



Llwyn Y Groes Mansion, Llanwnnen, Lampeter SA48 7LF

Offers in the region of £585,000

**** LOOKING FOR THE 'WOW' FACTOR & COUNTRY
LIFESTYLE ****

**Impressive 7 Bed Residence EER E42
Superbly Presented On 3 Floors
Outbuilding & Conversion Potential**

EJ/RO/77552/080920

DESCRIPTION

**** IMPRESSIVE 7 BED (2 EN SUITE) COUNTRY RESIDENCE OF HIGH RESIDENTIAL APPEAL HAVING THE 'WOW' FACTOR - SET IN 0.9 ACRE OF BEAUTIFULLY PRESENTED GROUNDS - VIEWING ESSENTIAL ****

Ideal for those seeking the country lifestyle adjoining a quiet district road some 1 mile from the village of Llanwnnen and some 4 miles from the University town of Lampeter. Comprises a superior detached residence dating back from the mid 18th century, now providing tasteful and well appointed accommodation, retaining character features including pitch pine flooring, oak flooring, feature arched cornice etc. The accommodation is arranged on 3 floors offering spacious roomy living areas with luxury fitted kitchen including large 'Aga' with modern fitted bathrooms. Externally there are extensive grounds and manicured lawned gardens with useful outbuilding having been partly converted with potential for annexe/home office/workroom etc (stc). Gravelled car parking/turning area with ornamental stocked fish pond. EER E42

GENERAL & SITUATION

The property provides prospective purchasers with an unique opportunity of acquiring a most impressive country residence set within lovely rural surroundings commanding lovely views across open unspoilt Welsh countryside. The property adjoins a quiet district by-road some 1 mile from the village of Llanwnnen and approximately 4 miles from the University and shopping town of Lampeter. We are informed by the owners that the property dates from 1764 being of traditional construction with rendered elevations, lying under a slated roof benefitting from oil fired central heating and double glazed windows. The superbly presented accommodation is arranged over 3 floors, retaining many character features including pitch pine flooring, oak flooring feature arched cornice, high coved ceilings etc. The property benefits from an impressive large entrance hallway with an easy rise staircase together with a luxury fitted kitchen and bathroom suites. The property has certainly got the wow factor and would ideally suit someone looking for a large family home with potential to use the second floor as self-contained accommodation.

ACCOMMODATION

Which is arranged on 3 floors and comprises as follows:

ENTRANCE HALL

24'3 x 9'6 (7.39m x 2.90m)
Enter via double glazed front entrance door, attractive easy rise staircase to first floor with built-in storage cupboard under, feature arched cornice, oak flooring, radiator, doors to:

SITTING ROOM

15'2 x 14'7 (4.62m x 4.45m)
Window to front, attractive fireplace and surround incorporating an LPG fire on marble hearth, radiator.

LIVING ROOM

16'4 x 14'7 (4.98m x 4.45m)
Double aspect windows with lovely views, attractive fireplace and surround incorporating an LPG fire on marble hearth, attractive coving, oak flooring, radiator, door to:

KITCHEN/DINER

18' x 15'6 (max) (5.49m x 4.72m (max))
Luxury fitted range of wall and base cupboards with granite worktops over, 1½ bowl single drainer sink unit with mixer tap, built-in eye-level electric double oven, 5 ring gas hob with extractor fan over, large 'Aga' oil fired range for cooking purposes

incorporating 4 ovens, hot plate, warmer plate and 2 cooking hobs with extractor fan over, space for fridge, walk-in larder with shelving, double aspect windows, double glazed side exterior door, door to:

REAR LOBBY

Double glazed rear exterior door, radiator, door to:

UTILITY ROOM

11'3 x 7'6 (3.43m x 2.29m)
Window to rear, fitted base units, sink unit, space and plumbing for washing machine, door to boiler cupboard housing oil fired central heating boiler (installed 2018), tiled flooring.

CLOAKROOM

4'3 x 4'2 (1.30m x 1.27m)
WC, pedestal wash hand basin, tiled walls, radiator.

FIRST FLOOR HALF LANDING

Approached via an easy rise staircase from entrance hall, leading to:

STUDY

14'3 x 4'4 (4.34m x 1.32m)
Window to rear, access to loft space.

MAIN LANDING

Attractive pitch pine flooring, radiator, doors to:

MASTER BEDROOM 1

23'4 x 14'10/98 (7.11m x 4.52m)
Double glazed french door leading to small balcony with lovely views over garden and open countryside, pitch pine flooring, radiator, access through to:

EN-SUITE SHOWER ROOM

14'5 x 4'6 (4.39m x 1.37m)
Luxury fitted suite comprising tiled double shower cubicle, vanity unit with wash hand basin and mixer tap, heated towel rail, extractor fan, tiled walls and flooring, step leading up to W.C with radiator.

BEDROOM 2

14'7 x 13'6 (4.45m x 4.11m)
Window to front with lovely views, radiator.

BEDROOM 3

18'2 x 15'7 (5.54m x 4.75m)
Window to rear, range of fitted wardrobes and matching bedside cabinets, TV point, radiator.

BATHROOM

13'11 x 7'5 (4.24m x 2.26m)
Luxury suite comprising tiled shower cubicle, tub bath with mixer tap, low level WC, vanity unit with wash hand basin and mixer tap, extractor fan, tiled walls and flooring, window to rear, radiator.

SECOND FLOOR LANDING

Access to loft space, pitch pine flooring, radiator, doors to:

BEDROOM 4/SITTING ROOM

13'6 x 9'6 (4.11m x 2.90m)
Window to rear with lovely views, radiator, this room is currently used as a sitting room.

KITCHENETTE

9'6 x 5'9 (max) (2.90m x 1.75m (max))
Matching wall and base units with worktops, single drainer sink unit, tiled surrounds.

BATHROOM

13'8 x 7'4 (4.17m x 2.24m)
Modern suite comprising tiled shower cubicle, corner bath with seat, low level WC, pedestal wash hand basin, airing cupboard, part tongue and groove wall panelling, window to rear, radiator.

BEDROOM 5

18'11 x 15'6 (max) (5.77m x 4.72m (max))
Window to rear, radiator, door to:

EN-SUITE SHOWER ROOM

Shower cubicle, wash hand basin, radiator.

BEDROOM 6

17'3 x 14'6 (5.26m x 4.42m)
Window to front with lovely views, radiator.

BEDROOM 7

10'6 x 9'4 (3.20m x 2.84m)
Window to front with lovely views, radiator.

EXTERNALLY

A particular feature of this property is the extensive grounds and gardens on offer, being well manicured and presented, comprising extensive lawned garden areas to the front and side of the residence with attractive gravelled areas and pathways. There is an abundance of mature trees, fruit trees, flowerbeds, shrubbery, shrub borders and an attractive copper beech tree with ornamental fish pond stocked with fish with side patio/seating area. The property has a vehicular timber gated entrance with gravelled driveway leading down to a parking/turning area. There is also a useful **OUTBUILDING 26'2 x 14'9** of stone and slate construction, having been partly converted with 2 windows to front, beamed ceiling and power and lighting connected. This outbuilding is ideally suited to fully convert as a home office/workshop, or potential as a self-contained annexe (subject to the necessary planning consents required). There is an **ADJOINING GENERAL PURPOSE BARN 16'2 x 14'9** which is ideal for fodder store with an **ADJOINING STORE SHED 8'4 x 7'6**. Further grounds are found at the side with 2 small paddocks, a range of **POULTRY HOUSES** and runs, **GOAT SHELTER** having a water supply and a polytunnel with raised beds. The whole commanding a lovely rural outlook and in total extending to 0.9 acre (or thereabouts).

SERVICES

We are advised mains water and electricity are connected to the property with a private drainage supply.

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

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TENURE

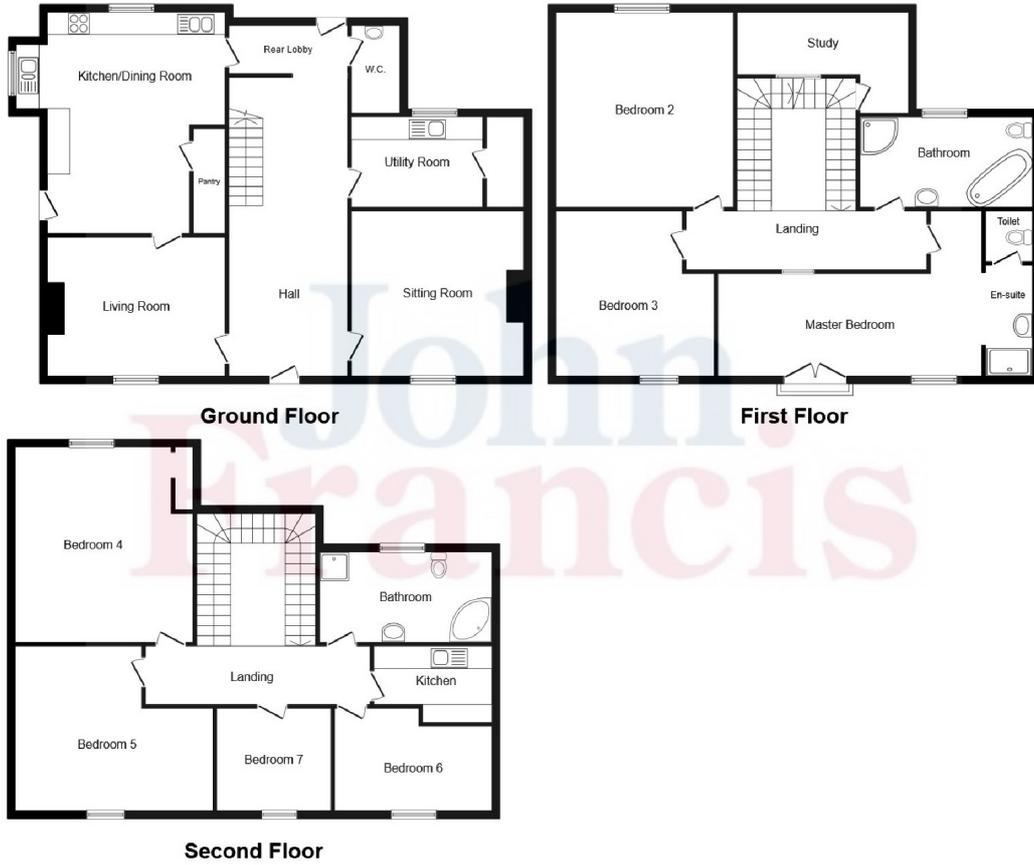
We are advised that the property is Freehold

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 A475 Newcastle Emllyn road and continue on for approximately 3 miles until arriving at Llanwnnen. Turn right after the public house signposted the B4337 Cribyn Road and continue on some 1 mile until arriving at sharp right hand bend. Turn left at the bend and proceed up the lane passing the chapel on your right and continue up a short distance and take the next right turning. Proceed along for approximately 300 yards and the property will be found further along on the right.



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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