



## The Smallholding Centre

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SA43 1HJ

3 Bed Semi-Detached

£299,950



## The Loft, Dolwilym Farm , Hebron, Whitland, SA34 0YR

A very versatile and spacious character 3 bed semi detached "upside down" house located in a very quiet rural situation on the outskirts of Hebron village with a handful of other similar properties scattered around what would have been the grounds of, the now demolished, Dolwilym Mansion. In the property, on the ground floor, there is what could be (subject to any consents required) a 1 bed self contained annex with open plan lounge, utility area, shower room and bedroom together with a second bedroom (accessed via another entrance) which has its own ensuite shower room. On the first floor, there is a large lounge with vaulted ceiling with wood burner, a third bedroom, a third bathroom with lovely roll top bath and a kitchen / diner. Outside there is a designated parking area for 3 cars with gardens to the rear. This is a very "quirky" house with lots of possible configurations and full of character and testament to Evan Protheroe who built the whole building in the 18th C (see picture of plaque on the wall).

## Key Features

3 Bed Character Semi Detached

The Original Building Is 18th C

Three Bathrooms (One Ensuite)

Parking For 3 Cars

Gardens With Open Outlook To Rear

In Grounds Of Long Gone Mansion

Potential 1 Bed Annex (stc)

Energy Rating: E



## Ground Floor

**PLEASE NOTE:** - We also have the house next door on the market with us at £350,000 (see other file for Dolwilym House & Barn) so both these houses are currently available for £650,000 if this were of interest to those buyers requiring multi generational living or income.

**Accommodation - Potential Annexe** - Entrance via UPVC double-glazed door into:

**Open Plan Lounge / Kitchen** - 13' 8" x 19' 0" (4.17m x 5.8m) With wood-burning stove, radiator, a range of wall and base units with stainless steel sink/drain unit, free-standing electric cooker, tiled splash back, sliding door leading to:

**Inner Hallway** - With space and plumbing for washing machine, frosted double-glazed window to the front, doors into bedroom and:

**Shower Room** - With frosted UPVC double-glazed window to the front, corner shower cubicle, wash hand basin, low level flush WC.

**Bedroom** - 9' 11" x 10' 5" (3.04m x 3.18m) With window to rear, radiator.

**Accommodation - Main House** - Entrance via UPVC double-glazed door into:

**Hallway** - With staircase to first floor, oil-fired "Grant" boiler for central heating, radiator, door into:

**Bedroom 2 (En-Suite)** - 8' 1" x 10' 11" (2.47m x 3.34m) With UPVC double-glazed window to the front, two built-in wardrobes, radiator, door into:

**En-Suite Shower Room** - With large corner shower cubicle, 3 built-in storage cupboards, low level flush WC, pedestal wash hand basin, radiator.

## First Floor

**First Floor** - Accessed via staircase in hallway and giving access to:

**Large Lounge** - 21' 7" x 19' 4" (6.59m x 5.9m) A superb, large, vaulted room with UPVC double-glazed windows to the front, timber glazed window to the rear, wood-burning stove, radiator, door into:

**Bedroom 3** - 6' 0" x 13' 1" (1.84m x 4.01m) With window to rear, radiator.

**Bathroom** - With roll top bath, low level flush WC, pedestal wash hand basin, chrome towel radiator.

**Kitchen / Diner** - 13' 5" x 15' 8" (4.1m x 4.8m) With UPVC double-glazed window to the front, vaulted ceiling, a range of kitchen units with ceramic hob, electric oven, stainless steel sink/drain unit, door into broom cupboard and second door out to side.

## Exterior

**Externally** - There is a very good stone track to the handful of houses in this little hamlet and The Loft has a designated parking area for about 3 vehicles.

To the rear of the property there is a large decked area together with



Large Vaulted Lounge



Other View



Pretty Window



Bathroom (1 of 3)



lawned gardens with an open outlook over farmland. Please note : our client is in the process of arranging for a doorway to be installed from the first floor landing area straight out onto the decked area and gardens as this would provide for a better rear access arrangement. This will be completed before exchange of contracts. Please discuss with our client when viewing.

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

Tenure: Freehold

Services: Mains electricity, private water (spring), private drainage (septic tank), oil-fired central heating.

Council Tax: Band B, 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 The Loft at Dolwilym on your right.

What3Words: ///washable.dished.saloons

Google Co-ordinates: 51.904069590300985, -4.660105229754421



First Floor Bedroom



Kitchen / Diner



Other View



Entrance Hallway





Plaque Showing Built In The 18thC



Downstairs Ensuite Bedroom



Other View



Ensuite Shower Room



Potential Annex Lounge



Utility/Kitchenette



Woodburner



Potential Annex Bedroom





Potential Annex Shower Room



Designated Parking



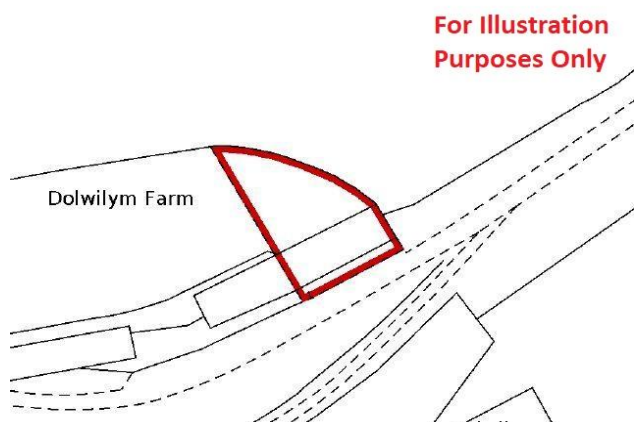
Rear Decking And Gardens



Rear Gardens With Open Outlook

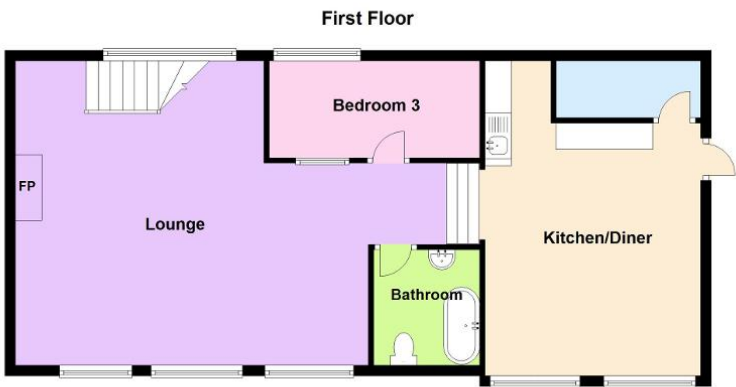


Both Semi's



Boundary Plan

# Floorplans



For Identification Purposes Only.  
Plan produced using PlanUp.

The Loft, Dolwilym Farm

# Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		91   B
69-80	C		
55-68	D		
39-54	E	51   E	
21-38	F		
1-20	G		