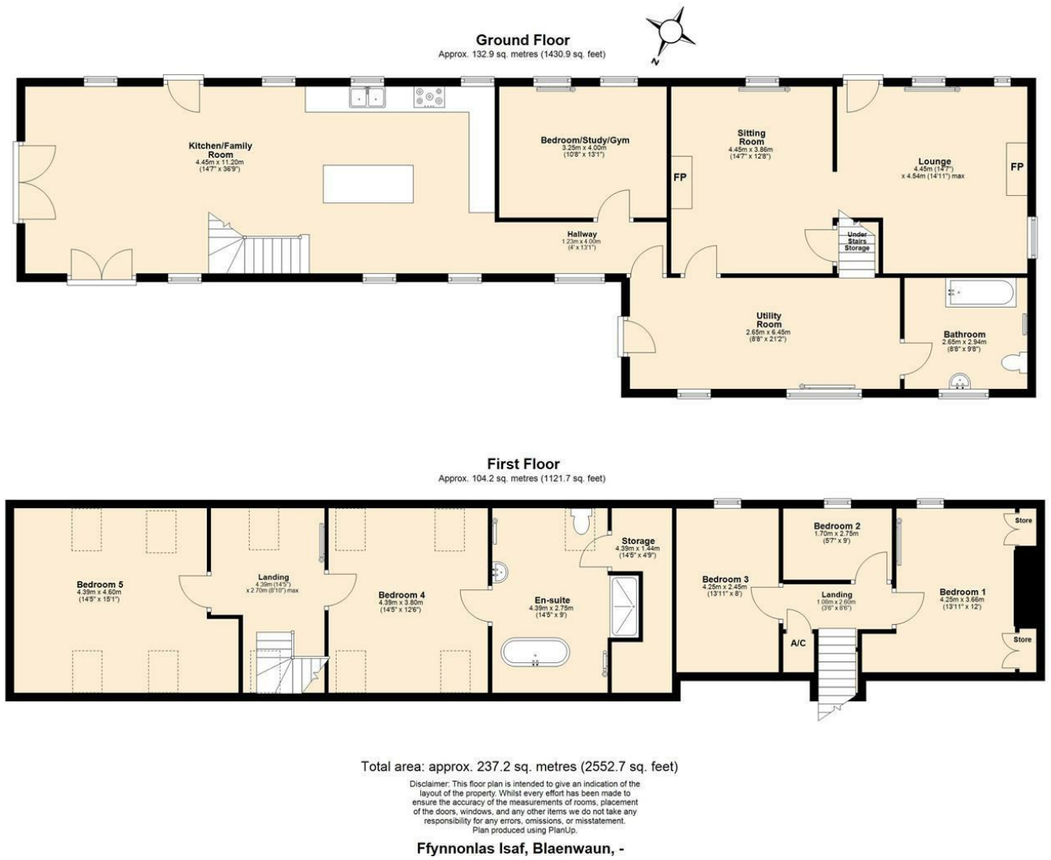


Total area: approx. 237.2 sq. metres (2552.7 sq. feet)

Disclaimer: This floor plan is intended to give an indication of the layout of the property. Whilst every effort has been made to ensure the accuracy of the measurements of rooms, placement of the doors, windows, and any other items we do not take any responsibility for any errors, omissions, or misstatement. Plan produced using PlanUp.

Ffynnonlas Isaf, Blaenwaun, -

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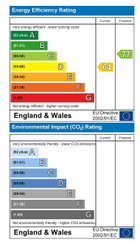
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We Say...

Enjoying a secluded setting, this exceptional property presents a rare chance to acquire a lifestyle home in the heart of the Carmarthenshire countryside. Set within approximately 6.5 acres of established woodland gardens, the unique residence includes a man-made lake ideal for coarse fishing, currently stocked with tench and carp. The grounds also feature several ponds, mature and young fruit trees, and a variety of established deciduous trees scattered throughout.

The property combines a charming original stone cottage with a substantial modern extension. The cottage offers three bedrooms, a bathroom lounge, sitting room and utility room, while the extension provides three further bedrooms, a bathroom and an impressive open-plan living, dining and kitchen space.

The kitchen features shaker-style wall and base units, a central island, Belfast sink and integrated appliances. Triple-aspect glazing in the lounge & dining area fills the space with natural light, creating an ideal setting for entertaining. Doors open onto a decked seating area, seamlessly blending indoor and outdoor living.

A hallway leads to one of the six bedrooms, ideal as a home office or gym, before continuing into the original part of the house, where exposed beams and feature fireplaces add character. This section also includes a family bathroom and utility room, with two double bedrooms and a single bedroom upstairs.

The first floor of the extension offers two additional double bedrooms with Velux windows and useful eaves storage, along with an en-suite bathroom complete with a roll-top freestanding bath and separate shower enclosure.

The versatile accommodation is well suited to multi-generational living, annexe potential, holiday letting or space for family life.

A patio garden provides an ideal area for outdoor entertaining, leading to a lawned area overlooking the grounds. There is also a wraparound raised decking with metal balustrade.

Within the grounds are various trails through the woodlands that lead to secluded spots amongst the trees and to the man-made lake where you can fish or simply sit and relax. There is also a wooden "lookout" tower sitting in an elevated position overlooking the lake.

The property enjoys ample driveway parking and generous grounds that provide privacy, tranquillity, and endless possibilities for outdoor enjoyment or further landscaping. The accommodation itself is versatile, with the potential to create a self-contained annexe or be developed further, subject to any necessary planning consents – ideal for multigenerational living, guest accommodation, or income potential.

Located on the periphery of the boundary are the ruins of a former chapel.







LOCATION

Blaenwaun is a rural village situated 8 miles North of Whitland and 8.5 miles to St Clears and the A40 dual carriageway. The rural village of Blaenwaun is ideal for those who love the country and for your social needs has The Lamb Inn Pub. The main services provided will be from the town of Whitland. Whitland has all your daily amenities and necessities and has a train station with trains running to the County Towns of Carmarthen and Haverfordwest.

DIRECTIONS

From Narberth Head north-east on High St/A478 towards Back Ln. Continue to follow A478 for approx 0.2 miles. Turn left onto Jesse Rd/A478. At the roundabout, take the 1st exit onto A478. At Penblewin Roundabout, take the 4th exit onto A40 for appro 1.4 miles. Turn right then after half a mile, turn left. Continue for approx 6.7 miles then take a slight right. The destination can be found on the left.
What3Words: vowel.bubble.pans

GENERAL INFORMATION

VIEWING: By appointment only via the Agents.
TENURE: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Electric, Mains Water, Private drainage
HEATING: Oil
Tax Band: D

We would respectfully ask you to call our office before you view this property internally or externally

SSG/ESL/0825/OK

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LOCATION AERIAL VIEW

