'Pwll y March' and continue over the **stone parapet walled river bridge** and **'Waunsaeson'** will be found on your **right hand side** at the **end of this lane** and **before** the commencement of the 'Green Lane'.

What3Words: Motive.Handsets.Ratio.

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

20.08.2026 - REF: 7300