



## The Smallholding Centre

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4 Bed Smallholding

£485,000



## Pant Y Coed, Capel Iwan, Pantybwllch Nr Newcastle Emlyn, SA38 9NW

A very well presented character SMALLHOLDING with around 5.5 acres of pastureland (some of which has been planted with young woodland) which has had extensive improvements undertaken by our clients over the recent years to provide what is now a very comfortable home with two very useful home offices in addition to other useful outbuildings. This represents a "classic" Smallholding as our clients enjoy being as "self sufficient" as possible as you will see should you decide to view this lovely holding located just a 10 minute drive from the market town of Newcastle Emlyn. In the house there is a hallway, lounge, dining room leading into a spacious attractive kitchen, shower/utility room, on the first floor there are 4 bedrooms and a second family bathroom. There are far reaching views across the beautiful Welsh countryside with just one other neighbour in the vicinity - great for security !

## Key Features

Smallholding With 5.5 Acres

Superb Far Reaching Views

Very Useful Outbuildings

Two Home Offices

Attractive Kitchen

Just 10 Minutes From Town

Classic Smallholding

Energy Rating: D



## Ground Floor

**Accommodation** - Entrance via glazed door into:

**Entrance Porch** - 8' 8" x 5' 8" (2.65m x 1.75m) With glazed panels around, tiled flooring, part-glazed UPVC door into:

**Hallway** - With quarry tiled flooring, staircase to first floor, understair cupboard, door to dining room and:

**Lounge** - 13' 11" x 12' 11" (4.25m x 3.95m) With multi-fuel stove set in an attractive original stone fireplace, window to the front, radiator.

**Dining Room** - 13' 8" x 8' 2" (4.2m x 2.5m) With window to the front, laminate flooring, radiator, archway through to kitchen.

**Kitchen** - 13' 7" x 16' 10" (4.16m x 5.14m) An attractive kitchen with a 3m wide UPVC picture window to make the most of the views over the garden, with double Belfast sink, built-in dishwasher, microwave and oven, additional recessed sink in the tea/coffee making area, attractive oak work surfaces, breakfast bar, space for electric range (current range available by separate negotiation), space for upright fridge and freezer, laminate flooring, infra-red heating panels to wall and ceiling, double-glazed stable-style door out to conservatory.

**Conservatory** - 10' 3" x 5' 6" (3.14m x 1.7m) With heated towel rail, door to utility room, sliding doors out to gardens.

**Utility / Shower Room** - With space and plumbing for washing machine and tumble dryer, low level flush WC, wash hand basin, sealed shower cubicle, extractor fan, infra-red heating panel.

## First Floor

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

**Landing Area** - With doors off to first floor rooms including:

**Bathroom** - With window to rear, P-shaped panelled bath with shower over & tiled surround, low level flush WC, wash hand basin, tiled walls, heated towel rail, radiator, concealed storage area.

**Bedroom 3** - 10' 4" x 7' 0" (3.15m x 2.15m) With window to rear, built-in wardrobe, radiator.

**Bedroom 2** - 10' 5" x 8' 2" (3.2m x 2.5m) With window to the front, built-in wardrobe, TV point, radiator.

**Master Bedroom** - 12' 1" x 15' 6" (3.69m x 4.74m) With window to the front, ceiling fan/light, TV point, radiator.

**Bedroom 4 / Study** - 7' 10" x 7' 0" (2.4m x 2.15m) Used by our current vendors as a sewing / craft room but could equally be used as a single bedroom. With window to the front, radiator.

## Exterior

**Externally** - The property is accessed via a country lane, there is off-road parking to the side of the property with an electric charging point and a pedestrian gateway through to the rear of the property. There are



Rear Garden Area



The Land



Pant Y Coed



Entrance Porch



large gardens mainly laid to lawn with vegetable and flower beds with a small patio and decking area to the rear of the house.

**Outbuildings** - There are two garden offices both with heating and lighting and our current vendors also have an internet connection. One measuring 5.4m x 2.5m has a potting shed attached and also has a small patio with water feature. The other measures 5m x 3m and has a large patio and a BBQ shed, perfect for entertaining.

There are two large aluminum framed greenhouses with toughened glass (12' x 8') one of which has a grape vine. There is a purpose-built compost shed and an newly built barn (6m x 10m) with vehicle access from the lower field. The barn benefits from an electric supply to a consumer unit.

The workshop is approximately 15m x 5m (approx) which has been split into two areas which includes a large wood store. There are double doors at each end and electricity is connected. At the bottom end there is a hard-standing for further vehicles or an open working area.

**The Land** - The lower field was planted up with 1500 native trees and hedging in 2018 with a grant from The Woodland Trust. Within this woodland there are 6 leveled and seeded camping pitches. At the bottom of the field is a hardstanding for up to two camper vans with water and electric hook-up. Our vendors had plans to build a compost toilet this summer. Campers have had access to the utility room facilities at the house if required. Once the trees are a little more established this will offer sheltered over-winter grazing. There are two road-access gateways. There is also a small shed currently used for straw storage.

The upper field offers good clean, gently sloping grazing with a small field shelter where the current owners raise sheep. There is a water trough which is not mains fed so water has to be transported up in the summer months. Our vendors have had sheep grazing all year around and have never been affected by flystrike. All fencing has been replaced in the last 5 years. A gateway leads through to:

The Orchard - which has been planted with various fruit trees including some rare Welsh varieties of apple, plum, damson, pear and cherry. It also includes juniper, blackthorn, hawthorn and various other native varieties. The duck pond is within the orchard with various other poultry housing within a secure area. There is a pedestrian gateway which leads back down to the formal gardens towards the house.

**By Separate Negotiation** - Our vendor advised that there is an opportunity to purchase by separate negotiation essential smallholding equipment ie, mini tractor, mower and various tools as well as the laying hens and flock of cute Call ducks - a "ready to roll" smallholding!

**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 & solar panels (owned) with 2.4KWh battery, mains water, private drainage (septic tank), oil-fired central heating. Broadband connection via Starlink (subject to contract with supplier). Our vendors currently have a CCTV system in place.

Council Tax: Band E, Carmarthenshire County Council.



Lounge



Lounge Another View



Lounge Another View



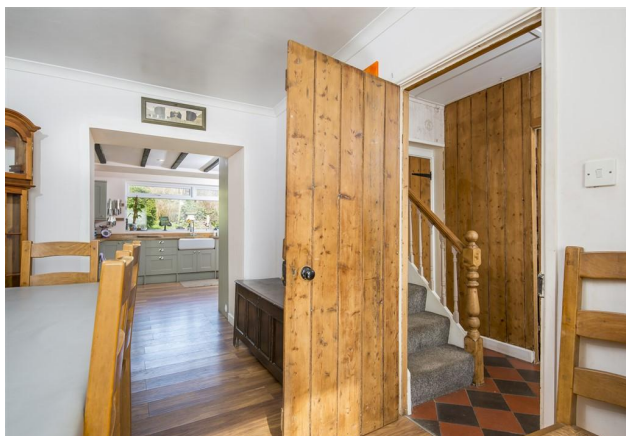
Dining Room

NOTE; Please be aware that there are 3 small wind turbines in the adjacent field(not owned by our client) on the top of the hill to the rear of the property, the closest of which is some 280 metres away from the house itself.

**Directions** - From Newcastle Emlyn, take the B4333 towards Cynwyl Elfed. After approx. 2 miles, at the end of a long straight, the road bends to the left and there is a right turn sign-posted Capel Iwan. Take this turn and proceed past the caravan park on the right. After a short distance, take the next left turn and immediately fork right. Follow this lane and Pant Y Coed is the first house on the right-hand side of the lane.

What 3 Words : ///nerd.alone.novelist





Dining Room Another View



Kitchen



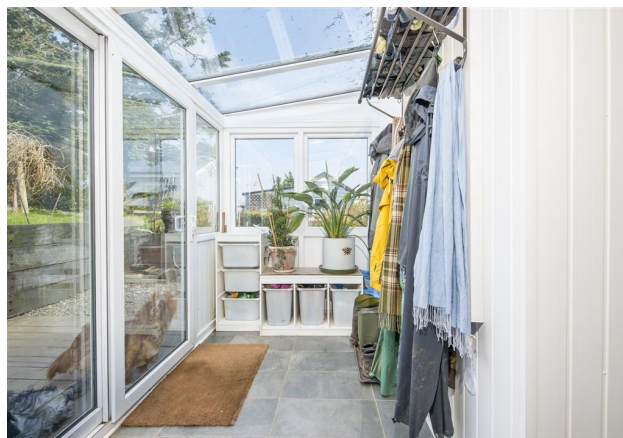
Kitchen



Kitchen



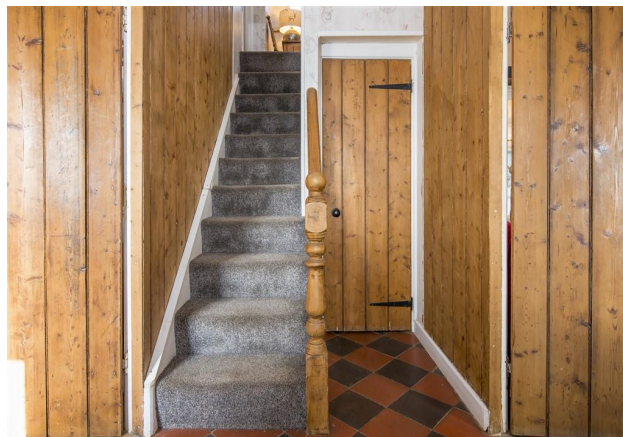
Kitchen



Conservatory



Utility / Shower Room



Stairs To First Floor





Bathroom



Bathroom Another View



Landing Area



Bedroom 3



Bedroom 2



Bedroom 2 Another View



Master Bedroom



Master Bedroom Another View





Bedroom 4 / Study



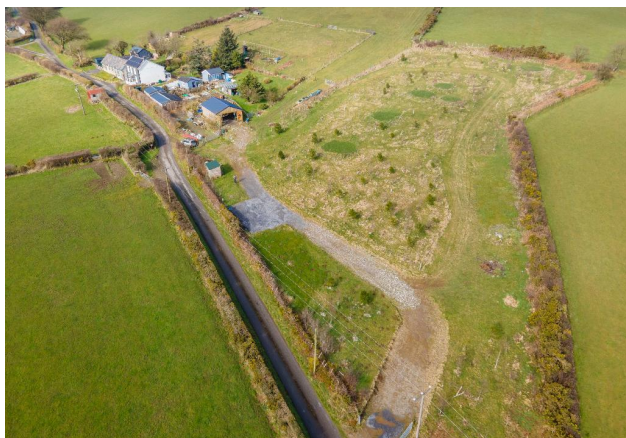
Decking Area To Rear



Rear Garden



Free Range Eggs !



Aerial View 1



View From Land



Two Large Greenhouses



Aerial View 2



# Floorplans



For Identification Purposes Only.  
Plan produced using PlanUp.

**Pant Y Coed**





## Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		106   A
81-91	B		
69-80	C		
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		