

**NEW PRICE**



## **Norwood Gardens, Llanllwni, Pencader SA39 9DU**

**Offers in the region of £335,000**

Ideal Small Business Enterprise & Potential  
Approx 3 Acres of Formal Show Gardens & Tea Rooms  
Detached 3/4 Bedroomed Improvable House  
Useful Outbuildings Including Large Barn & Tea Rooms  
Conservatory

EJ/WJ/37429/071114

## DESCRIPTION

**\*\*\* IDEAL SMALL BUSINESS ENTERPRISE \*\*\*\*** - A pleasantly and conveniently located property currently run as a formal show garden/tea rooms business, with extensive mature landscaped formal show gardens open to the public, extending to approx 3 acres (tbc). The property comprises a detached 3/4 bed roomed house in need of general improvements with extensive grounds including furnished and equipped tea rooms offering light refreshments with potential to expand. There is potential to diversify the gardens further and develop a small nursery having a busy roadside location. The property is set off the main A485 within the village of Llanllwni being only 13 miles North of Carmarthen and the M4 connection.

## TEA ROOMS/ FORMAL SHOW GARDENS

The property provides prospective purchasers with an opportunity to acquire an ideal family business having an excellent roadside location set off the main A485 Lampeter to Carmarthen road. The gardens have been developed since approximately 2002 by the current owners and benefits from a detached 4 bedroom house in need of some improvement works, and set in approximately 3 acres of formal show gardens and tea rooms offering light refreshment. The property benefits from a good passing trade and is ranked third in terms of gardens open to the public in the county. There is excellent potential to expand the business further with a small pasture paddock being ideal for caravan, pitches or camping etc (subject to the necessary planning consents). Also the gardens have an area suitable for a small nursery but unfortunately the current owners have not had the time

to develop this side of the business.

## ACCOMMODATION

Of stone construction lying under a tiled roof and benefiting from oil fired central heating and double glazing. The accommodation does require improvements / upgrading works and the family sized accommodation provides as follows.

## ENTRANCE HALL

Entered via half glazed door to front, quarry tiled floor, radiator, under stairs storage cupboard, access to first floor.

## RECEPTION ROOM

14'10 x 9'7 (4.52m x 2.92m)  
Victorian style fireplace incorporating a Villager multi fuel stove (not tested), radiator.

## LIVING ROOM

14'10 x 11'9 (4.52m x 3.58m)  
Attractive stone built fireplace and surround incorporating a multi fuel stove (not tested), radiator, quarry tiled floor, built-in alcove shelving, door to;

## KITCHEN

19'9 x 7'7 (6.02m x 2.31m)  
Fitted with a range of base and eye level cupboards and worktop surfaces over, 1½ bowl single drainer sink unit with mixer tap, LPG gas stainless steel cooker range incorporating oven, 6 ring gas hob with stainless steel chimney hood over, radiator, oil fired central heating boiler, quarry tiled floor, part exposed stone walling, plumbing and space for washing machine and dishwasher, door to;

## REAR ENTRANCE PORCH

Rear exterior door.

## BATHROOM

Suite comprising bath with shower attachment over and screen, pedestal wash hand basin, low level flush WC, built-in cupboard with radiator.

## FIRST FLOOR LANDING

Doors to;

## BEDROOM 1

14'8 x 12'3 max (4.47m x 3.73m max)  
Radiator, lovely views to front.

## BEDROOM 2

14'10 x 9'8 (4.52m x 2.95m)  
Radiator, window to front.

## BEDROOM 3

14'3 x 8'4 (4.34m x 2.54m)  
Built-in wardrobe and hanging space, radiator, exposed beam, views to rear.

## BEDROOM 4/STUDY

8'11 x 6'2 (2.72m x 1.88m)  
Window to front, radiator.

## BATHROOM

9'4 x 8'3 (2.84m x 2.51m)  
Modern suite comprising bath with timber surround, low level flush WC, bidet, pedestal wash hand basin, exposed beam, electric and shaver light point, built-in linen cupboard with radiator.

## EXTERNALLY

The property stands within its own spacious grounds and gardens with ample car parking. To one side of the residence is a gated entrance providing owners parking area whilst to the other side there is access to a pasture paddock currently providing the visitors car park which holds up to approximately 30 vehicles. To the rear of the property is a small private garden for the owners with a lawned area, ornamental pond and patio area. From the rear of the house there is access directly to the tea rooms and outbuildings etc.

## FORMAL SHOW GARDENS

The formal gardens cover approximately 3 acres (to be confirmed) and have been developed by the current owners. The gardens comprise an attractive pillared wall entrance with its own driveway leading down through the gardens with an abundance of different types of trees, bushes, shrubs etc. We would recommend the potential buyers to view the gardens to see for themselves

what's on offer. There are certain areas of the garden that remain unfinished or work in progress.

### **OUTBUILDINGS**

The property benefits from an useful range of outbuildings with the property and comprise as follows.

### **BARN/WORKSHOP**

29' x 18'8 (0.74m 'x 5.69m)

To the front of the barn is a large covered area offering external seating for the tea rooms etc in poor weather conditions. The barn also incorporates WC's for use by the public. To one side of the barn is a **LEAN-TO STORAGE SHED**.

### **TEA ROOMS/ CONSERVATORY**

23' x 16'5 (7.01m x 5.00m)

The tea rooms have approximately covers for 26 in a modern conservatory tea rooms and is sold with furniture and catering equipment in place including chill display cabinet, coffee machine, fridge and freezer etc. The tea rooms currently serve light refreshments only bought from local suppliers, with excellent roadside location the tea rooms could definitely be developed as a strong part of the business for passing trade as well as for the gardens. The tea rooms have their own drainage system and the business is rated separately.

### **KITCHEN/SERVING AREA**

18'1 x 16'5 (5.51m x 5.00m)

Attached to the rear of the conservatory is an all brick

building which has been converted to provide a small kitchen/serving/shop.

### **DUTCH BARN**

### **SERVICES**

We are advised that mains water and electricity are connected to the property. Private drainage. Oil fired central heating system.

### **AGENTS REMARKS**

An outstanding opportunity of acquiring a most desirable country property benefiting from a small business enterprise. Viewing is highly recommended at an early date to fully appreciate what the property has to offer.

### **VIEWING**

By appointment with the selling Agents on 01570 422 846 or e-mail lampeter@johnfrancis.co.uk

### **OUR OFFICE HOURS**

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 1:00pm

### **TENURE**

We are advised that the property is Freehold

### **GENERAL NOTE**

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

### **DIRECTIONS**

From Lampeter take the main A485 Carmarthen road and continue on for approx 8 miles passing through Llanybydder until arriving at Llanllwni. Proceed through the long scattered village passing the Belle Vue restaurant and the property will be found approx 0.3 mile further on the right (at the start of a long straight with brown tourist signs on approach and entrance).



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**John.**  
**Francis**