

For Identification Purpose

Minyrafon, Meidrim, SA33 4DR

Offers In The Region Of £649,950

A unique and special opportunity to acquire this fabulous property package, comprising a lovingly restored traditional detached farmhouse, a delightful detached annex, superb holiday letting chalets and approximately 9 acres of grazing land, plus a large mature garden/grounds. The main house enjoys fabulous accommodation which has been beautifully restored by the current owner, boasting spacious open plan accommodation with charming features and modern luxury touches. The detached annex is also well kept and presented, being privately set next to the house and makes an ideal home for an elderly relative/grown up child or to be utilised for letting purposes. Lastly, at the rear of the grounds there are 3 detached chalets, which have been used for holiday letting purposes, offering a unique holiday experience and have superb customer ratings. There is also further scope for more chalets if required, subject to consent. The extensive grounds are established with mature specimen plants and trees, with a natural water feature, creating a magnificent garden paradise. Separate access leads to a large detached workshop/outbuilding, which has 3 phase electricity supply, and on the land there are solar panels providing free power. Across the road, there is a further plot of land, next to a pretty stream, which has further scope for a cabin/chalet (stp). Altogether, this is an impressive setup which lends itself to multi-generational living or for letting and added income generation. Viewing is highly recommended!

Situation

The property is situated along the B4299, St Clears to Meidrim road, and is approximately half a mile outside Meidrim village, which has a small range of local amenities, including a public house, junior school and church etc. The town of St Clears is roughly 2.5 miles distant and provides a wider range of shops and services, catering for most everyday needs. The larger market town of Carmarthen is about 9 miles distant and offers a wide range of national and independent shops, supermarkets, leisure facilities, further education and hospital etc and has excellent road connections leading onto the M4 motorway and train station connecting to Swansea or the West.

House Accommodation



Decorative double glazed front door opens into:

Entrance Hall

With stairs rising to first floor, radiator, wooden flooring, doorways open to:

Living Room



With large modern woodburning stove set on a slate hearth, double glazed window to front, wooden flooring, radiator, large opening with exposed beam leads onto:

Kitchen / Diner



A fabulous large room with double glazed external French

doors opening out to the rear garden, double glazed window to side, wooden flooring, range of fitted kitchen cupboards with wooden worksurfaces, gas hob with extractor over, twin single ovens, Belfast sink, part tiled walls, ample space for dining table and chairs, radiator, door to:

Utility



Tiled flooring, fitted cupboards and wooden worktops, single drainer sink, part tiled walls, built in dishwasher, plumbing for washing machine and space for tumble dryer, double glazed external door and window to side. Opening leads to the Snug/Office, door opens to:

Cloakroom



Comprising a W.C, pedestal wash hand basin, tiled flooring, double glazed window to rear, built in storage cupboard, heated towel radiator.

Snug / Office



Brick fireplace housing a woodburning stove, recessed archways, double glazed window to front, radiator, wooden flooring, understairs storage cupboard.

First Floor

Split landing with spindle balustrade, access to loft, built in cupboard, double glazed window to side, doors to:

Bedroom 1



Twin double glazed windows to side, radiator, door to:

Em-Suite



Comprising a bath with shower tap over, W.C, pedestal wash hand basin, heated towel radiator, internal window, double glazed window, part tiled walls.

Bedroom 2



Double glazed window to front, radiator.

Bedroom 3



L-shaped room with double glazed window to front, radiator.

Bathroom



Large walk-in shower cubical, pedestal wash hand basin, W.C, frosted double glazed window to front with decorative wooden sill, radiator, part tiled walls.

The Annex Accommodation



Glazed front door opens into:

Entry Porch / Utility

Fitted worktop and sink unit, plumbing for washing machine, door to:

Kitchen



Window to side, fitted kitchen units and worktops, sink unit, space for electric cooker with extractor over, part tiled walls, radiator, window to side, opening leads through to lounge and door opens to:

Shower Room



Comprising a shower cubical, W.C, wash hand basin, tiled walls, heated towel rail.

Lounge



Double glazed external side door, radiator, door to:

Bedroom



Double glazed window to side, radiator.

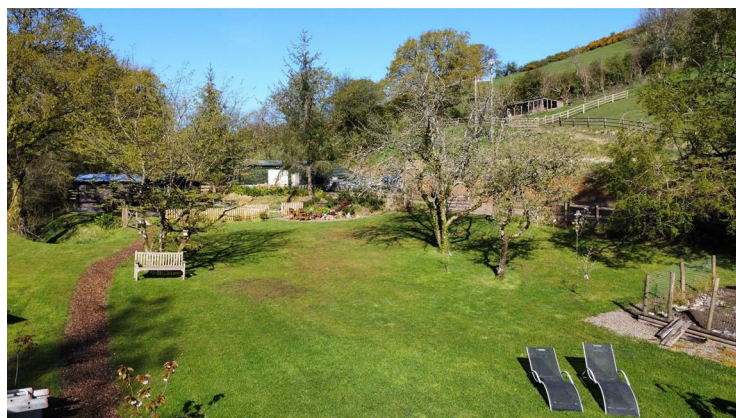
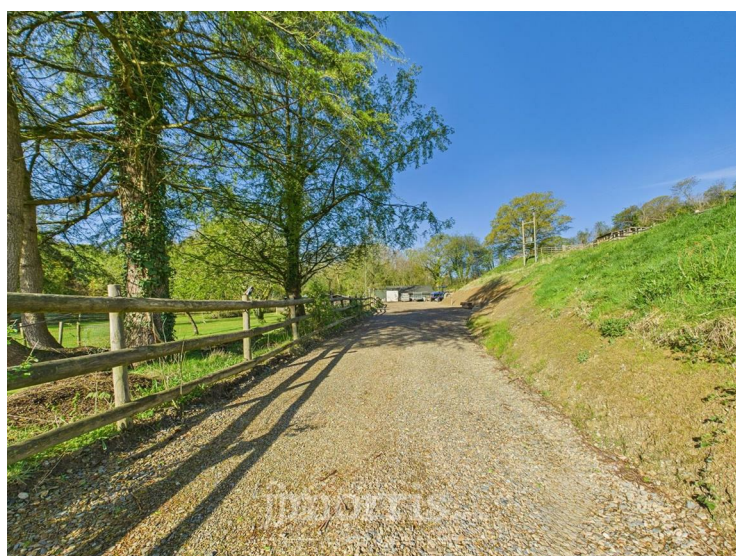
The Chalet Cabins

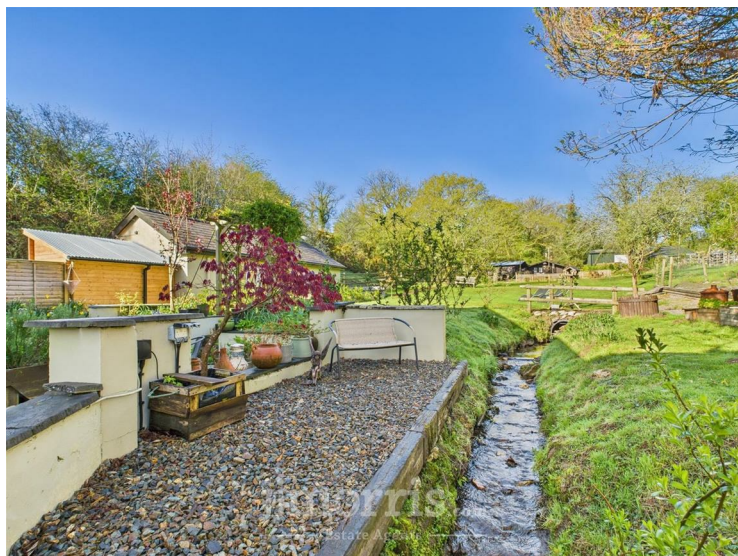




There are 3 detached timber cabins, situated altogether with a patio, garden and wood fired hot tub. These have been let as a combined air B&B experience, generating a healthy return. Further scope to situate more cabins/lodges on the land is a possibility, subject to consent.

Externally





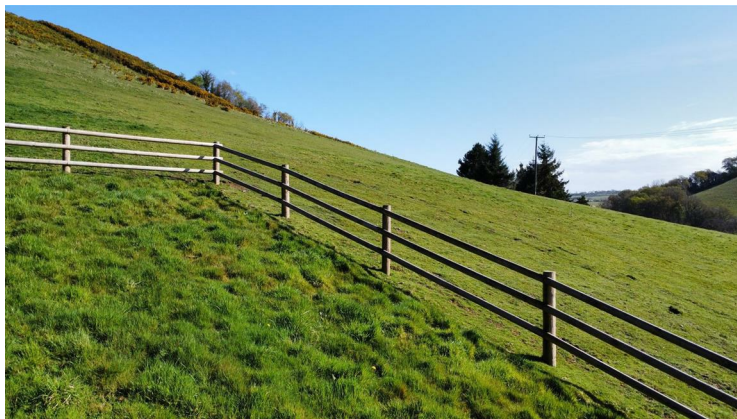
The property boasts an impressively large colourful garden with a tranquil water feature, pond, variety of specimen trees and shrubs, vegetable patch, greenhouse, patio etc. There is ample off road car parking to both sides of the main house, with plenty of space for parking by the Annex. On the road frontage, there is a log cabin, previously used as a small shop and craft hut. On the opposite side there is a hardstanding driveway which leads all the way back to the workshop and cabins, providing a separate parking and access route.

Workshop



A good size detached workshop with power and lighting, garage door to front.

Land



The land is situated to the side of the property and comprises approximately 9 acres or thereabouts, benefitting from stock fencing. There is also a holding pen, two field shelters and solar panels on the land. A further section of land is found across the road, by the stream, and is where possibly further lodges/chalets could be located, subject to consent.

Directions

From St Clears, take the Meidrim road, the B4299, and travel for roughly 2.5 miles, until you'll see the property on the left hand side, identified by our JMorris for sale sign.

Utilities & Services.

Heating Source: Oil

Services -

Electric: Mains

Water: Mains

Drainage: Mains

Local Authority: Carmarthenshire County Council

Council Tax Band: House - F, Annex - A,

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: [///bootleg.consented.starter](https://www.threewords.co.uk/land/)

Broadband Availability.

According to the Ofcom website, this property has standard broadband available, with speeds up to Standard 1mbps upload and 5 mbps download. The current owner however, uses satellite broadband which is superfast. Please note this data was obtained from an online search conducted on [ofcom.org.uk](https://www.ofcom.gov.uk) and was correct at the time of production. Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Mobile Phone Coverage.

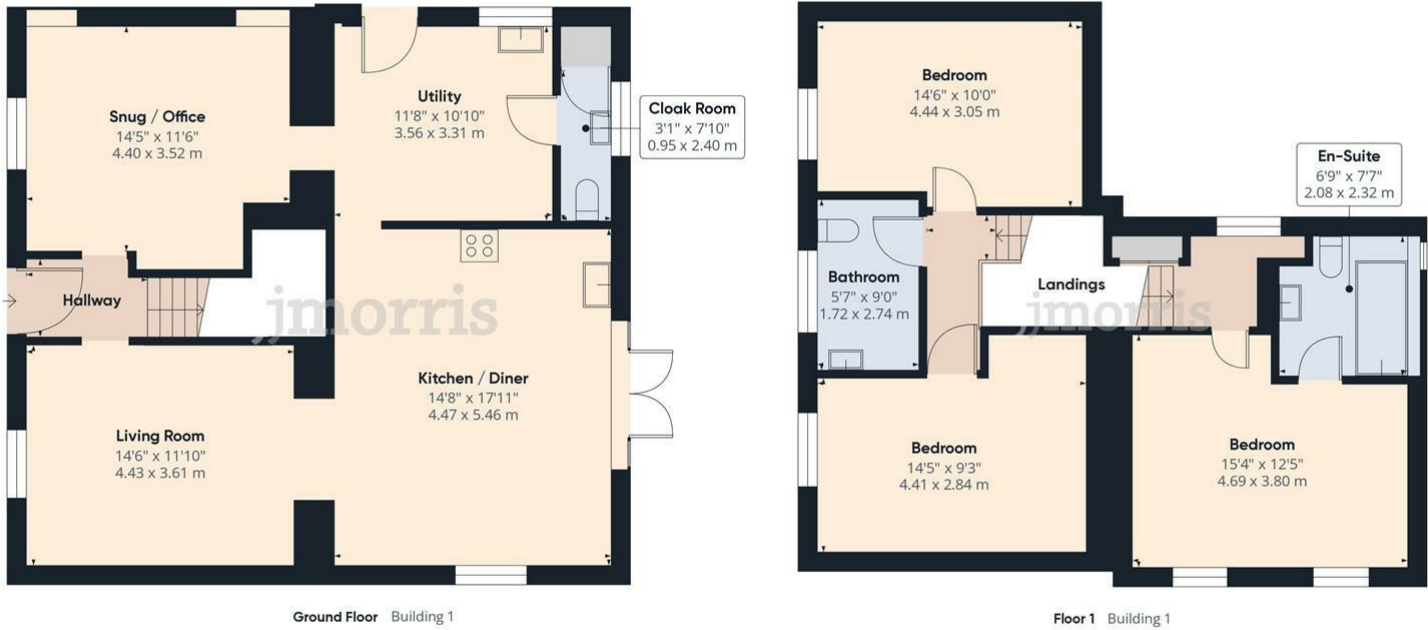
The Ofcom website states that the property has no indoor mobile coverage. However, these results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Anti Money Laundering and Ability To Purchase

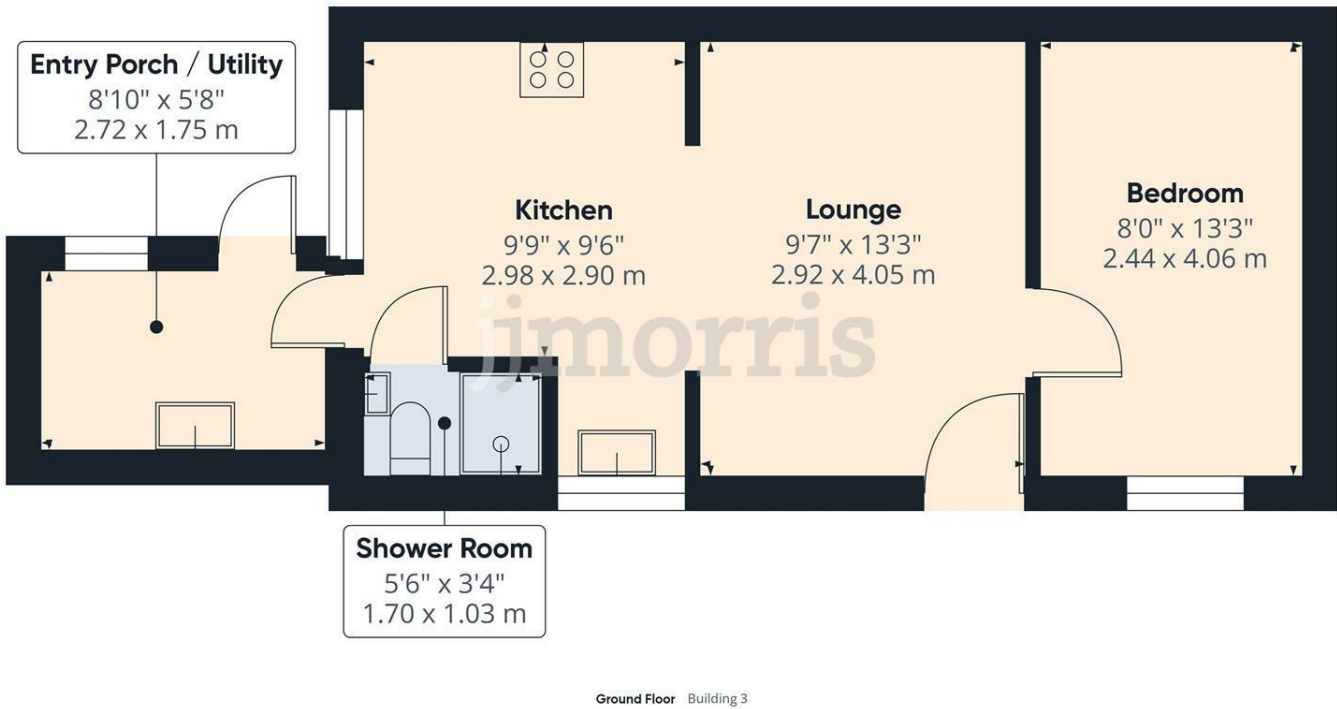
Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

House Floor Plan



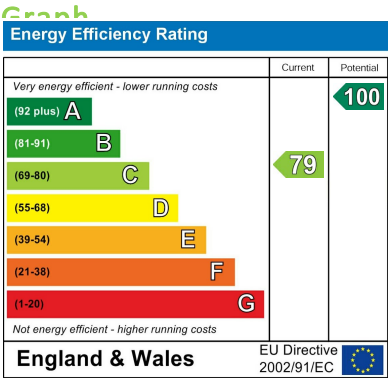
Annex Floor Plan



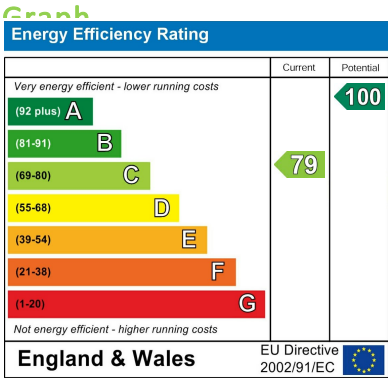
Area Maps



House Energy Efficiency



Annex Energy Efficiency



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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