





## Overview

Treor is a secluded and rural, yet not remote, country holding extending to approx. 32.87 acres positioned in a quiet and peaceful river valley setting with no immediate neighbours in the heart of the Carmarthenshire countryside.

The property benefits from a very well presented split level detached residential home, which has been extended to provide flexible living accommodation in the form of 2/3 reception rooms and 5/6 bedrooms spread across two stories. A large double garage and workshop building adjoins below, built to building regulation standards, offers scope to convert, subject to obtaining the necessary planning consents, with a further implement building and log store.

The farmstead is set in a central position with the land being ringfenced being a mixture of pastureland, river meadow and wildlife ponds and amenity woodland, being a swarm for local wildlife and nesting birds, with a further commercial coniferous woodland plantation.



## Situation

The property lies in a quiet river valley affording privacy and seclusion, accessed directly off an unclassified highway, some 1.5 miles west of Henfwlch Road, the main Carmarthen to Cynwyl Elfed road. The market town and administrative centre of Carmarthen, is within easy reach, 5 miles to the south - east, being home to an excellent range of services and amenities, to include high street and independent shops, eateries, national retailers, supermarkets. The A48 / M4 link road can also be reached at Carmarthen, providing excellent links along the M4 corridor and the A40 west towards west Carmarthenshire and Pembrokeshire.





# ACCOMMODATION

## GROUND FLOOR

**Entrance Hall:** 1.97m x 4.93m (6' 6" x 16' 2")  
Stairs to first floor. Opening to:

**Dining Area:** 3.63m x 4.71m (11' 11" x 15' 5")  
Fireplace with log burner. Carpet flooring.  
Radiator. Window to front. Opening to:

**Living Room:** 3.90m x 10.24m (12' 10" x 33' 7")  
Oak framed features. Log burner. Part vaulted ceiling. Windows to side and front. Door to front. Stairs to first floor Master Bedroom and Bathroom.

**Bedroom 1:** 2.97m x 3.33m (9' 9" x 10' 11")  
Carpet. Window to rear. Radiator.

**Bedroom 2:** 7.81m x 3.15m (25' 7" x 10' 4") Built in wardrobes. Windows to side and rear. Dressing area.

**Cloak Room:** 2.52m x 1.03m (8' 3" x 3' 5")  
W.C. Wash hand basin. Towel rail. Window to side. Carpet floor.





**Steps leading up internal hall:**

Door to side.

**Office:** 3.28m x 3.33m (10' 9" x 10' 11")

Window to rear. Carpet flooring. Radiator. Landline and broadband hub.

**Kitchen / Breakfast Room:** 3.62m x 5.36m (11' 11" x 17' 7")

Base and wall units with work surface, integrated electric hob, belling oven and fridge. Plumbing for dishwasher. Boulter Buderus Boiler. Window to front.

**Utility Room:** 3.32m x 1.97m (10' 11" x 6' 6")

Base units and sink. Plumbing for a washing machine. Consumer unit. Window to the side.





## FIRST FLOOR

**Landing:** Oak staircase leading from Living Room to open Landing Area with seating / reading area. Oak flooring. Door leading off into Bedroom 4 / Dressing Room.

### **Bathroom / Ensuite:**

3.18m x 3.85m (10' 5" x 12' 8")

Velux window. Window to side. Freestanding bathtub. W.C. Wash hand basin. Shower cubicle. Tiled floors.

### **Master Bedroom:**

3.69m x 5.76m (12' 1" x 18' 11")

Door to front. Two windows to the side. Balcony. Vaulted ceiling with oak beams. Oak flooring.



## FIRST FLOOR

**Landing:** Velux window. Storage cupboards. Access to attic storage.

**Family Bathroom:** 3.27m x 2.64m (10' 9" x 8' 8")

Velux window. Bath tub. W.C. Wash hand basin. Shower. Radiator.

**Bedroom 3:** 3.88m x 4.28m (12' 9" x 14' 1")

Velux window. Built in wardrobes. Base units and worktop. Carpet flooring. Radiator.

**Bedroom 4 / Dressing Room:** 4.83m x 3.54m (15' 10" x 11' 7")

Velux window. Base unit and worktops. Carpet. Radiator. Door leading onto Second Landing.



## Grounds & Gardens

The property is approached off the highway via a tarmacadam highway leading down to the homestead, with access off to the buildings and the lane continuing towards the house, with ample parking area for multiple vehicles to the front and side. The grounds are all landscaped with gravel areas, lawns, borders, shrubs, bushes and vegetation, along with several seating / patio areas.

### Carport / Seating Area

7.14m x 3.66m (23' 5" x 12' 0")

Covered seating area off side of the house



## Outbuildings

### Detached Garage

Has been built to building regulation standards of a cavity block construction.

**Garage:** 7.10m x 5.44m (23' 4" x 17' 10")

Two windows to the side. Door to side. Up and over manual door.

**Store:** 5.45m x 7.35m (17' 11" x 24' 1")

Door to side. Windows to side and rear.

Concrete floor with insulation. Partitioned W.C. and wash hand basin with window to rear.



### Green House

Keruing timber framed sat on oak beams with concrete floor. Vegetable garden.

### Log Store: 5.82m x 17.11m (19' 1" x 56' 2")

Steel frame construction with box profile roof and concrete floors with steel doors.

### Implement / Log Store:

5.82m x 12.14m (19' 1" x 39' 10")

An open ended building with box profile roof with concrete block walls and concrete floors.



## Farmland & Woodland

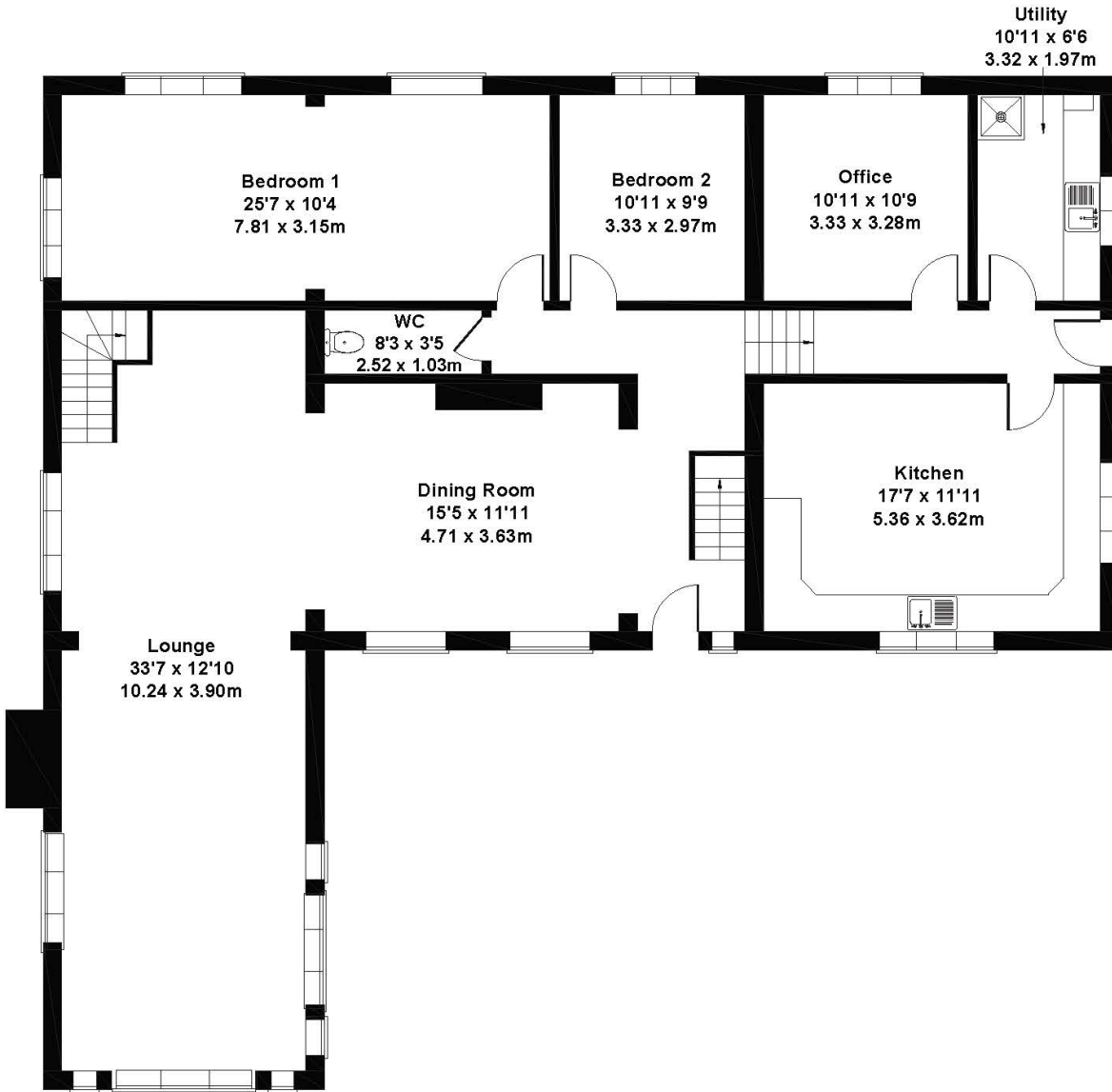
Treor extends to 32.87 acres in total, with the homestead being set in a central position with the land being ringfenced and extending to 21 acres in total, being a mixture of pastureland, river meadow and wildlife ponds with lily pads and sheltered amenity woodland, accessed tracked system which runs through the property.

The grazing land is contained in several paddocks/enclosures, being gently sloping to sloping in nature benefitting from stockproof fencing, whilst the river meadow fields, and wildlife ponds adjoins the pretty river setting and is a swarm for local wildlife and nesting birds, with parcels of mixed amenity broadleaf woodland parcels.

The commercial woodland plantation extends to approx. 12 acres and is home to a mixed conifer species to include pine, larch and spruce, situated beyond the grazing land, of commercial value.

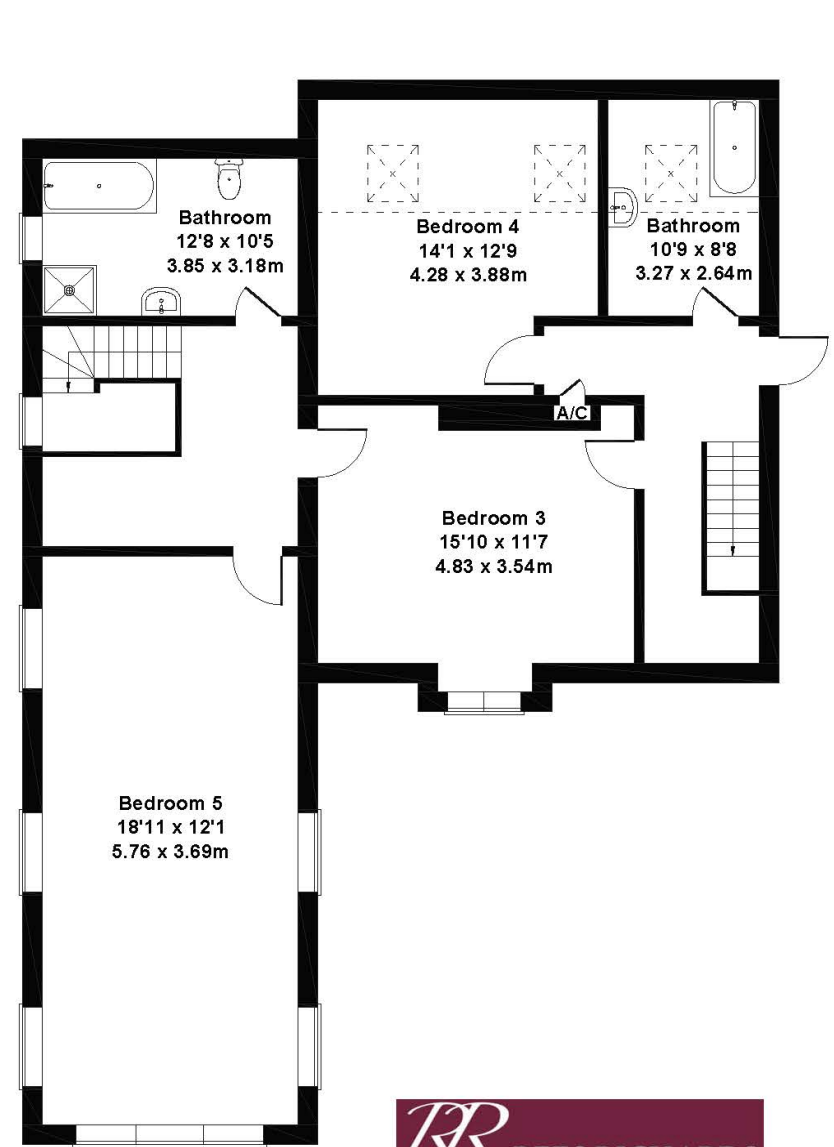


# Floorplan



GROUND FLOOR

Not to Scale. For Illustrative Purposes Only.



FIRST FLOOR



## Further Information

### Tenure

We understand that the property is held on a Freehold basis.

### Services

We are advised the property benefits from mains electricity, oil fired central heating system, private water supply via a ground spring, which is PH treated, filtered and UV treated, along with a water storage tank.

### Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water, and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referenced or not.

### Council Tax Band

Band F Carmarthenshire County Council approx. £2,958.27 for 2024/25.

### Energy Performance Certificate

EPC Rating D (63)

### What 3 Word / Post Code

lifted.unfocused.sides / SA33 6NE

### Planning

All planning related enquiries to Carmarthenshire County Council Planning Department. Planning Services, Civic Offices, Crescent Road, Llandeilo, Carmarthenshire SA19 6HW. Tel: 01267 234567

### Local Authority

Carmarthenshire County Council, County Hall, Castle Hill, Carmarthen, SA31 1JP. Tel: 01267 234567

### Plans, Areas & Schedules

A copy of the plan is attached for identification purposes only. The purchasers shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annul a sale or entitle any party to compensation in respect thereof.

### Method of Sale

The property is offered For Sale by Private Treaty at a Guide Price of £815,000.

### Viewing

Strictly by appointment with sole selling agents Rees Richards & Partners. Please contact Carmarthen office for further information - 12 Spilman Street, Carmarthen SA31 1LQ. Tel: **01267 612021** or email: **rhys.james@reesrichards.co.uk**

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