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Cwmiar Llanllwni, Llanybydder, Carmarthenshire, SA40 9SJ

Offers Over £1,500,000

**** Look at this****

- A superb rural property with Income comprising a well established holiday letting complex with up to 6 letting units, principle 4 bedroom farmhouse, extensive gardens, grounds, amenity areas, livestock housing and stables, set in approximately 93 acres located in the foothills and adjoining the Llanllwni mountain ranges with access to extensive outriding and country pursuits.

DESCRIPTION



Cwmiar has been established for over 20 years as a well respected business with many repeat bookings annually. The complex is idyllically located in the foothills of the Llanllwni mountains and on the edge of the popular Teifi valley, in an area popular with those interested in pony trekking, mountain biking, kayaking, canoeing and fishing, only half an hour from the West Wales coastline.

The Business is only now being offered for sale on the impending retirement of the existing operators and further information can be found on the letting website www.farm-holiday-cottages.co.uk. An ideal opportunity for somebody purchase an established business yet with potential for more bookings through the greater use of websites, social medias and online marketing, also of interest to those with equestrian/livestock keeping interest.

The Accommodation provides more particularly the following -

MAIN FARMHOUSE:



of traditional stone and slate construction, oozing with character, having many original features being added to with sympathetic refurbishment retaining the character and also with many attractive timber features and has the benefit of oil

fired central heating.

The house provides -

FRONT ENTRANCE DOOR to

HALLWAY

red and black quarry tile floor, understairs storage cupboard

RECEPTION ROOM

15' x 12' (4.57m x 3.66m)



Attractive exposed beamed ceiling, fireplace

DINING ROOM

15' x 11' (4.57m x 3.35m)



with red and black quarry tile floor, Victorian fireplace, fitted cupboards

LIVING ROOM

15' x 14' (4.57m x 4.27m)



with impressive inglenook fireplace, incorporating oak beam and bread oven, quarry tile flooring, beamed ceiling, stairs to first floor

KITCHEN

20' x 6' (6.10m x 1.83m)



with flagstone flooring, open vaulted ceiling and bespoke kitchen units incorporating slate salting slab and sink unit, space for range, radiator

BATHROOM OFF

11' x 6' (3.35m x 1.83m)

with radiator, toilet, wash hand basin, shower unit

REAR UTILITY ROOM

10' x 6' (3.05m x 1.83m)

having open faulted ceiling, plumbing for automatic washing machine, rear entrance door, oil fired boiler for 3 of the cottages.

OFF THE KITCHEN - FEATURE PANTRY/LAUNDRY ROOM

15' x 11' (4.57m x 3.35m)

with separate front entrance door, flag stone flooring, currently

housing the laundry storage facilities for the complex with freezer space etc.

FIRST FLOOR - MAIN LANDING

BEDROOM

15' x 12' (4.57m x 3.66m)



Victorian fireplace, radiator

BEDROOM 2

9' x 6' (2.74m x 1.83m)

MAIN BEDROOM

15' x 14' (4.57m x 4.27m)



range of built-in wardrobes, radiator

BEDROOM 3/DRESSING ROOM

11' x 12' (3.35m x 3.66m)



radiator, stairs down to living room

THE ANNEXE (Sleeps 4):



Attached to the property is a single storey annexe with -

OPEN PLAN LIVING ROOM/KITCHEN

20' x 11' (6.10m x 3.35m)



having fitted range of kitchen units, single drainer sink unit, lpg cooker point, plumbing for automatic washing machine, triple aspect windows

BATHROOM



with bath having shower over, wash hand basin, toilet, radiator

FRONT BEDROOM 1

10' x 10' (3.05m x 3.05m)



radiator

REAR BEDROOM 2

9'10' x 6' (3.00m' x 1.83m)



radiator

CARTWS/MOUNTAIN VIEW COTTAGE (Sleeps 8):



Again, attached to the farmhouse with an inter-connecting door if required, offering -

AN OPEN PLAN KITCHEN/LIVING ROOM

26' x 14' (7.92m x 4.27m)



Kitchen units incorporating double bowl sink unit, cooker point, radiator, beamed ceiling

LIVING AREA

with wood burning stove, 2 radiators

REAR UTILITY ROOM

Plumbing for automatic washing machine, radiator

BATHROOM

having 3 piece suite comprising of panelled bath with shower over, toilet, wash basin, radiator, extractor fan

FIRST FLOOR - LANDING

Velux roof windows

BEDROOM 1

14'9" x 13' (4.50m x 3.96m)



Built-in cupboard, door to granary steps and balcony area

OFF LANDING - CLOAKROOM

with toilet and wash basin

BEDROOM 2

11' x 10' (3.35m x 3.05m)



BEDROOM 3

11' x 15' (3.35m x 4.57m)



radiator in each

THE MILL HOUSE (Sleeps 4):



Being a detached cottage offering characterful accommodation with open vaulted ground floor 21' 14' overall with inglenook fireplace having wood burner inset

KITCHEN AREA



with single drainer sink unit, plumbing and space for dish washer, crog loft over

BEDROOM

8' x 8'6" (2.44m x 2.59m)



radiator

BATHROOM

with bath having shower over, wash basin, toilet, radiator

OLD WATER MILL COTTAGE (Sleeps 10 + Cot):



A detached cottage with upvc double glazing and oil fired central heating, having bedroom accommodation to ground floor and living accommodation to first floor

ENTRANCE HALLWAY

with exposed stone walling

UTILITY AREA

17'8" x 8' (5.38m x 2.44m)

radiator

GROUND FLOOR BEDROOM 1

16' x 11' (4.88m x 3.35m)



radiator

BATHROOM

with bath having shower over, pedestal wash hand basin, toilet, radiator

BEDROOM 2

16'2" x 13'5" (4.93m x 4.09m)



radiator, window with view of water wheel

FURTHER BATHROOM

with bath, wash hand basin, toilet

INNER LOBBY

BEDROOM

15' x 15'6" (4.57m x 4.72m)

radiator

ENSUITE BATHROOM

with shower, wash basin, toilet, radiator

FIRST FLOOR -

OPEN PLAN KITCHEN & LIVING AREA

28' x 16' overall (8.53m x 4.88m overall)



with large picture window, wood burning stove

KITCHEN

Units at base and wall level, side entrance door providing disabled access

DISABLED FRIENDLY BEDROOM

15' x 15' overall (4.57m x 4.57m overall)



with radiator

CORNER WET ROOM



with shower, wash basin, toilet, tiled walls

MILLERS COTTAGE:



A semi detached cottage provides -

HALL

BEDROOM

14' x 7' (4.27m x 2.13m)



KITCHEN

7' x 12' (2.13m x 3.66m)



Base and wall units incorporating single drainer sink unit, cooker point, dishwasher point

LIVING ROOM

16' x 19" (4.88m x 5.79m)



Wood burning stove, radiator, beamed ceiling

BATHROOM

7' x 6'7" (2.13m x 2.01m)



with bath having shower over, pedestal wash hand basin, toilet, space and plumbing for automatic washing machine

FIRST FLOOR - LANDING

2 Velux roof windows

CLOAKROOM

with w.c., and wash hand basin

BEDROOM 1

12'6" x 8'10" (3.81m x 2.69m)



radiator

BEDROOM 2

12'9" x 12'8" (3.89m x 3.86m)



radiator

BEDROOM 3

16'5" x 16'3" max (5.00m x 4.95m max)



Shower cubicle, velux roof window, radiator

MILL POND COTTAGE:



MASTER BEDROOM

11'1" x 10'0" (3.4 x 3.07)

MIDDLE BEDROOM

11'1" x 10'3" (3.4 x 3.14)

BEDROOM

15'5" x 9'0" (4.72 x 2.75)

UPSTAIRS W.C.

6'2" x 3'11" (1.9 x 1.2)

LOUNGE/DINER

23'11" x 15'1" max. (7.3 x 4.6 max.)

KITCHEN

10'3" x 8'8" (3.13 x 2.65)

with kitchen units incorporating sink unit, cooker point

BATHROOM

6'0" x 7'4" (1.85 x 2.24)

Bath with shower over, toilet, wash hand basin

EXTERNALLY



The property is approached via part shared and then subsequently private lane leading to a large yard, Set away from the property is a parking area for guests, extensive gardens, grounds with play ground for toddlers. Further playground for the older children with 2 tree houses, trampoline etc.

THE CLUB HOUSE:

57 x 19' (17.37m x 5.79m)



A detached building utilised for amenity with pool table, darts, skittle alley etc., power connected.

To the rear of the property is extensive garden and BBQ area and a feature mill pond.

Set away from the main complex is a range of buildings being

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BARN 1/COWSHED

90' x 24' overall (27.43m x 7.32m overall)

RANGE 2



75' x 22' (22.86m x 6.71m)

Being stables, 5 loose boxes, central concreted yard area. To the front of these buildings is a former riding arena previously being drained, but now needing re-surfacing.

THE LAND

Which surrounds the holding as per the enclosed plan is approximately 96 acres with stream frontage and backing onto the Llanllwni mountain for which we understand there is grazing rights for approximately 100 sheep and followers.



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



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