



**Emerald Valley Crugybar, Llanwrda, Carmarthenshire, SA19 8UN**  
**Offers in the region of £595,000**

An excellent opportunity arises to acquire a superb residential holding of 12 acres set in area of outstanding natural beauty comprising impressive refurbished traditional farmhouse, two delightful cottages and a comprehensive range of farm buildings set in attractive courtyard setting. The farmhouse has been fully refurbished to a high standard and provide the following accommodation: Reception Hall, Bay windowed Sitting Room with fireplace, Conservatory, Bay windowed Dining Room with feature fireplace, Superb Fitted Kitchen/Living Room, Utility Room, Cloakroom, Laundry, Master Bedroom with en suite dressing room and Bathroom, 5 further Bedrooms and 3 bathrooms. Central heating and Double glazing. Comprehensive range of farm buildings. Well maintained pasture paddocks and conifer woodland. Viewing essential to appreciate.

# Crugybar, Llanwrda, SA19 8UN

## RECEPTION HALL

Stairs to first floor. Radiator.

## SITTING ROOM 14'4" x 11'5" (4.37m x 3.48m)



Woodburning stove in feature stone surround on raised hearth. Attractive ceiling cornice-work. Bay window to front elevation. Radiator. Stone arch to

## CONSERVATORY 14'2" x 9'3" (4.32m x 2.84m)

Tiled floor. Radiator.

## DINING ROOM 15'3" x 11'5" (4.65m x 3.48m)

Open fireplace in Adam style surround with Hunter cast iron stove. Telephone point. Radiator.

## KITCHEN/BREAKFAST ROOM 29'11" x 10'0" (9.14m x 3.05m)



Superbly fitted with range of Schmidt base, wall and drawer units. Attractive dresser style display cupboards. Fitted Dining Table with chrome fitments. Wall recess with glass display shelves. Ample worksurface with feature tiled surround and concealed lighting. Central island with Corian worksurface and integrated 1 1/2 bowl sink unit with Franke tri flow with filter water. Dishwasher. Alpha cast iron oil fired range which serves the domestic hot water, cooking and central heating. Exposed ceiling beams. Halogen chrome ceiling downlighters. Ceramic tiled floor. 3 Radiators.

## ANOTHER ROOM ASPECT



## UTILITY ROOM 14'9" x 9'3" (4.50m x 2.84m)

Single drainer stainless steel unit with mixer tap. Schmidt fitted cupboards. Ample worksurface. Plumbed for automatic washing machine. Ceiling downlighters. Exposed ceiling beam. Alarm control. Rear stable door.

## CLOAKROOM

Low level W.C. Hand basin with base cupboard and tiled surround. Ceramic tiled floor. Radiator.

## DRYING CUPBOARD

with fitted shelves and radiator.

## FIRST FLOOR

Landing with Built in Airing Cupboard having fitted shelving and radiator. Attractive stairscape to second floor. Radiator.

## MASTER BEDROOM 12'0" x 11'6" (3.66m x 3.53m)



Telephone point. TV point. Radiator.

## DRESSING ROOM & EN SUITE

A dressing area with louvre door fitted wardrobes lead through to the en suite bathroom which provides corner panelled bath with Mira power shower above and tiled surround. Pedestal hand basin, low level W.C. and bidet. Towel radiator. Wall mirror with lighting above. Ceiling downlighters. Radiator.

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## BEDROOM 2 12'0" x 11'6" (3.66m x 3.51m)



Built in wardrobe with louvre doors and providing hanging space and shelves. TV point. Radiator. This room leads through to:

### EN SUITE

Mira Sport shower in tiled and glazed cubicle. Pedestal hand basin and low level W.C. Shaver socket and light. Radiator.

### BEDROOM 3 11'6" x 11'6" (3.51m x 3.51m)

Built in wardrobe with hanging space and shelves above. TV point. Radiator.

### BEDROOM 4/DRESSING ROOM 9'6" x 8'9" (2.90m x 2.67m)

Radiator.

### EN SUITE

Mira 88 shower in fully tiled cubicle, pedestal hand basin with tiled splash-back, low level W.C. Shaver socket and light. Radiator.

### SECOND FLOOR

Landing with access to attic

### BEDROOM 5 16'0" x 8'2" (4.90m x 2.51m)

Pedestal hand basin with tiled surround. Wall mirror. Shaver socket and light. Eaves storage cupboard. Radiator.

### BEDROOM 6 15'7" x 9'6" (4.75m x 2.90m)

Pedestal hand basin with tiled surround. Exposed ceiling beams. Shaver socket and light. Eaves storage cupboard. Radiator.

### BATHROOM

Panelled bath with tiled surround. Wall mirror. Ceiling beam. Radiator.

### CLOAKROOM

Low level W.C. Exposed beam. Extractor fan.

### AIRING CUPBOARD

housing insulated hot water cylinder with immersion heater. Linen shelves.

## COTTAGE 1



### KITCHEN/LIVING ROOM 16'6" x 8'2" (5.05m x 2.51m)

Fitted with a comprehensive range of limed Oak base and wall cupboards together with glazed display cupboards and side shelves. Single drainer stainless steel sink unit with mixer tap. 4 ring Creda electric hob and New World electric oven. Extractor hood above. Ample worksurface with tiled surround. Feature arrowslit glazed window. Ceiling downlighters. Alarm pad. Radiator.

### SITTING ROOM 16'8" x 15' (5.08m x 4.57m)

Open fireplace in tiled surround. Exposed ceiling beams. French doors. TV point. Access to attic Bedroom. Radiator.

### INNER HALL

with Cloakroom and Boiler Room with Grant oil fired combination boiler which serves the domestic hot water and central heating. Linen shelves. Radiator.

### BEDROOM 1 12'9" x 8'5" (3.91m x 2.57m)

Built in double wardrobe with hanging space and shelves. TV point. Telephone point. Radiator.

### EN SUITE BATHROOM

Panelled bath with Mira shower cubicle, pedestal hand basin, low level W.C., Bidet. Shaver socket and light. Wall mirror. Part tiled walls. Radiator.

### BEDROOM 2 10'2" x 8'3" (3.10m x 2.54m)

Radiator.

### SHOWER ROOM

Mira shower in tiled cubicle, pedestal hand basin with tiled splashback, low level W.C. Shaver light and socket. Radiator.

### ATTIC BEDROOM 16'9" x 8'5" (5.13m x 2.59m)

approached from the Sitting Room via ladder. Exposed beams. Radiator.

## COTTAGE 2

### KITCHEN 10'4" x 6'9" (3.15m x 2.06m)

Fitted with a range of base and wall cupboards. Single drainer stainless steel sink unit with mixer tap. Worksurface. Plumbed for automatic washing machine. Halogen downlighters. Ceramic tiled floor. Radiator.

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## **LOUNGE 17'3" x 14'6" (5.28m x 4.42m)**

Hunter cast iron multi-fuel stove set in attractive stone surround fireplace. Vaulted beam ceiling. French door. Velux window. Radiator.

## **INNER HALL**

Access to Cloaks cupboard. Boiler Room with Grant oil fired combination boiler which serves the domestic hot water and central heating. Radiator and linen shelves.

## **CLOAKROOM**

Pedestal hand basin and low level W.C. Radiator.

## **BEDROOM 1 10'11" x 8'5" (3.33m x 2.57m)**

Telephone point. TV point. Radiator.

## **BEDROOM 2 9'1" x 6'3" (2.77m x 1.93m)**

Built in wardrobe. Radiator.

## **SHOWER ROOM**

Shower in tiled cubicle, hand basin in tiled surround with shaver socket and light above. Low level W.C. Radiator.

## **NB**

The attic areas to both cottages are fully boarded and have electric lighting and power points connected.

## **GROUNDS**



A short driveway leads up from the main entrance to the house and cottages. This leads to a spacious vehicular parking area and a further concrete paved area that leads to the Workshops and buildings beyond the cottages. Alongside the parking area is a delightful lawned garden around which are a number of mature trees and shrubs together with well stocked herbaceous borders. Beyond the house is a naturalised garden area which abounds with spring flowers.

## **FORMER TOLL HOUSE 22'11" x 13'5" (7.01m x 4.11m)**

This is located to the side of the lawned garden. We are informed by the vendors that it has planning consent for conversion to a holiday cottage and some of the works have been started, with water, electric and drainage laid on.

## **GARDEN SHED 6'11" x 4'11" (2.13m x 1.52m)**

## **GREENHOUSE 8'0" x 6'0" (2.44m x 1.83m)**

## **GENERAL PURPOSE BUILDING 60'0" x 45'0" (18.29m x 13.72m)**

This is located alongside the entrance drive and has two entrances. Steel frame construction and steel and asbestos sheet clad walls. Concrete floor with inspection pit. Providing some 2700 square feet it has previously been used for tractor sales and also as a warehouse.

## **SHEEP SHED 60'0" x 29'11" (18.29m x 9.14m)**

Steel frame and steel clad with water and electric connected.

## **DOUBLE GARAGE/WORKSHOP 45'0" x 20'0" (13.72m x 6.10m)**

Steel frame construction and steel clad walls. Electric connected. Concrete floor. This building incorporates a small office.

## **STABLE/LOOSE BOX 14'6" x 10'11" (4.42m x 3.35m)**

Stone walls and steel sheet roof. Concrete floor. Stable door.

## **DUTCH BARN 47'11" x 18'0" (14.63m x 5.49m)**

Steel frame with concrete block and steel clad walls. This is divided into two workshops with storage area above and garaging. Concrete floor. Electric connected.

## **HAY BARN 45'0" x 20'0" (13.72m x 6.10m)**

with lean to Cubicle shed 45' x 22'. Steel frame construction with concrete block and steel clad walls. Concrete floor. Doors at both ends. Access to Stock yard and slurry pit.

## **LEAN TO SHED 45' x 22' (13.72m x 6.71m)**

Steel frame construction with concrete block and steel clad walls. concrete floor and doors at both ends with access to stock yard. Power and lighting connected.

## **LAND**

The whole extends to 12 acres or thereabouts which is conveniently arranged around the homestead providing level pasture paddocks and a small area of conifer woodland planted with Spruce.

## **SERVICES**

We are advised that the property is connected to mains electric and water. Private drainage. Telephone subject to BT regulations. Smoke and Burgular alarms are connected to each property.

## **TENURE AND POSSESSION**

We understand that the property is freehold and that vacant possession will be given on completion on the farmhouse, cottage one, buildings and land. There is a tenant in cottage two, details on request.

## **COUNCIL TAX**

We are advised that the property is in Band 'E' . The holiday cottages are separately banded - details on request.

## **DIRECTIONS**

From Llandeilo the property is located by taking the A.40 towards Llandovery for approximately 8 miles to Llanwrda. Turn left here onto the A.482, continue for 4.5 miles and the property will be found on the left hand side.

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## VIEWING



Strictly by appointment with BJP

## OUT OF HOURS CONTACT

Jonathan Morgan 07989 296883

## AGENT'S NOTE



This fine holding offers potential for a number of uses, subject of course to obtaining any necessary consents. The two letting cottages are delightful and well located on the homestead for ease of management. Viewing is thoroughly recommended.

## N B

These details are a general guideline for intending purchasers and do not constitute an offer of contract. BJP have visited the property, but not surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage etc. The Sellers have checked and approved the details, however purchasers must rely on their own and/or their Surveyor's inspections and the Solicitors enquiries to determine the overall condition, size and acreage of the property, and also any Planning, Rights of Way, Easements, or other matters relating to it.

## PROOF OF IDENTITY

In order to comply with anti-money laundering regulations, BJP Residential Ltd require all buyers to provide us with: (i) proof of identity (ii) proof of current residential address The following documents must be presented in all cases: IDENTITY DOCUMENTS: A photographic ID, such as current passport or

UK driving licence EVIDENCE OF ADDRESS: A bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

## HOMEBUYERS SURVEY

If you are considering buying a home, make sure that you are not buying a PROBLEM Contact one of our property offices to arrange an RICS HOMEBUYERS SURVEY & VALUATION

## WEBSITE ADDRESS

Carmarthen 01267 236363 Llandeilo 01558 822468 View all our properties on: [www.bjpco.com](http://www.bjpco.com); [www.rightmove.co.uk](http://www.rightmove.co.uk) or [www.onthemarket.com](http://www.onthemarket.com)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E		
(21-38) F	27	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	48
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

Emerald Valley

12 Acres

