

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
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- **DELIGHTFULLY SITUATED 7.8 ACRE EQUESTRIAN HOLDING IDEALLY SUITED FOR INTERGENERATIONAL LIVING.**
- **3 LIVING ROOMS. 2 BATHROOMS. 4 WC's.**
- **OIL C/H. PARTIAL DOUBLE GLAZING.**
- **OUTSIDE HOME OFFICE. USEFUL RANGE OF OUTBUILDINGS.**
- **PERIOD 3 DOUBLE BEDROOMED RESIDENCE full of charm and character including an inglenook fireplace.**
- **0.7 ACRE LANDSCAPED GARDEN.**
- **MANEGE. 2 HAY FIELDS.**
- **5 BEDROOMED CONVERTED BARN.**
- **5 MILES NORTH OF CARMARTHEN.**

Blaenige
Blaenycloed Road
Carmarthen SA33 6EL

£775,000 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 very well presented and maintained **7.8 ACRE EQUESTRIAN HOLDING** situated amidst the countryside at the end of a 'no through road' on the edge of the **Gwili river valley** within **1.5 miles of Carmarthen Golf Club**, is located within **2.5 miles of the A484 'Carmarthen to Newcastle Emlyn'** trunk road and **village of Cynwyl Elfed** that offers a Primary School and Convenience Store/Post Office, is situated some **5 miles north** of the readily available facilities and services at the centre of the County and Market town of **Carmarthen**, is within **6 miles of Glangwili General Hospital** and the property is located some **12 miles south of the Teifi valley towns of Llandysul and Newcastle Emlyn**.*

The property comprises an attractive **PERIOD** (Circa. turn of the 17th Century) **3 DOUBLE BEDROOMED/3 RECEPTION ROOMED RESIDENCE** set in **0.70 of an acre of landscaped gardens** together with a substantial stone and slate **CONVERTED BARN** that affords upto **5 BEDROOMED ACCOMMODATION**, **2 PURPOSE BUILT STABLE BLOCKS** (6 stables in total), useful range of **MODERN OUTBUILDINGS** that are suitable for a number of usages, **STONE BARN** at the bottom of the garden that affords **excellent scope** subject to the necessary consents being obtained together with **MANEGE** measuring **40m x 20m** and in **addition 2 hay fields** amounting to **1.8 and 2.1 acres or thereabouts** all enjoying the **peace and tranquillity of a rural setting**.

APPLICANTS MAY BE INTERESTED TO NOTE THAT THE MAIN RESIDENCE WAS COMPLETELY RENOVATED IN THE LATE 1980's WITH THE FORMER BARN/COWSHED BEING CONVERTED TO OFFICE ACCOMMODATION IN THE EARLY 1990's that was subsequently adapted to provide residential accommodation.

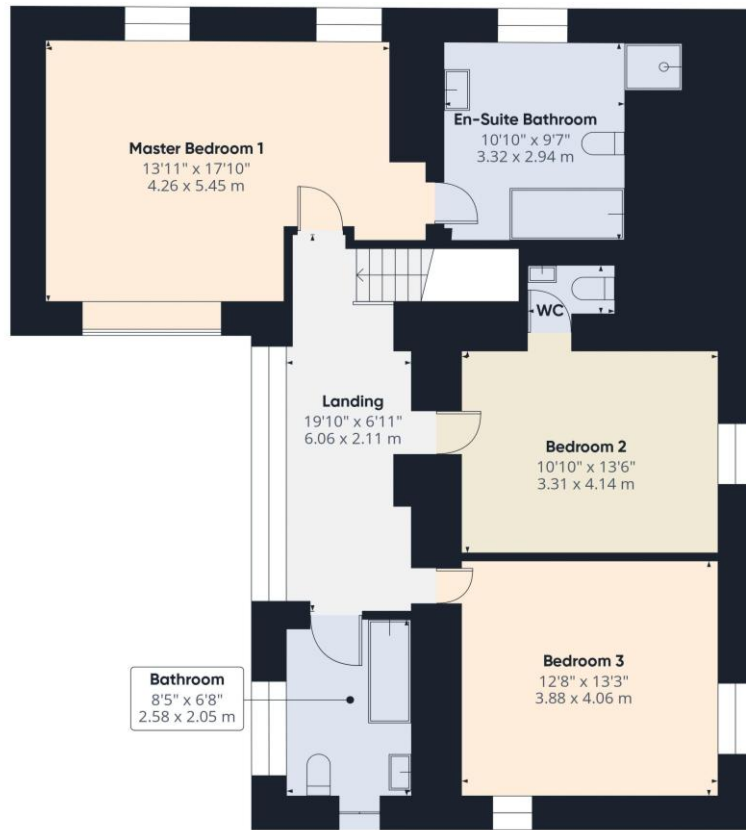
FIRST TIME ON THE OPEN MARKET SINCE 1987. OIL C/H.

PARTIAL PVCu DOUBLE GLAZING.

VIEWS ARE ENJOYED FROM THE PROPERTY OVER THE SURROUNDING COUNTRYSIDE.

MANY CHARACTER FEATURES INCLUDING ORIGINAL INGLENOOK FIREPLACE, QUARRY TILED FLOORS, EXPOSED STONE WALLS, SLATE SLAB FLOORING, PINE BOARDED/PANELLED INTERNAL DOORS ETC.





Floor 1 Building 2



Ground Floor Building 2



RECEPTION HALL 15' x 5' (4.57m x 1.52m) with slate slab flooring. Radiator. Single glazed Georgian style window. Cloak hooks. 4 Power points. Telephone point.

SEPARATE WC with ceramic tiled floor. Opaque single glazed window. Chrome towel warmer ladder radiator. 2 Piece suite in white comprising WC and wash hand basin with tiled splashback.

DINING HALL 21' 6" x 11' 2" (6.55m x 3.40m) with slate slab flooring. Recessed downlighting. One wall of exposed stone. Fitted book shelving. PVCu double glazed sash window (with cat flap) overlooking the garden. Feature inglenook fireplace with ebonised oak beam incorporating a bread oven and a wood burning stove on raised slate hearth. Fitted dresser style unit to one side. Wall light fitting. 4 Power points. C/h timer control.

SITTING ROOM 13' 5" x 13' (4.09m x 3.96m) with one wall of exposed stone incorporating a fireplace with a wood burning stove on slate hearth having slate display shelving. Double aspect. Double glazed window to fore. PVCu double glazed sash window to side. 6 Power points.

SUN LOUNGE 12' 6" x 12' (3.81m x 3.65m) with slate effect tiled floor. Half PVCu double glazed on a dwarf wall. 8 Power points. Vaulted ceiling. PVCu double glazed door to side. PVCu double glazed double French doors to and overlooking the garden. Glazed double doors to the dining hall.

LIVING ROOM 14' x 13' 6" (4.26m x 4.11m) plus shelved recess with red and black quarry tiled floor. 2 Walls of exposed stone. Feature fireplace with original ebonised beam incorporating an L.P. gas Aga cooking range that heats the domestic hot water and which has a brick arched alcove to one side. 11 Power points. PVCu double glazed window. Feature painted beamed ceiling. Radiator. 3 Wall light fittings. Ledge and brace boarded door to the rear hall. 3' 6" (1.07m) Wide brick archway to

FITTED KITCHEN 13' 2" x 8' 8" (4.01m x 2.64m) with red and black Ruabon tiled floor. Part tiled walls. Recessed downlighting to a smooth skimmed ceiling. Double aspect. PVCu double glazed window to rear. PVCu double glazed window to side. Range of fitted base and eye level kitchen units incorporating a double oven, ceramic hob, cooker hood and 1.5 bowl sink unit. 9 Power points plus fused points. Glazed door to

UTILITY ROOM 9' 8" x 6' 7" (2.94m x 2.01m) with PVCu double glazed window. Red and black Ruabon tiled floor. Plumbing for washing machine. 5 Power points. Range of fitted base and eye level kitchen units incorporating a sink unit.

REAR ENTRANCE HALL 8' 1" x 5' 11" (2.46m x 1.80m) with ceramic tiled floor. Double glazed 'Velux' window. PVCu double glazed window. Ledge and brace boarded doors to front and rear. 2 Power points. Cloak hooks.

FIRST FLOOR

LANDING 14' 10" x 6' 11" (4.52m x 2.11m) with access to loft space. Radiator. 4 Single glazed windows. Fitted book shelving. 2 Power points. Part exposed stone wall.

MASTER BEDROOM 1 19' 10" x 13' 11" (6.04m x 4.24m) overall slightly 'L' shaped with double aspect. Single glazed bay window to fore. 2 Radiators. Fitted wardrobe. 2 PVCu double glazed sash windows overlooking the landscaped garden. 2 Wall light fittings. 6 Power points. TV and telephone points. Fitted shelving.

EN-SUITE BATHROOM 10' 9" x 9' 5" (3.27m x 2.87m) plus built-in shower enclosure with electric shower over. Boarded effect flooring. Half tiled walls. Shaver point. PVCu double glazed sash window. Radiator. Electric convector heater. 3 Piece suite in white comprising panelled cast iron bath with shower attachment, WC and wash hand basin with tiled surround and fitted storage cupboards beneath.

REAR BEDROOM 2 13' 6" x 10' 10" (4.11m x 3.30m) with radiator. PVCu double glazed window. 6 Power points. TV point.

EN-SUITE WC with tile effect boarded flooring. Half tiled walls. Wall light with shaver point. 2 Piece suite in white comprising WC and wash hand basin. Extractor fan.

REAR BEDROOM 3 13' 4" x 12' 8" (4.06m x 3.86m) with double aspect. Radiator. PVCu double glazed window to rear. Single glazed window to side. 8 Power points. 2 Wall light fittings.

FAMILY BATHROOM 8' 2" x 6' 8" (2.49m x 2.03m) with radiator. PVCu opaque double glazed window. Wall mounted electric fan heater. Electric towel warmer ladder radiator. Shaver point. Part tiled walls. 3 Piece suite in white comprising WC, pedestal wash hand basin and panelled bath with plumbed-in shower over. Tile effect boarded floor.

BUILT-IN AIRING/LINEN CUPBOARD OFF

EXTERNALLY

The property is approached from the end of a Class III Council maintained 'no through' road via a level tarmacadamed entrance drive that terminates at the homestead. The main residence is set in approximately 0.70 of an acre of beautifully landscaped gardens that are a particular feature of the property having been thoughtfully designed and meticulously maintained over many years that are predominantly well kept lawns and richly stocked with an abundance of mature trees, ornamental shrubs, flowering herbaceous borders and established specimen planting providing colour, texture and year around interest. The gardens enjoy a high degree of privacy being enclosed and interspersed by mature trees and established planting creating a tranquil setting that also incorporate a delightful man-made pond that forms an attractive focal point complimented by meandering pathways and seating areas from which to appreciate the peaceful surroundings and varied wildlife. The grounds offer an exceptional outdoor environment for both relaxation and entertaining with ample space for keen gardeners, families and those seeking a private mature setting in which to enjoy the changing seasons.

HOME OFFICE/WORK ROOM 15' 11" x 13' 2" (4.85m x 4.01m) with vaulted beamed ceiling. Ceramic tiled floor. Fitted desking. 2 Double glazed 'Velux' windows. 2 Single glazed windows. 10 Power points. TV and telephone points. Ledge and brace boarded entrance door. Pine ledge and brace boarded door to

KITCHENETTE/UTILITY ROOM 13' 6" x 7' (4.11m x 2.13m) with vinyl floor covering. Fitted wall unit. Vaulted ceiling with double glazed 'Velux' window. Sink unit with electric water heater. Wall mounted electric convector heater. 2 Power points. Oil fired central heating boiler.

AT THE BOTTOM OF THE GARDEN LIES: -

STONE BARN 26' 3" x 18' 2" (7.99m x 5.53m) overall plus loft area to adjoining Stable off. Presently sub-divided in to 3 loose boxes. Excellent scope to convert this building subject to the necessary consents being obtained. From this building access is gained to a small paddock off.

ADJOINING STABLE/LOOSE BOX 18' 4" x 12' 10" (5.58m x 3.91m)

TO THE OTHER SIDE OF THE HOUSE LIES: -

DETACHED GARAGE 20' 8" x 19' 8" (6.29m x 5.99m) concrete block built with double aspect. 3 PVCu double glazed windows. Shuttered roller door. 19 Power points. Door to

STORE ROOM 9' x 8' (2.74m x 2.44m) timber framed. Door to rear. Door to

ADJOINING WORKSHOP 12' x 8' 4" (3.65m x 2.54m) with 5 power points. Split level floor.











OPPOSITE AND BELOW THE MAIN RESIDENCE LIES: -

A former barn/cowshed that was originally converted to office accommodation Circa. 1990 and which was subsequently adapted to provide **residential accommodation** as a result of a **change of use planning application dated 27th July 2018** that granted **full planning permission** for **change of use of this cowshed/barn to ancillary accommodation to the main dwelling**. The permission was granted under Planning Reference Number W/37335.

Applicants should note that some of the internal walls are stud partition and so the accommodation could be adapted to suit ones needs and the building is sufficiently large enough to provide 2 units **subject** to the necessary consents being obtained.

THE ACCOMMODATION comprises: -

ENTRANCE HALL with wall mounted electric heater. Tiled floor. Single glazed entrance door. Glazed door and side screen to

LIVING ROOM/BEDROOM 1 20' 8" x 15' (6.29m x 4.57m) overall slightly 'L' shaped with vaulted beamed ceiling with a double glazed 'Velux' window. 5 Double glazed windows. Telephone point. 5 Wall light fittings. PVCu double glazed window. 2 Wall mounted electric heater. 10 Power points. Part glazed door to

INNER HALL with PVCu double glazed window. Exposed beamed vaulted ceiling.

BEDROOM 2 11' 7" x 10' 2" (3.53m x 3.10m) with wall mounted electric heater. 6 Power points. 2 Double glazed 'Velux' windows.

BEDROOM 3 12' 6" x 11' 7" (3.81m x 3.53m) with wall mounted electric heater. Fitted desk unit. 2 Double glazed windows. 6 Power points.

OPEN PLAN KITCHEN/LIVING/DINING ROOM 33' x 15' (10.05m x 4.57m) overall slightly 'L' shaped with vaulted beamed ceiling with a double glazed 'Velux' window. 2 PVCu double glazed windows. Double glazed window. 2 Wall mounted electric heaters. Sink unit with tiled splashback. Wall unit. Door to outside

WASHROOM with tiled floor. Pedestal wash hand basin with tiled splashback. Door to

SEPARATE WC with tiled floor to match. Opaque double glazed window. WC.

SITTING ROOM 24' 8" x 15' (7.51m x 4.57m) with 2 PVCu double glazed windows. 2 Wall mounted electric heaters. Fitted floor to ceiling meter/plant cupboard. 4 Power points. Vaulted beamed ceiling. Double glazed entrance door with side screens to either side. Loft storage area off with double door access. Short flight of steps lead down to

HALLWAY with single glazed door to outside. Vaulted ceiling.

CLOAKROOM 7' 5" x 6' 1" (2.26m x 1.85m)

SEPARATE WC with PVCu double glazed window. 2 Piece suite in white comprising WC and wash hand basin with electric water heater and tiled splashback.

LIVING/DINING ROOM 17' 6" x 15' 6" (5.33m x 4.72m) with double glazed door and side screen to outside. PVCu double glazed window. 10 Power points. Part glazed door to

INNER HALL 14' 7" x 6' 10" (4.44m x 2.08m) overall with staircase to first floor. 2 PVCu double glazed windows to the stairwell.

FITTED KITCHEN/BREAKFAST ROOM 17' 2" x 15' 3" (5.23m x 4.64m) with double aspect. Stable type door to outside. PVCu double glazed window. 2 Double glazed windows. Range of fitted base and eye level kitchen units incorporating a sink unit. 8 Power points. TV point.

UTILTIY ROOM 7' 8" x 6' 11" (2.34m x 2.11m)
with 2 power points. Water stop tap. PVCu double glazed window. Electric meter.

FIRST FLOOR

LANDING with exposed beams. 1 Power point. Double glazed 'Velux' window.

WALK-IN CUPBOARD OFF with 1 power point.

WALK-IN AIRING ROOM OFF with pre-lagged hot water cylinder.

BEDROOM 4 15' 10" x 12' 5" (4.82m x 3.78m) with vaulted ceiling. Double glazed 'Velux' window. Double aspect. PVCu double glazed window. Double glazed window. Wall mounted electric heater and convector heater. 12 Power points. TV point. Door to

DRESSING ROOM 10' 10" x 7' 9" (3.30m x 2.36m) with wall mounted electric panel heater. PVCu double glazed window. Vaulted beamed ceiling. 8 Power points. **This room is ideally suited for conversion to a bathroom.**

BEDROOM 5 15' 11" x 11' 10" (4.85m x 3.60m) with vaulted beamed ceiling. Double glazed 'Velux' window. PVCu double glazed window. Wall mounted electric heater and panel heater. 22 Power points. Door to

EN-SUITE SHOWER ROOM 7' 10" x 6' 2" (2.39m x 1.88m) with electric towel warmer ladder radiator. 2 Piece suite in white comprising WC and pedestal wash hand basin with tiled splashback. Shaver point. Wall light. Shower cubicle with electric shower over - NOT TESTED. Vinyl floor covering.



Floor 1 Building 1



Ground Floor Building 1





OFF THE MAIN TARMACADAMED ENTRANCE DRIVE and before getting to the residence there is a small range of buildings fronting onto a **HARDCORED YARD** that gives access to one of the fields. The buildings comprise: -

STUDIO/HOBBIES ROOM 39' 3" x 21' 2" (11.95m x 6.45m) overall 'L' shaped of insulated timber framed construction. Double door access. Single glazed window. 4 Radiators. L.P. gas central heating boiler. 1.5 bowl sink unit with water heater. 18 Power points.

OFFICE 11' 1" x 8' 10" (3.38m x 2.69m) with 4 power points. Double aspect. 2 Double glazed windows.

ADJOINING PURPOSE BUILT STABLE BLOCK that is concrete block built with power and lighting and comprising: -

STABLE No. 1 12' 2" x 11' 3" (3.71m x 3.43m)

STABLE No. 2 12' 2" x 11' 6" (3.71m x 3.50m)

COVERED EXERCISE YARD OFF 23' x 12' (7.01m x 3.65m) with concreted floor. Direct access to the field.

TIMBER FRAMED FUEL STORE 19' 6" x 15' (5.94m x 4.57m) open fronted. Electric light.

GARAGE 28' x 14' 5" (8.53m x 4.39m) of concrete block construction with a part steel frame. Concreted floor. Vaulted ceiling. 16 Amp socket. Water connected. 4 Power points. Double door access. Door to

ADJOINING WORKSHOP 28' x 13' 10" (8.53m x 4.21m) with concreted floor. **6' 2" (1.88m) Ceiling height.** Power and lighting. Loft space over.

LEAN-TO C.I. STORE 17' x 13' (5.18m x 3.96m) with double door access to the garage.

BETWEEN THE ABOVE RANGE OF BUILDINGS AND THE RESIDENCE lies an **ENCLOSED VEGETABLE/SOFT FRUIT BUSH GARDEN** with hardcored pathways. **GREENHOUSE. GARDEN STORE SHED** with electricity connected.

FROM THIS GARDEN ACCESS IS GAINED TO: -

IMPLEMENT SHED 26' x 17' (7.92m x 5.18m) of C.I. construction. Double door access. Enclosed on 3 sides. Electricity connected.

LEAN-TO STORE

MANEGE approx. 131' 3" x 65' 7" (40m x 20m) finished in sand with drainage built-in. **The Manège is not all weather but is usable for most of the year.**

PROVISION FOR MAN-MADE POND

POLYTUNNEL 41' x 17' 6" (12.49m x 5.33m) with raised beds. Electricity connected. Water tap.

THE LAND

there are **two hay fields of 1.8 acres and 2.1 acres** that lie either side of the Manège and polytunnel and which provide good grazing/cropping.

PURPOSE BUILT STABLE BLOCK of concrete block construction with electricity connected that comprises: -

STABLE No 1 14' x 12' (4.26m x 3.65m). STABLE No 2 11' 5" x 11' (3.48m x 3.35m).

STABLE No 3 11' 5" x 11' (3.48m x 3.35m). STABLE No 4 11' x 7' 9" (3.35m x 2.36m).

TACK ROOM 11' x 6' 7" (3.35m x 2.01m).

COVERED EXERCISE YARD OFF 52' x 11' (15.84m x 3.35m) with spring water tap.





BLAENIGE MAIN HOUSE

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:** -

THE ANNEXE, BLAENIGE

ENERGY EFFICIENCY RATING: -

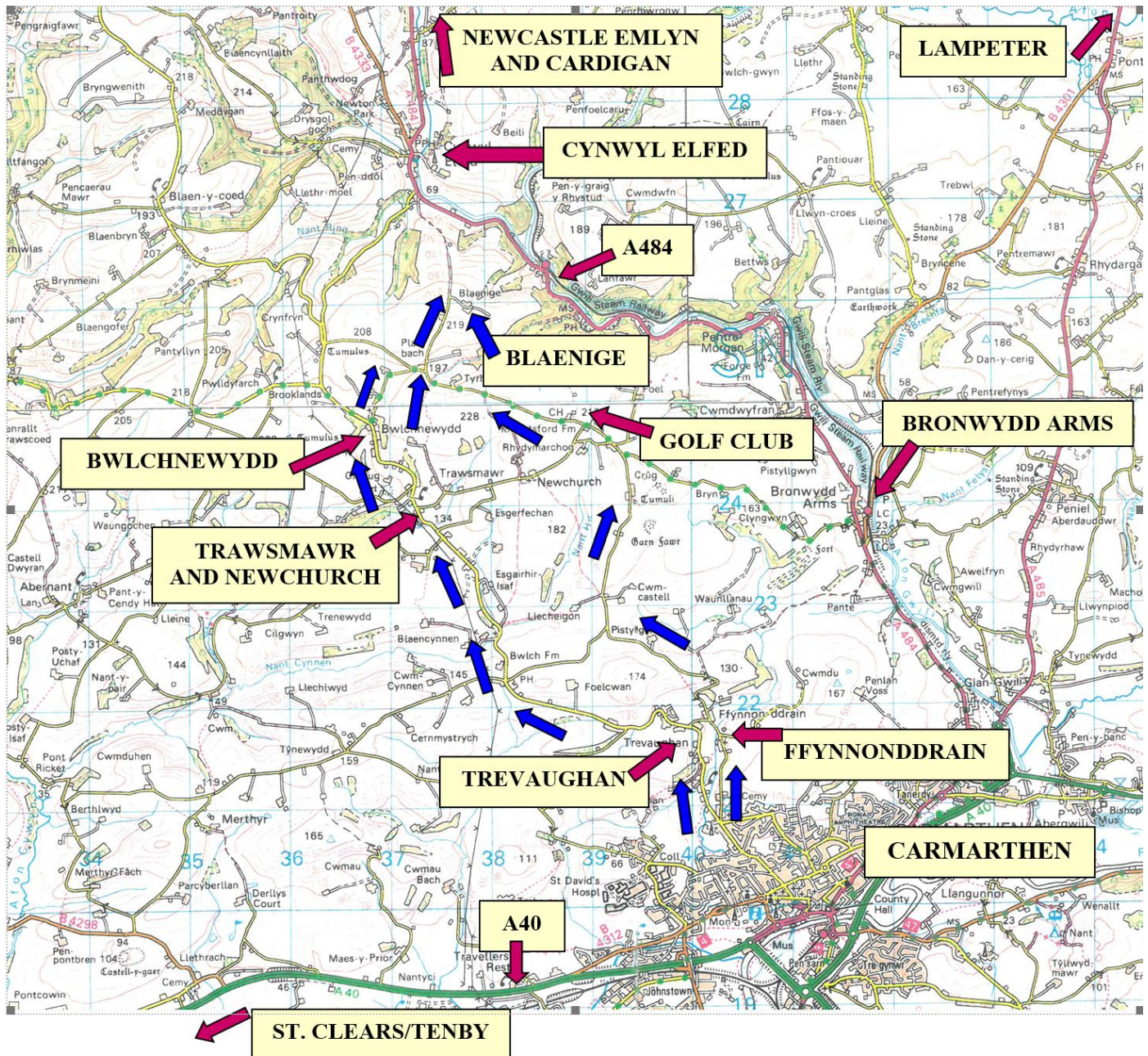
ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** -

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

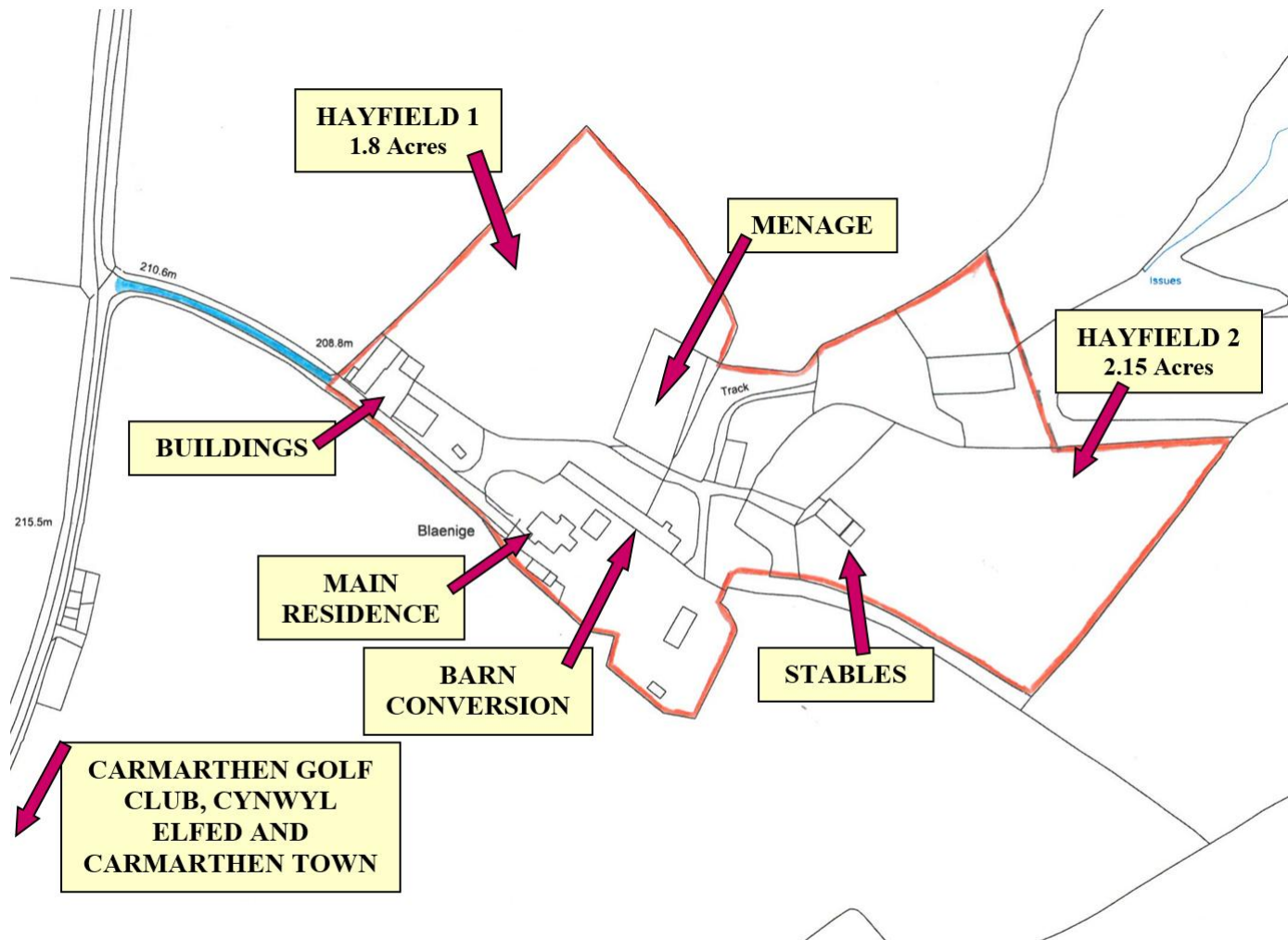
COUNCIL TAX: – **Main Residence** - BAND E. 2026/27 = £2,776.92p.

The Annexe, Blaenige - BAND B. 2026/27 = £1,767.14p. *Oral enquiry only.*

LOCAL AUTHORITY: - Carmarthenshire County Council County Hall Carmarthen.



DIRECTIONS: - The property may be approached from the **Bronwydd Arms, Carmarthen or Cynwyl Elfed directions**. From **Carmarthen** take the **Trevaughan Road** out of Carmarthen passing the **Fire Station** and continuing out through Trevaughan past '**Davies Implements Farm Machinery Sales**' out in to the countryside. Travel through Trawsmawr **passing** the right hand turning for Newchurch and **Carmarthen Golf Club** and continue into the hamlet of **Bwlchnewydd** and **turn right** as you leave the village by the **red letterbox** into a country lane. Travel up **past the Chapel**, continuing to the '**T**' junction and **turn right**. Travel a **short distance** passing a **white cottage** named '**Plas Bach**' and turn **first left**. Continue to the end of this Council maintained road and the entrance to 'Blaenige' will be found on your **right hand side**. **ALTERNATIVELY**, follow the road from **Carmarthen** towards **Carmarthen Golf Club** (Blaenycloed Road) keeping the **Cemetery** immediately on your **right** and continue **past the entrance to Carmarthen Golf Club** travelling for a **further one mile approx.** and turn **first right** into a Council maintained 'no-through' road **before** the cottage known as 'Plas Bach.'



NOT TO SCALE AND PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY

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

14.07.2026 - REF: 7280