



The Smallholding Centre

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SA43 1HJ

9 Bed Farmhouse &
Cottages With Land

£795,000



Penclippen, Unmarked Road Blaenwaun, SA34 0JB

This very well presented ensemble of **THREE CHARACTER PROPERTIES** set in just over 6 acres of pastureland and gardens definitely comes under the category of "must view". Situated in complete privacy with no immediate neighbours the whole development has had lots of time and energy (let alone money) put into it by our clients over the last 12 yrs or so culminating in what you see today. In the main house there is an attractive kitchen / diner, large lounge, utility, downstairs shower room, conservatory and 4 bedrooms and a family bathroom on the first floor. Willow Cottage has a large open plan lounge / kitchen/ dining area with two bedrooms (master ensuite) and a family bathroom whilst Oak Cottage has again, an open plan lounge / kitchen / dining area and 3 double bedrooms (all ensuite) so 9 bedrooms and 7 bathrooms all in. The land is split into 4 main enclosures all flat/gently sloping with a very useful detached building with a garage and separate quality gymnasium in the grounds, all set on the outskirts of Blaenwaun village. Perfect for multigenerational living or for income or both (subject to any consents required). **NO ONWARD CHAIN.**

Key Features

Three Character Properties

Very Well Presented
Accommodation

Set In Just Over 6 Acres

Predominantly Pastureland

No Immediate Neighbours

Suit Multigenerational Living /
Income

Superb Lifestyle Opportunity

Energy Ratings: E, D, D

Location

Penclippen Farm is located about 500m from the small rural village of Blaenwaun, which itself is situated about a 20 minute drive into the market town of Newcastle Emlyn or the large coastal town of Cardigan about 25 minutes away by car. To the south, Whitland is located approx 15 minutes drive away where you can access the administrative town of Carmarthen and A40/A48 with its connection to the M4.

Ground Floor

The Accommodation - The accommodation described on these details have never been let out commercially by our clients but used as overflow accommodation for friends and relatives and consequently there is only one Council Tax currently payable for the whole.

Full planning consent was given for the two Cottages, now known as Willow and Oak Cottages to be converted into Holiday Cottages under planning reference number W/11463 in 2006.

As given by Rightmove : Average download speed of fastest package at this postcode:

74Mb

provided by BT*

Penclippen Farmhouse - Accommodation - Entrance via UPVC double-glazed door into:

Utility - 7' 10" x 10' 5" (2.41m x 3.2m) With a range of wall and base units, 1.5 bowl sink/drain unit, floor-standing oil-fired boiler, space and plumbing for washing machine, radiator, tiled flooring, door into:

Downstairs Shower Room - With frosted UPVC double-glazed window to side, shower cubicle, low level flush WC, wash hand basin, fully tiled walls, towel radiator.

Kitchen / Diner - 15' 3" x 20' 0" (4.67m x 6.12m) Max. A superb, large room with 2 UPVC double-glazed windows to front and side, staircase to first floor, 2 designer radiators, a range of wall and base units with "Rangemaster" induction hob cooking range, integral dishwasher, plumbed in fridge/freezer leading through to:

Lounge - 20' 0" x 14' 9" (6.12m x 4.51m) A large room with 2 UPVC double-glazed windows to the front and rear, wood-burning stove set on slate base, 2 radiators, french doors out to:

Conservatory - 12' 11" x 10' 11" (3.95m x 3.35m) A large conservatory with tiled flooring, french doors leading out to patio, blue tinted self cleaning vaulted glass roof .

Utility - 6' 9" x 5' 7" (2.08m x 1.71m) Accessed via external Iroko timber door with two work surfaces, stainless steel sink, space and plumbing for washing machine, floor-standing oil-fired boiler, laminate flooring, radiator.

First Floor

First Floor - Accessed via staircase in kitchen/dining room and giving access to:

Family Shower Room - With frosted UPVC double-glazed window to rear, corner shower cubicle, low level flush WC, radiator, wash-hand



Willow Cottage



Entrance To Penclippen



Farmhouse



Kitchen / Diner

basin, built-in cupboard, chrome towel radiator, part-tiled walls.

Bedroom 1 - 12' 5" x 13' 3" (3.79m x 4.04m) With UPVC double-glazed window to the front, a separate UPVC double-glazed door out to utility roof, radiator.

Bedroom 2 - 7' 4" x 13' 3" (2.26m x 4.04m) With UPVC double-glazed window to the front, radiator.

Bedroom 3 - 9' 11" x 12' 9" (3.04m x 3.89m) With UPVC double-glazed window to the front, radiator.

Bedroom 4 - 6' 10" x 7' 10" (2.11m x 2.39m) With UPVC double-glazed window to rear, radiator.

Exterior

Willow Cottage - Accommodation - Entrance via Iroko timber-glazed door into:

Lounge / Kitchen / Diner - 13' 0" x 15' 3" (3.97m x 4.66m) Plus kitchen area 13' 0" x 6' 1" (3.95m x 1.86m). Again, a superb large room with high vaulted ceiling, wood-burning stove set in a very attractive fireplace, three radiators, a range of base units with 1.5 bowl sink/drain unit, ceramic hob with electric oven, integral fridge, integral dishwasher, extractor fan, 4 UPVC double-glazed windows to the front and side, the dining area 13' 8" x 7' 5" (4.17m x 2.27m) has glazed panels on 3 sides with door out to lawned areas, door into:

Inner Hallway - With feature small window, radiator, doors off to remaining rooms including:

Bedroom 1 (En-Suite) - 12' 7" x 12' 10" (3.86m x 3.93m) With 2 UPVC double-glazed windows to rear, radiator, door into:

En-Suite Walk-in Shower - With frosted UPVC double-glazed window to rear, walk in shower, towel radiator, fully tiled walls, low level flush WC, wash hand basin.

Bedroom 2 - 10' 7" x 11' 9" (3.23m x 3.59m) With UPVC double-glazed window to rear, access to loft space, radiator.

Family Bathroom - With frosted UPVC double-glazed sash window, corner shower cubicle, wash hand basin, radiator, low level flush WC, part-tiled walls.

Oak Cottage - Accommodation - Entrance via solid oak wooden door into:

Lounge / Kitchen / Dining Room - 20' 6" x 14' 7" (6.25m x 4.47m) A superb, large room with UPVC sash window overlooking open countryside, vaulted ceilings and natural slate flooring with a wood-burning stove, two radiators, a range of wall and base units with 1.5 bowl sink/drain unit, integral dishwasher, ceramic hob with extractor over, fitted electric oven, tiled splash back, leading through to:

Dining Area - 12' 2" x 6' 7" (3.73m x 2.01m) With glazed panels on 3 sides, radiator, door out to rear lawns.

Bedroom 1 (En-Suite) - 10' 0" x 11' 0" (3.05m x 3.37m) into alcove.

With UPVC double-glazed sash window to rear again with views,



Other View



Lounge



Other View



Conservatory

radiator, door into:

En-Suite Shower Room - With shower cubicle, wash hand basin, low level flush WC, part-tiled walls, tiled flooring, towel radiator.

Bedroom 2 (En-Suite) - 8' 9" x 11' 1" (2.68m x 3.38m) With UPVC double-glazed sash window again with views, radiator, door into:

En-Suite Shower Room - With shower cubicle, low level flush WC, pedestal wash hand basin, tiled flooring, towel radiator, part-tiled walls.

Bedroom 3 (En-Suite) - 14' 8" x 10' 11" (4.48m x 3.35m) With frosted UPVC double-glazed sash window, shower cubicle, wash hand basin, low level flush WC, part-tiled walls and flooring, towel radiator.

En-Suite Shower Room - With frosted UPVC double-glazed sash window, shower cubicle, wash hand basin, low level flush WC, part-tiled walls and tiled flooring, towel radiator.

Externally - The whole of this property, including the buildings, the land and the gardens have been exceptionally well cared for by our clients with much love, care and dedication culminating in what you see on the photographs today.

There are two good lanes to either the main farmhouse or to the Cottages so if a new owner were to rent out Willow and Oak Cottages your privacy isn't disturbed by guests arriving and leaving as they have their own access.

There is a large vegetable/fruit garden with numerous raised beds and a large polytunnel perfect for "growing your own" (see Aerial Picture 7)

Around the house there is a large Indian Sandstone patio and three decking areas with greenhouse, private house garden and a Railway Carriage..

On the border there is a little stream which has a pretty little pond area adjacent to it brimming with wildlife.

Near the Cottages is a "chill out" area with a quality hot tub (included) with views over the surrounding countryside.

In addition, there is a parking bay to the right as you come down the track towards the house - our vendor has had wiring installed to this point so any future owner can install a car charger should this be required.

Outbuilding with Garage and Gymnasium - 25' 9" x 12' 10" (7.85m x 3.92m) Garage measuring 13' 9" x 24' 10" (4.20m x 7.56m) and Gymnasium measuring 25' 9" x 12' 10" (7.85m x 3.92m)

This detached building is currently split in two with a separate garage (which has a very useful insulated "Cold Room" in situ) and a separate gymnasium with larch Vaulted A-Frames, wood burning stove with glass hearth, insulated , fully rendered, double glazed, electric sockets, laminate floor, modern electric radiator The gymnasium of course could just as easily be used as a home office if preferred as it is over 30 sq metres in size.

The Land - Amounting to some 6.518 acres all in the land is split into 4 main enclosures and completely surrounds the house, one paddock on your right as you arrive, two to your left as you arrive and a further strip of land running up from the Garage and Gymnasium building bordering the stream. All the land has been well looked after and regularly cut either by the local farmers or our client and could be rented out if preferred to local farmers.

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

Tenure: Freehold

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

Council Tax: Band E, Carmarthenshire County Council

Please Note: We are advised that a footpath runs up the driveway and through the grounds of the property however we have documentation from Carmarthenshire County Council that says "this path is obsolete and in a poor state of repair".

Directions - If you enter Blaenwaun from Tegryn end, turn right just before the lamb pub. Follow this road for half a mile and the entrance to this property can be found on the left hand side, clearly denoted by a name plaque. Both tracks go to the same property, the one straight on takes you to the house, if you bare right it will take you to the cottages.

What3Words: ///trustees.tonality.polishing



Family Bathroom



Bedroom 1



Bedroom 3



Bedroom 4



Willow Cottage



Superb Lounge



Other View



Dining Area



Kitchen



Family Shower Room



Bedroom 1 (ensuite)



Bed 1 Ensuite



Bedroom 2



Oak Cottage



Open Plan Lounge/Kitchen/Diner



Kitchen Area



Dining Area



Bedroom 1



Bed 1 Ensuite



Bedroom 2



Bedroom 2 Ensuite



Bedroom 3



Aerial View 2



Superb Hot Tub (Included)

Floorplans

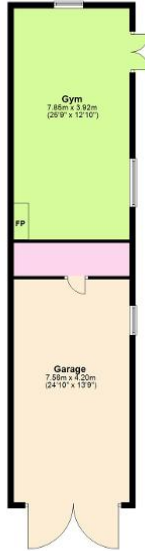
Oak Cottage



Willow Cottage



Garage And Gym



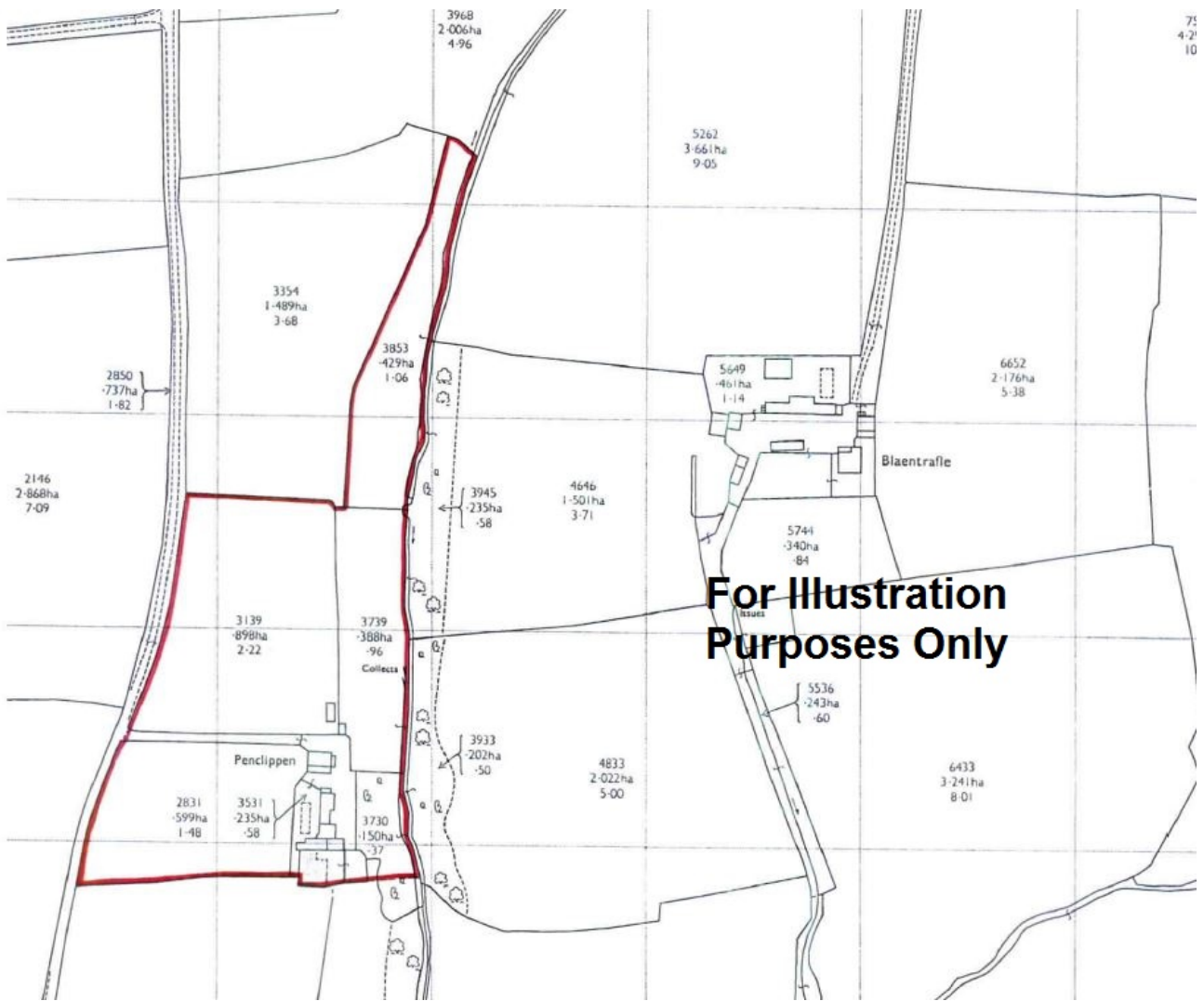
Penclippin Farmhouse - Ground Floor



Penclippin Farmhouse - 1st Floor



For information purposes only.
 Pen-clippin-and-cottages



Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		