



Former New Inn School, New Inn, Pencader SA39 9AZ

Offers in the region of £75,000

Ideal Self Project/ Conversion Opportunity
Former Junior School In Village Location
Planning Granted for 2 Bed Prop
Tarmac Yard Area With Stream
Only 20 Minutes Drive From Carmarthen

EJ/RO/76793/100820

DESCRIPTION

AN IDEAL CONVERSION OPPORTUNITY & PLANNING CONSENT - EXCELLENT POTENTIAL!!
A conveniently positioned redundant former junior school located within the small community of New Inn and fronting onto the main A485 Lampeter - Carmarthen Road with regular bus route. The dwelling is of traditional stone and slate construction benefitting from planning consent to convert into a 2 bedroomed, 2 bathroom residential property, reference W/39135 Carmarthenshire Planning Dept. Alternatively, the property could be used for commercial enterprises such as workshop or nursery school (subject to planning). Currently the property offers one large former classroom with adjoining kitchen and entrance lobby. Outside there is a good size tarmac yard area in need of landscaping works with outside toilet blocks, portacabin (in need of repair) and store sheds. The popular town of Carmarthen and the carriageway is approximately 12 miles away. **** WE ADVISE VIEWERS TO TAKE EXTRA CARE DURING VIEWINGS AS SOME FLOOR JOISTS ARE NOT SAFE ****

ACCOMMODATION

The property which comprises a former junior school, occupies a most convenient location within the village of New Inn. The property is of traditional stone and slate construction with central heating (not tested) and partial double glazed windows. The property benefits from planning consent for the

conversion of the existing dwelling into a 2 bedroom 2 bathroom property. Alternatively, the dwelling could be utilised for other commercial enterprises such as workshop, nursery or school (subject to the necessary planning consents required).

MAIN ENTRANCE LOBBY

6'11 x 4'8 (2.11m x 1.42m)
Side entrance door, window to rear, 2 wash hand basins, coat hanging facilities, radiator, door to:

FORMER CLASSROOM

48'6 x 17'4 (14.78m x 5.28m)
This room could ideally be split into 2 rooms if required with original sliding bi-folding doors, double aspect windows, fitted base cupboard with twin sink unit, 8 radiators, door to:

KITCHEN

16'9 x 7'5 (5.11m x 2.26m)
Two double glazed windows to rear, stainless steel sink unit with draining board, wash hand basin, tiled flooring, radiator, rear exterior door.

REAR ENTRANCE LOBBY

Corner wash hand basin, coat hanging facilities, rear exterior door, radiator.

BASEMENT STORE

Ideal for storage purposes.

PLEASE NOTE

We would advise viewers to take extra care during viewings as some of the floor joists in the main classroom are not safe to walk on.

PLANNING CONSENT

Planning consent has been granted for conversion from school to a 2 bedroom, 2 bathroom residential property. Reference application number W/39135 dated 12th July 2019. Carmarthenshire County Council Planning Department.

EXTERNALLY

The property benefits from a good sized tarmac yard area providing ample car parking facilities with double vehicular entrances and bordered to one side by a small stream. The grounds have been neglected over recent years and require complete landscaping works. There is also a former toilet block, **PORTACABIN 30' x 21' approximately** which is in need of repairs and a **STORE SHED 15' x 6'6 approximately** of stone construction.

SERVICES

We are advised mains water, electricity and drainage are connected to the property (TBC).

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 4:00pm

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 9 miles passing through Llanybydder and Llanllwni until arriving at New Inn. Upon entering the village the property can be seen further on the right.