



The Smallholding Centre

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SA43 1HJ

4 Bed Detached House With Land

£499,950



Trewern, Unmarked Road , Harford, Llanwrda, Lampeter, SA19 8DT

Trewern is a completely renovated 4 bedroom character Farmhouse with just over 4 acres of pastureland together with superb views over the rolling countryside. The house itself now feels like a new house throughout so all you have to do is move straight in. You enter in through either the front porch / conservatory or via the side utility / lobby and then you enter into the spacious newly fitted kitchen / diner with lounge and study/sitting rooms leading off. On the first floor there is a beautiful family bathroom and 4 double bedrooms. Outside there is a small paddock to the front with the remainder to the rear of the house (see Land Plan) with a useful Dutch Barn and static caravan. Classic Smallholding combining traditional character with a contemporary twist all set in a super position about a 10 minute drive from the University Town of Lampeter.

Key Features

4 Bed Farmhouse With Just Over 4
Acres

Dutch Barn And Caravan

Completely Renovated Throughout

Located About 10 Minutes From
Lampeter

4 Double Bedrooms

Large Kitchen / Diner

Superb Far Reaching Views

Energy Rating: C

Ground Floor

Accommodation - Entrance via UPVC door into:

Entrance Porch - With wood-effect flooring, radiator, door into:

Kitchen / Diner - 20' 9" x 16' 3" (6.35m x 4.96m) A good sized open plan kitchen/dining room with bespoke oak fitted kitchen unit with Belfast-style sink, electric cooking range with double oven (by separate negotiation) set in alcove, tiled flooring, spot-lighting, UPVC double-glazed window to the front, timber open-tread staircase to first floor.

Lounge - 10' 7" x 10' 7" (3.25m x 3.23m) With UPVC double-glazed window to the front, fireplace, laminate flooring, radiator.

Sitting Room / Home Office - 9' 8" x 7' 6" (2.95m x 2.31m) With UPVC double-glazed windows to side and rear, laminate flooring, radiator.

Utility / Lobby Area - 18' 0" x 6' 0" (5.49m x 1.83m) Accessed via the kitchen/diner with glazed panels around, polycarbonate roofing, sink/drain unit, space and plumbing for washing machine and tumble dryer, doors to both sides, one leading to the courtyard area and the other leading to a lobby area with door to outside and door to WC.

First Floor

First Floor - Accessed via staircase in kitchen/dining room and giving access to:

First Floor Landing - With access to loft space, doors to:

Bedroom 1 - 9' 4" x 7' 6" (2.87m x 2.31m) With UPVC double-glazed window to rear, radiator.

Bedroom 2 - 12' 7" x 8' 9" (3.86m x 2.67m) With UPVC double-glazed window to the front providing lovely views over the surrounding countryside, radiator.

Bathroom - 9' 6" x 6' 9" (2.9m x 2.06m) A modern bathroom with window to front, feature free-standing bath, low level flush WC, corner shower cubicle, pedestal wash hand basin, ladder chrome heated towel rail, extractor fan.

Bedroom 3 - 12' 9" x 7' 6" (3.89m x 2.31m) With UPVC double-glazed window to the front giving views over the surrounding countryside, radiator.

Bedroom 4 - 9' 6" x 9' 4" (2.92m x 2.87m) With UPVC double-glazed window to rear, built-in airing cupboard housing the hot water tank with immersion, radiator.

Exterior

Externally - The property is set within approximately 4.2 acres all in. There is a gated yard area to the rear providing plenty of off-road parking and from which the outbuildings can be accessed. There is a lawned area to the rear with greenhouse and far-reaching countryside views.

Dutch Barn - 29' 11" x 29' 11" (9.14m x 9.14m) A good size, constructed of corrugated iron and wood with lean-to area which has 2 stables and direct access to the rear paddock.



Utility / Lobby Area



Kitchen / Diner



Kitchen / Diner



Other View

The Land - Conveniently arranged in two separate gently sloping, well-fenced paddock areas. The front paddock, as well as being accessed from the property, has direct gated access from the road and the rear paddock can be accessed directly from the dutch barn.

General Information - Viewings: Strictly by appointment with the agents, The Smallholding Centre or our sister company, Houses For Sale in Wales.

Tenure: Freehold

Services: Mains electricity, mains water, private drainage (septic tank), oil-fired central heating.

Council Tax: Band D, Carmarthenshire County Council

Directions - From Newcastle Emlyn take the Lampeter road A475 all the way to Lampeter. From Lampeter take the A482 towards Llanwrda. Continue through the Village of Cwmann for approximately 3 miles and before you enter the village of Harford turn left beside 'Derwen Garage' onto the road signposted Ffaldybrenin. Continue for 300 yards and Trewern will be located on your left hand side, denoted by our For Sale board.



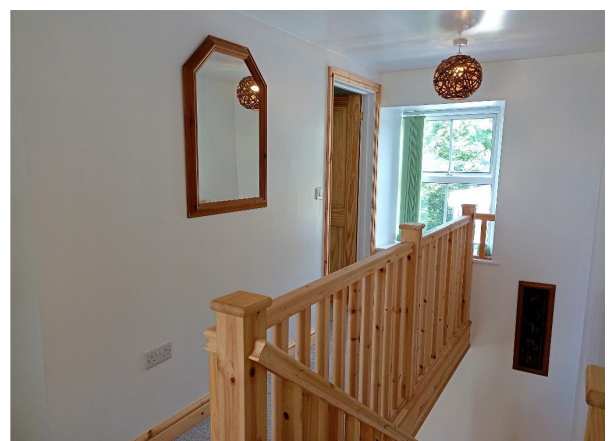
Study / Sitting Room



Lounge



Front Porch / Conservatory



First Floor Landing



Family Bathroom



Bedroom 1



Main Aerial View 1



House And Gardens



Static Caravan



Dutch Barn



Aerial View 4



Entrance To Main Paddock



The Land



Aerial View 5



Smaller Front Paddock



House And Dutch Barn



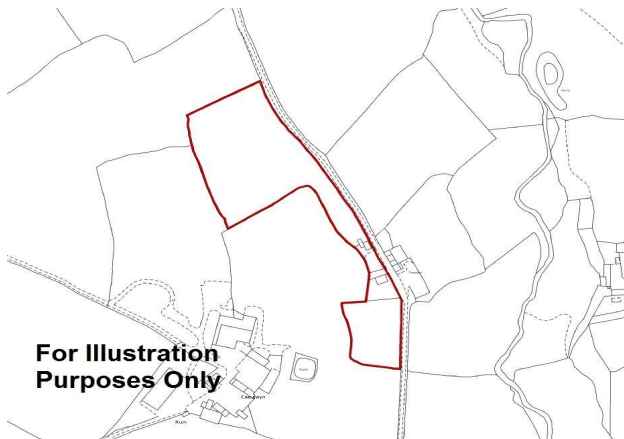
Aerial View 6



Front Paddock and Views



Aerial View 7



Land Plan - c. 4.16 acres

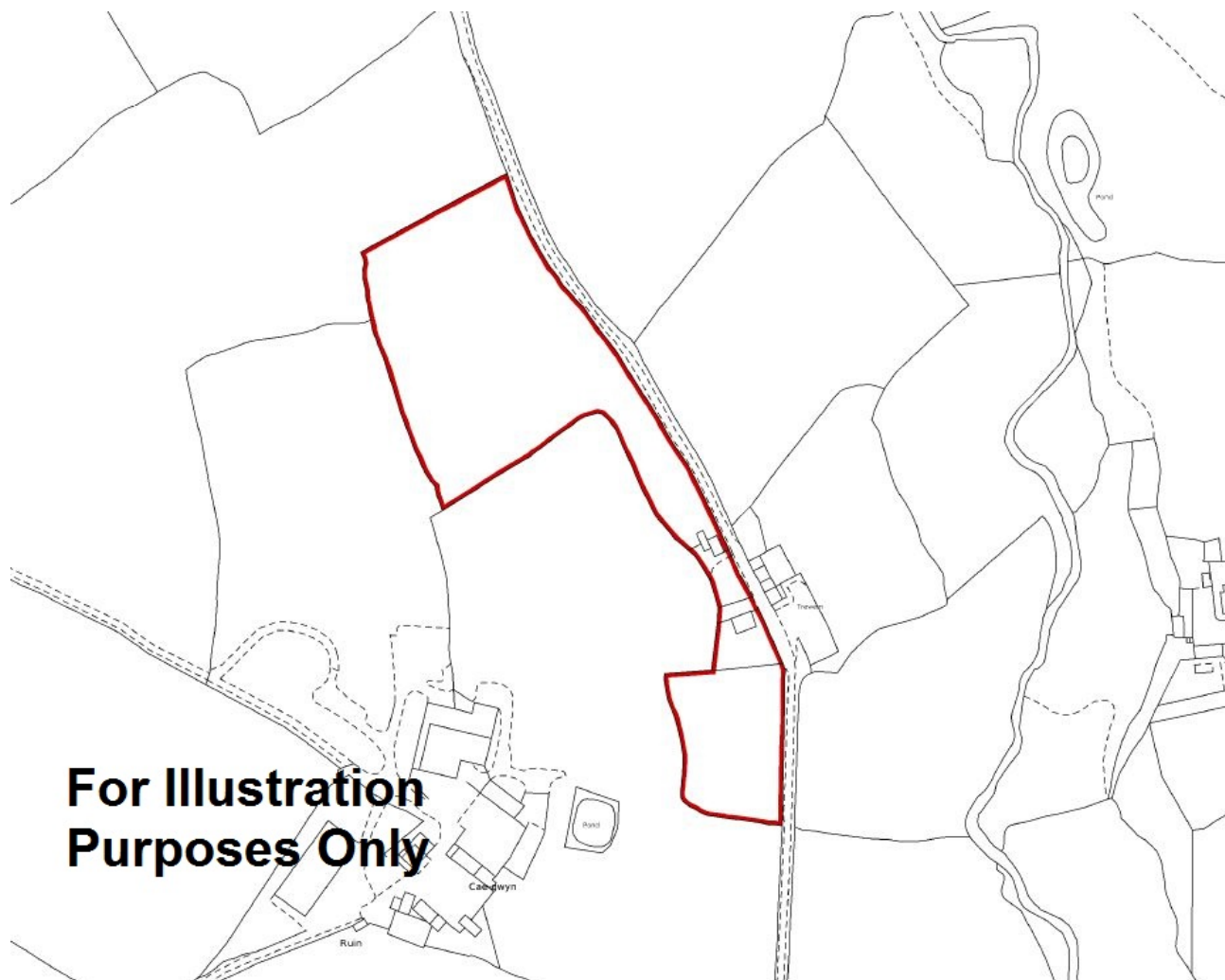
Floorplans

Ground Floor



First Floor





Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		101 A
81-91	B		
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		