

Philip Ling Estates

Estate & Letting Agent

Castellnewydd Emlyn



LLAIN PENRHIWLLAN, LLANDYSUL

OFFERS IN THE REGION OF £485,000

**DELIGHTFULLY SITUATED SMALLHOLDING COMPRISING
FOUR BEDROOM, TWO STOREY HOUSE
A RANGE OF STONE OUTBUILDINGS – DUTCH STYLE BARN
FURTHER OUTBUILDINGS – WILD FLOWER MEADOWS
NATURAL POND – MATURE WOODLAND
ALL SET IN APPROXIMATELY 22 ACRES OR THEREABOUTS**

BRIEF DESCRIPTION

Lain is a delightfully situated family residence together with 22 acres or thereabouts a range of outbuildings some ripe for conversion (pending the appropriate planning permission). The dwelling itself is a traditionally stone built two storey house with a block built later extension to one side and rear. The property commands magnificent views over the surrounding countryside. *Viewing is highly recommended.*

LOCATION & AMENITIES

The dwelling is situated just outside small village of Penrhiwllan, benefitting from secluded and tranquil surroundings. The village hosts a grocery shop, and sub post office, village pub, community hall, & is on the local bus route. Penrhiwllan lies approximately 5 miles from the thriving, Teifi valley market town of Newcastle Emlyn, which hosts a varied range of local facilities & amenities including: Shops, banks, post office, primary & secondary schools, restaurants, public houses, places of worship, a leisure centre and a public swimming pool. No directions are given in this portfolio as viewers are accompanied.

MEASUREMENTS, CAPACITIES & APPLIANCES

The measurements in this brochure are for rough guidance only; accurate measurements have not been taken. Any appliances, which are included in the asking price, have not been formally verified by Philip Ling Estates. Therefore, it is advised that the prospective client prior to purchase validate such information.

ACCOMMODATION

The accommodation (with approximate measurements) comprises:

ENTRANCE

Via stable style front door through to the hallway.

HALLWAY

Staircase accessing the 1st floor with under stair cupboard. . Tongue & groove panelled doors and ceiling. Doors accessing the accommodation.



SITTING ROOM

14' 11" x 14' 8". Window overlooking the front of the dwelling again with fine views. Feature stone built fireplace inset with a multi-fuelled burner and timber mantle. Slate shelf to either side of the chimney breast. Telephone, television and Sky points. Thermostatically controlled radiator. Picture lights. Central pendant & down lighters. Open beamed ceiling. Door through the kitchen.



KITCHEN

15' 9" x 6' 11". Galley style. Windows overlooking the rear of the dwelling. Range of timber fronted wall & base units. 1 ½ bowl Asterite sink unit with monobloc style tap. Dual fuel cooking range with double oven, grill and gas rings with griddle. Tiled splashbacks. Plumbing for dishwasher. Spot lights.

**DINING/
LIVING ROOM**

24' 6" x 11' 7". Large window overlooking the rear of the dwelling. Patio doors accessing the front exterior with magnificent views over the surrounding countryside. Thermostatically controlled radiators. Television and Sky points. Dado rail.

**UTILITY ROOM**

14' 3" x 6' 11". incl. Plumbing for washing machine and outlet for tumble drier. Thermostatically controlled radiator. Stable door with cat flap to the rear exterior. Door through to separate WC with vanity unit, WC, shaver point & light and window to the side.

STUDY/BEDROOM

14' 11" x 9' 7". uPVC sash style window overlooking the front with fine views over the surrounding countryside. Open beamed ceiling. Thermostatically controlled radiator.

1ST FLOOR LANDING

Tongue & groove panelled walls. Doors accessing the accommodation on the 1st floor.

BEDROOM 1

14' 10" x 13' 7". Window overlooking the front of the dwelling. Porthole window to the side. Tongue & groove panelled ceiling with central pendant & down lighters. Door through to en suite.

**EN SUITE**

7' 7" x 7' 4" incl. of shower & airing cupboard. Shower cubicle fitted with a power shower unit & tiled walls, WC & wash hand basin. Extractor fan. Radiator. Shaver point. Built in airing cupboard with lagged water tank and immersion heater.

**BEDROOM 2**

8' 5" x 5'. Window overlooking the front of the dwelling. Radiator.

BEDROOM 3

14' 8" x 9' 7". Window overlooking the front of the dwelling. Exposed A Frame. Wall lights.

BEDROOM 4

12' 8" x 7' 7". Windows overlooking the side & rear of the dwelling. Thermostatically controlled radiator.



FAMILY BATHROOM 8' x 7' 7". Window overlooking the rear of the dwelling. Four piece suite incorporating bath, shower cubicle, WC & wash hand basin with mirror, shaver point & light above. Partly tiled walls. Thermostatically controlled radiator.



EXTERIOR

Access from the road is via a sweeping, concreted driveway that leads up to a 'roundabout' style raised shrubbery allowing for easy access & exits. To the front of the dwelling, just outside the living room, there is a patio area taking in the magnificent views over the fields and surrounding countryside. The gardens comprise flower borders, stone built walls, lawns with broad leaved trees and shrubs, a wild flower meadow and natural pond. The acreage surrounds the dwelling and offers grazing paddocks and some woodland. We are advised by the present owners that around 60 large bales of organic hay is harvested each year from the meadows.

OUTBUILDINGS

There is a range of stone outbuildings, that is ripe for conversion (once the appropriate planning permission has been sought), a Dutch style barn with lean to sheds to either side and a block build shed under a corrugated roof.

Photographs overleaf





SERVICES

Mains Electricity. Private Water & Drainage.

VIEWING

By appointment, via *sole agents Philip Ling Estates.*

