



The Smallholding Centre

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Cardigan

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3 Bed Semi-Detached

Offers in Region of

£350,000



Dolwilym House & Barn, Hebron Whitland, SA34 0YR

A 3 bedroom character semi detached house in a tucked away historic rural setting with only a handful of other similar character houses nearby together with a DETACHED BARN, ripe for conversion subject to any consents required (previous consent now expired) briefly comprising, on the ground floor, a kitchen / living room, a reception room, downstairs bedroom, bathroom, on the first floor there is a further lounge / bedroom 3 with a pretty sun room leading off, bathroom, master bedroom and a second kitchen/dining room. The Barn is in good condition and would make a fabulous 2nd home for either further accommodation or for multi generational living or for secondary income via holiday lettings (subject to any planning req). Outside there are large mature gardens to the side and rear and all set in a rural position accessed via a shared lane off the highway.

PLEASE NOTE : We also have the house next door on the market with us at £299,950 (see other file for The Loft) so both these houses are currently available for £650,000 if this were of interest to those buyers requiring multi generational living or income.

Key Features

3 Bedroom Semi Detached House

Large Mature Gardens

Detached Barn With Expired Planning Cons

Large Gardens To Side And Rear

Handful Of Other Neighbours

Historic Rural Setting

Located Down A Track

Energy Rating: F

Ground Floor

Accommodation - Entrance via front door into:

Kitchen / Living Room - 20' 0" x 13' 5" (6.1m x 4.11m) A good sized room with a range of base units with slate work surfaces over, sink/drain unit, part-glazed French doors to the front, windows to the front, oil-fired Rayburn.

Reception Room - 13' 5" x 12' 7" (4.11m x 3.86m) With window to the front, tiled flooring, staircase to first floor, under-stairs storage.

Downstairs Bedroom 2 - 15' 1" x 10' 9" (4.62m x 3.28m) With tiled flooring, radiator, door out to patio.

Downstairs Bathroom - With low level flush WC, wash hand basin, panelled bath.

First Floor

First Floor - Accessed via reception room and giving access to:

Lounge / Bedroom 3 - 15' 3" x 13' 8" (4.67m x 4.17m) With window, radiator, door to:

Sun Room - 10' 2" x 8' 0" (3.12m x 2.46m) A bright and sunny room with windows around providing plenty of natural light, lovely views over the valley, French doors out to garden.

Landing - With doors off to:

Upstairs Bathroom - 9' 8" x 7' 7" (2.95m x 2.34m) With Velux roof window, bath with shower over, wash hand basin, WC, pine storage cupboards, radiator.

Master Bedroom - 9' 8" x 9' 3" (2.95m x 2.82m) With lovely original windows with shutters, built-in wardrobes.

Kitchen / Diner - 19' 5" x 14' 9" (5.94m x 4.5m) Wall and base units, window to front, hob, cooker, sink with drainer, space for fridge, wooden floors, beamed ceiling, stable door leading to rear garden.

Exterior

Externally - The property is approached via the impressive Victorian Gothic archway at the top of the track. There are lovely large mature gardens surrounded by woodland.

The Detached Barn - 60' 5" x 15' 8" (18.44m x 4.79m) A superb large detached stone barn ripe for conversion (planning given in 2006 but now lapsed) set in a lovely rural position and accessed via a shared track with a handful of other houses nearby. The setting is quite enchanting with no road noise and walking distance to a pretty stone church. When viewing the property the owner can show you the plans for conversion that were originally agreed if this were of interest. Lots of possibilities here.

General Information - Viewings: Strictly by appointment with the agents, The Smallholding Centre or our sister company, Houses For Sale in Wales.

Tenure: Freehold.



Impressive Lane Entrance



Name Plaque



Good Lane To House



Another Main View

Services: Mains water, private drainage (biodigester septic tank), mains electricity and oil fired central heating.

Council Tax: Band D, Carmarthenshire County Council

Directions - From Cardigan, take the A478 Narberth/Tenby road, past Crymych and continue to Glandy Cross, take the left hand turn here signposted Llanglydwen. Follow this road until you reach a T junction, turn left here. Continue on this road for approx. 1.5 miles, you will see the Arch way on your right hand side. Go through the Arch and then on down the track, past Church, keeping to the right and on down past split keeping right until you see Dolwilym House & Barn on your right, denoted by our For Sale board.

What3words: ///whisker.finally.collapsed



Downstairs Kitchen



Downstairs Reception



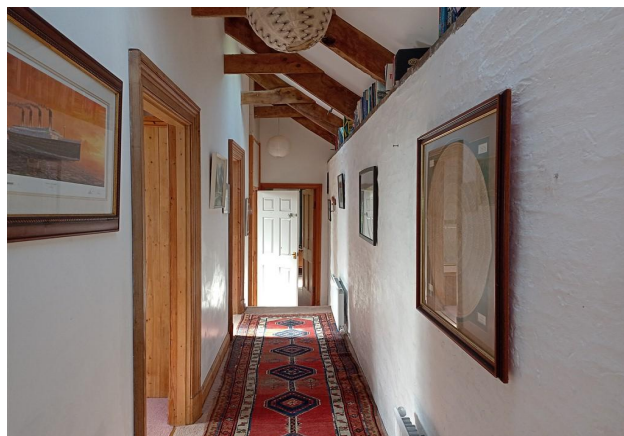
Reception Room



Downstairs Bathroom



Downstairs Bedroom



First Floor Hallway



Lounge/3rd Bedroom



Other View



Sun Room



1st Floor Bathroom



Master Bedroom



First Floor Kit/Diner



Another View



Mature Rear Gardens



Mature Rear Gardens



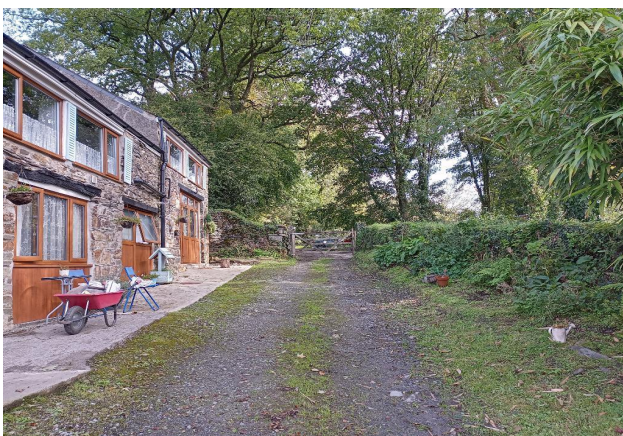
Mature Rear Gardens



Mature Rear Gardens



Mature Rear Gardens



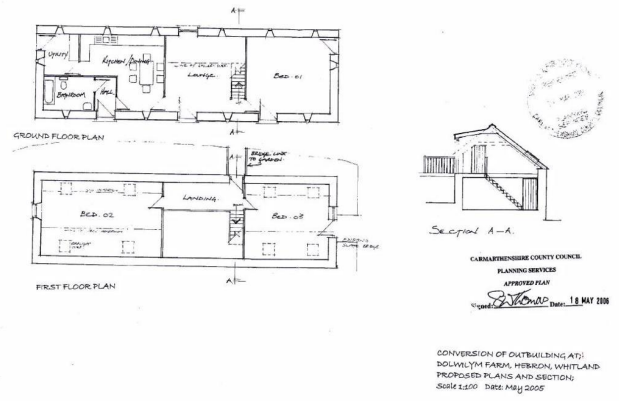
Shared Driveway



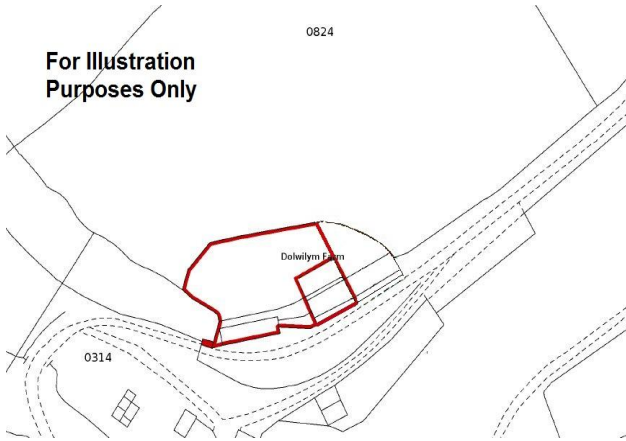
Beautiful Stone Barn Included



Inside View Of Stone Barn



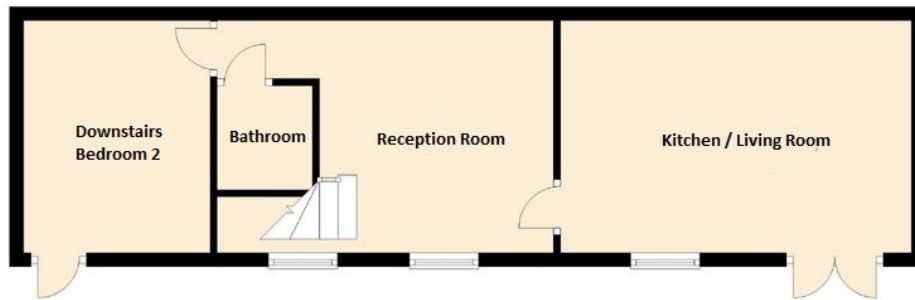
Plans for Lapsed Planning



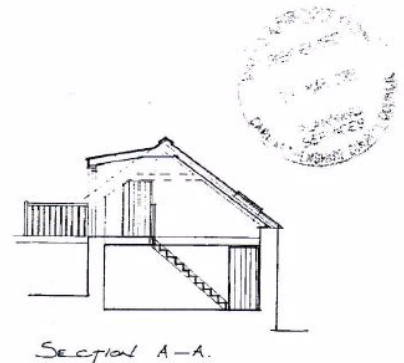
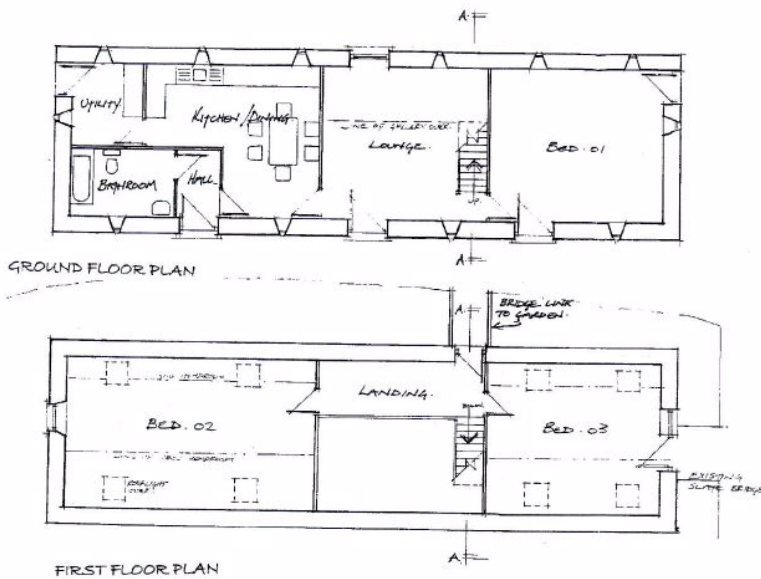
Land Plan

Floorplans

Ground Floor



First Floor



CARMARTHENSHIRE COUNTY COUNCIL
PLANNING SERVICES
APPROVED PLAN
Signed: *S. Thomas* Date: 18 MAY 2006

CONVERSION OF OUTBUILDING AT:
DOLWILYM FARM, HEBRON, WHITLAND
PROPOSED PLANS AND SECTION;
Scale 1:100 Date: May 2005

Energy Efficiency

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F	26 F	
1-20	G		