



Highgrove  
Golden Grove | Carmarthen | SA32 8NW

 FINE & COUNTRY

Set within approximately 9.51 acres of beautifully maintained grounds, Highgrove is a truly exceptional four-bedroom detached home enjoying a superb rural setting with far-reaching countryside views and a remarkable sense of peace and privacy. Approached through grand electric gates and surrounded by mature gardens, paddocks, an orchard and beautifully landscaped grounds, this impressive home offers a rare opportunity to embrace a countryside lifestyle while remaining within easy reach of local amenities. Beautifully presented throughout, Highgrove combines generous and versatile living spaces with elegant character features, including detailed ceilings, feature fireplaces and a stunning open-plan kitchen, dining and family room forming the heart of the home. Further enhanced by a substantial detached garage, versatile outbuildings, extensive parking, a greenhouse and endless outdoor potential, this is a property where exceptional grounds, tranquil surroundings and beautifully considered living spaces come together to create a truly special home.

Golden Grove is a highly sought-after rural location offering the perfect balance of peaceful countryside living and everyday convenience. Surrounded by the rolling Carmarthenshire countryside, the area enjoys a wealth of scenic walking routes, historic landmarks and outdoor pursuits, whilst remaining within 2 miles of the thriving market town of Llandeilo, recently recognised by The Sunday Times as one of the Best Places to Live 2026. Further acclaim came in a Western Mail feature during 2025, which highlighted the town's colourful streets, thriving independent shops and a bakery described as being well worth travelling for. Combining an award-winning market town with the tranquillity of Golden Grove, this truly is an exceptional location in which to enjoy the very best of West Wales.

Let's now take a look in more detail...

#### Approach

Approaching Highgrove is an experience in itself. Grand double electric gates open to welcome you into this impressive residence, immediately setting the tone for what lies beyond. A sweeping tarmac driveway gently guides you towards the home, bordered by a beautifully maintained level lawn to one side and mature shrubs to the other, while tasteful lighting enhances the approach and creates a wonderful first impression both day and evening. A second driveway to the front of the property provides access to the substantial outbuilding and additional parking, while a separate third access point leads directly to the rear field, allowing convenient access without the need to use either of the property's two main driveways. Two steps lead you to the entrance, inviting you inside to discover everything this exceptional home has to offer.

#### Step inside...

#### Entrance

Stepping through the front door, which is beautifully flanked by two windows allowing natural light, you are welcomed into an elegant entrance hall. Here you have tiled flooring, high elegant ceilings with decorative detailing, coving and attractive ceiling rose add a wonderful sense of grandeur. Acting as the central hub of the home, this welcoming space provides access to all ground floor rooms and staircase rising to the first floor.

#### Lounge

The beautifully proportioned lounge is a wonderfully bright and inviting reception room, with dual front-facing windows overlooking the attractive front lawn while folding glass doors opening into the kitchen/dining/family room draw in even more natural light. This room features oak flooring, complemented by high ceilings with decorative detailing, coving and a striking ceiling rose. A magnificent stone fireplace forms the focal point of the room, creating a warm and welcoming atmosphere that's perfect for both relaxing evenings and entertaining guests.





#### Open-Plan Kitchen/Dining/Family Room

Undoubtedly the heart of the home, the impressive open-plan kitchen, dining and family room is a spectacular space designed with modern family living in mind. Accessed from the lounge, snug or inner hallway, the room is flooded with natural light through an array of beautiful windows overlooking the stunning grounds, together with a striking orangery-style window and Velux roof window that further enhance the bright and airy feel. Tiled flooring extends throughout, complemented by spotlighting, while the well-appointed kitchen features an extensive range of wall and base units finished with granite worktops, a sunken double sink, integrated oven and grill, Beko four-ring electric hob, Hotpoint dishwasher and Lamona freezer, together with space for a freestanding American-style fridge/freezer. Offering ample room for both dining and comfortable seating, this exceptional space creates the perfect family hub.

#### Inner Hallway

Situated just off the kitchen area, the inner hallway featuring tiled flooring and providing access to the rear lobby, snug, study, ground floor WC and returning to the main entrance hall. A particularly useful large storage cupboard offers an ideal place for coats and everyday essentials.

#### Snug

The snug offers a warm and cosy atmosphere ideal for relaxing. Carpeted flooring combines with elegant high ceilings featuring decorative detailing, coving and a beautiful ceiling rose, while an attractive feature fireplace creates a charming focal point.

#### WC

The useful ground floor WC is fitted with a WC and wash hand basin, tiled flooring, a frosted side window, and two shaving points.



### Study

Situated to the front of the property, the study is a wonderfully bright and versatile room enjoying two large windows overlooking the front lawn, allowing natural light to pour inside. Finished with carpeted flooring, the room also benefits from impressive high ceilings with decorative detailing, coving and a ceiling rose. Accessible from both the entrance hall and the inner hallway, this flexible space is perfectly suited as a home office, or additional reception room.

### Landing

Ascending the carpeted staircase, you arrive at an impressively spacious landing that immediately feels bright and welcoming. Two windows to the front flood the area with natural light while framing delightful views across the front lawn and the surrounding mature trees, creating a peaceful place to pause and admire the outlook. Here you have beautiful ceiling detailing, and a decorative ceiling rose, while the generous proportions even provide space for occasional seating. From here, doors lead to all four bedrooms, the family bathroom and a substantial double-door storage cupboard.

### Principal Bedroom

The principal bedroom is an exceptionally bright and generously proportioned space, enjoying two front-facing windows that allow natural light to pour in whilst showcasing lovely views over the front lawn and mature trees beyond. The room enjoys carpeted flooring, detailed ceiling with decorative coving and a ceiling rose. The private en-suite comprising a WC, wash hand basin, shower cubicle, heated towel rail, extractor fan, fully tiled, two rear-facing windows and a full wall of fitted wardrobes provides an abundance of storage.

### Bedroom Two

Bedroom two is another beautifully spacious double bedroom, enjoying an abundance of natural light through elegant double doors flanked by windows, which open directly onto the impressive rooftop terrace. From both inside the room and out on the terrace, you can fully appreciate the stunning views across the beautifully maintained gardens, surrounding land and rolling countryside stretching into the distance. Finished with carpeted flooring and a beautifully detailed ceiling featuring coving and a decorative ceiling rose, this wonderful bedroom offers a peaceful sanctuary with the added luxury of private outdoor space to relax and soak in the exceptional surroundings.

### Bedroom Three

Positioned at the front of the home, bedroom three is another generous double room enjoying two windows overlooking the attractive front lawn, allowing natural light to fill the space throughout the day. Here you have carpeted detailed ceiling with decorative coving and a ceiling rose. Fitted wardrobes and matching drawers provide built-in storage.

### Bedroom Four

Situated to the rear of the property, bedroom four is a delightful double bedroom enjoying a lovely outlook over the beautifully maintained gardens, surrounding grounds and rolling countryside beyond. This room benefits from a large window allow plenty of natural light, carpeted flooring and detailed ceiling.

### Family Bathroom

The family bathroom is furnished with WC, wash hand basin, separate shower cubicle and a striking feature bath with a floor-mounted tap and handheld shower attachment, heated towel rail, extractor fan, spotlighting, full tiling and rear-facing window.





### Step outside...

The grounds surrounding Highgrove are nothing short of exceptional, having been lovingly maintained to create a truly stunning outdoor environment. Beautiful mature plants, colourful shrubs and established trees provide year-round interest, whilst expansive level lawns, inviting patio areas, a wonderful orchard and productive vegetable garden offer an abundance of fruits and vegetables to enjoy. Every corner of the garden provides another peaceful spot to relax, entertain or simply admire the surrounding countryside. Paved pathways meander throughout the gardens and continue around both sides of the home, with pedestrian gates creating a secure, child and pet-friendly environment. Completing this remarkable outdoor offering is an enormous greenhouse together with three paddocks, all set within approximately 9.51 acres of land, providing endless opportunities for gardening, equestrian pursuits, smallholding or simply enjoying the wonderful rural lifestyle.

### Detached Double Garage, Utility & WC

Further enhancing the property's exceptional versatility is a detached double garage fitted with an electric up-and-over door, additional side access door, side window, lighting and power, making it ideal for secure parking, storage or workshop use. To the rear, a highly practical utility room offers two separate entrances, a side-facing window and a wash hand basin with storage beneath. The utility room also benefits from a separate WC.

### Outbuildings

Highgrove also benefits from a selection of detached outbuildings, offering excellent versatility for a range of purposes including equestrian use, storage and various lifestyle requirements. The stables provide further opportunity to make the most of the approximately 9.51 acres of land and the property's superb rural setting.



## Local Area

Highgrove enjoys an enviable position within the prestigious Golden Grove estate, one of Carmarthenshire's most desirable rural locations, where rolling countryside, peaceful surroundings and a wonderful sense of community combine to create an exceptional place to call home. Surrounded by beautiful walking, cycling and riding routes, yet remaining well connected, it offers the perfect balance between idyllic countryside living and modern convenience.

Just a short drive away is the charming market town of Llandeilo, recognised by The Sunday Times as one of the Best Places to Live 2026 for its thriving independent businesses, welcoming community and vibrant atmosphere. The town has also received praise from the Western Mail in 2025, celebrating its colourful streets, flourishing independent shops and a bakery considered well worth travelling for. Today, Llandeilo is renowned for its boutique shopping, artisan cafés, award-winning delis, galleries, restaurants and beautifully restored Market Hall, making it one of Wales' most desirable market towns.

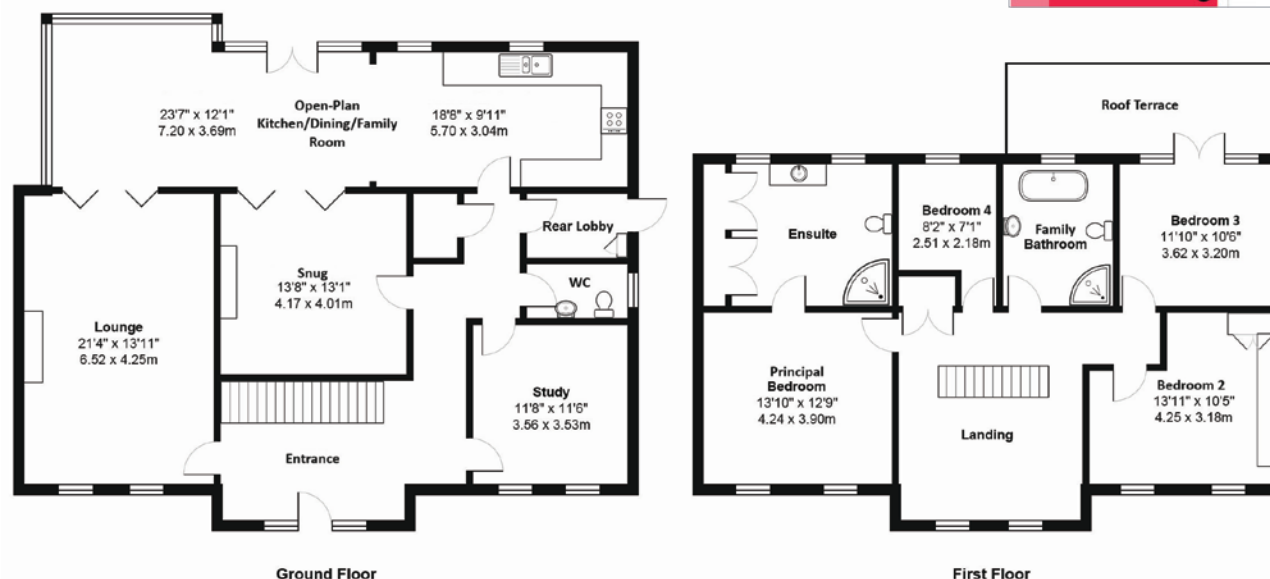
Beyond Llandeilo, the county town of Carmarthen offers an extensive range of shopping, schools, healthcare, leisure facilities and mainline rail links, while the historic town of Kidwelly, Ffos Las Racecourse, the golden sands of Cefn Sidan Beach, the picturesque harbour town of Tenby, the vibrant city of Swansea and the breathtaking Gower Peninsula are all within comfortable reach. Whether you're seeking excellent amenities, stunning countryside, beautiful coastline or superb transport connections, Highgrove enjoys an outstanding location that truly offers the very best of West Wales.

### Additional Property Information

Freehold  
Tax Band - H  
Oil/Electric  
Mains Water - Meter  
Private Drainage - Cesspit  
Approx. 9.51 Acres  
Ultrafast Broadband Speed  
For mobile coverage please visit <https://checker.ofcom.org.uk>  
ALL MATERIAL INFORMATION MUST BE CHECKED BY A SOLICITOR



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 61 C    | 77 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



Approximate Total Area: 2207 ft² ... 205.0 m² (excluding balcony)

All measurements are approximate and for identification purposes only. We have made every effort to ensure that measurements and details are accurate. However, they are only an approximate general guide and the property details cannot be guaranteed for accuracy and as such they should be checked by a solicitor prior to any contract.

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