



Underwood, St. Clears, SA33 4NE

Offers Over £500,000

Situated in a remarkably private and secluded location at the end of a long private tarmacked road, with no immediate neighbours, a delightful smallholding with approximately 8.1 acres (further adjoining land also available), a range of outbuildings, mature garden and 4 bedroom accommodation with charming character and appeal. The dwelling, which is in part a converted barn, originates in the early 1800's and provides well kept and presented accommodation which is ready for immediate occupation having no onward chain. The land is of high quality pasture, being level and well fenced with easy access, being suitable for grazing/general smallholding requirements. Please note, there is a further 28 acres also available, which can be split, offered by separate negotiation. If you are a buyer seeking absolute peace and quiet, well away from others, then this property is for you!

Situation

The property is situated at the end of a long private lane which is roughly 1 mile in distance from the council maintained access road. You pass through a farm, plus a small number of other properties, until the lane then turns into a private access tarmacked road to just two smallholding properties, Underwood being at the end of this track and well away from the other smallholding. The setting is truly outstanding from a wildlife and seclusion point of view, having complete privacy and tranquillity. From this location, although it is extremely well hidden, in is actually within easy driving distance to the Main A40 road connecting to St Clears Town, Carmarthen and the M4 corridor, St Clears being only 2.8 miles distance.

Accommodation

Double glazed front door opens into:

Entrance Hall

Tiled flooring, built in storage cupboard, doors to:

Utility Room



Plumbing for washing machine, space for white goods, tiled flooring, tiled walls, frosted double glazed window to front, UV & filtration for private water supply, radiator, opening leads to:

Shower Room



With W.C, wash hand basin, shower cubicle, tiled floor, tiled walls, frosted double glazed window.

Kitchen



Range of fitted wall and base storage units, worktops over, single drainer sink, electric oven, 4 ring electric hob, extractor hood, plumbing for dish washer, space for fridge/freezer, wall mounted gas boiler serving the domestic hot water and central heating, breakfast bar, tiled floor, part tiled walls, double glazed windows to front and side, radiator, wide opening leads through to:

Dining Room



Double glazed external French doors to rear garden, double glazed windows to rear and side, radiators, door to stairs rising to first floor landing, built in storage cupboard, door to:

Sitting Room



With an attractive traditional fireplace housing a wood burning stove, exposed beams, double glazed external French doors to rear, door to:

Inner Hallway



Exposed beams, double glazed windows to rear, doors to:

Bedroom 1



Double glazed window to front, radiator.

Bathroom



Comprising a bath, shower cubical, wash hand basin, bidet, W.C, fitted vanity storage unit and worktop, frosted double glazed window to front, tiled walls, tiled floor, heated towel radiator.

Living Room



Double glazed windows to front and rear, exposed beams, radiators, door to:

Office / Bedroom 2



Double glazed external French doors to rear and double glazed window to front, radiator, exposed beams.

First Floor Landing



Exposed beams, double glazed window to rear, radiator, built in airing cupboard housing the hot water cylinder, doors to:

Bedroom 3



Double glazed window to rear, exposed beams, radiator.

Bedroom 4



Double glazed windows to rear and side, exposed beams, radiator, fitted wardrobes.

Externally



The property is reached by its own private tarmacked access road, which leads to the front and side of the dwelling and where ample parking and turning space is found for several vehicles. There are level grounds and garden areas to the front and side, with the rear boasting the most impressive large mature garden with variety of ornamental trees, hedgerows, shrubs and plant beds, with the far rear section being used as a productive vegetable garden. All around the immediate grounds and gardens there are mature specimen trees and at the far back an area of woodland on a slight hill which gives shelter from prevailing winds.

Outbuildings



dwelling and providing good basic storage, a W.C, power and lighting.

- Shipping Container. Offering basic storage.



There are a number of useful buildings which are in good overall condition and being ready for immediate use, to include:

- Traditional Long Barn. This benefits from a middle section which has been partially converted and many years ago used as a commercial office space, but as it stands provides good basic storage or room for hobbies and interests, for example it would make a good music room or art studio etc. From this room there is an adjoining storage room with concrete block built ammunition/firearms room, all having power and lighting. At the opposite end of the building there is a good size barn, ideal for animals/feed etc. This barn has excellent potential for conversion, subject to planning.
- Large Modern Barn. This was built in recent years and provides excellent space for machinery/equipment, with high sides and roof, allowing easy access for large vehicles, with power and lighting.
- Tractor Shed. Adjoining the traditional barn and providing good cover for machinery, again with high sides and roof.
- Small Block-Built Shed. Immediately opposite the



Land

The land amounts to approx. 8.01 acres in total and provides excellent quality pasture ideal for grazing. Please see the plan for identification. A section of the land borders the River Cowin which was once a famous Sewin and Salmon fishing river, with numerous swims and places of access to reach the water's edge. There is also a large wildlife pond in front of the dwelling, which provides an ideal habitat for water fowl and other wildlife. The seller of this property regularly sees a wide variety of bird and wildlife, which all adds to the lovely setting and lifestyle on offer.

Extra Land

Please note, there is up to 28 acres of further adjoining grazing land also available by separate negotiation. Please discuss this with our Narberth office for further details. Approximate value of £10,000 per acre.

Directions

From St Clears, travel on the main A40 in the Carmarthen direction and take the right hand turning by the Chapel for

Llan-y-bri and Llansteffan. Travel along this road for about half a mile until you see on your left hand side the private lane which proceeds all the way down to the property, as identified by our JJMorris pointer sign.

Utilities & Services.

Heating Source: LPG Gas

Services -

Electric: Mains

Water: Private via a Well which is pumped to a holding tank and is gravity fed to the dwelling. UV and filtration systems are in place and regularly serviced.

Drainage: Private- Septic Tank.

Local Authority: Carmarthenshire County Council

Council Tax Band: E

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///crowds.tastings.scale

Broadband Availability.

According to the Ofcom website, this property has standard broadband available, with speeds up to Standard 0.5mbps upload and 3mbps download. Please note this data was obtained from an online search conducted on ofcom.org.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 the following indoor mobile coverage

EE Voice & Data - 77%

Three Voice & Data - 55%

O2 Voice & Data - 66%

Vodafone Voice & Data - 74%

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.

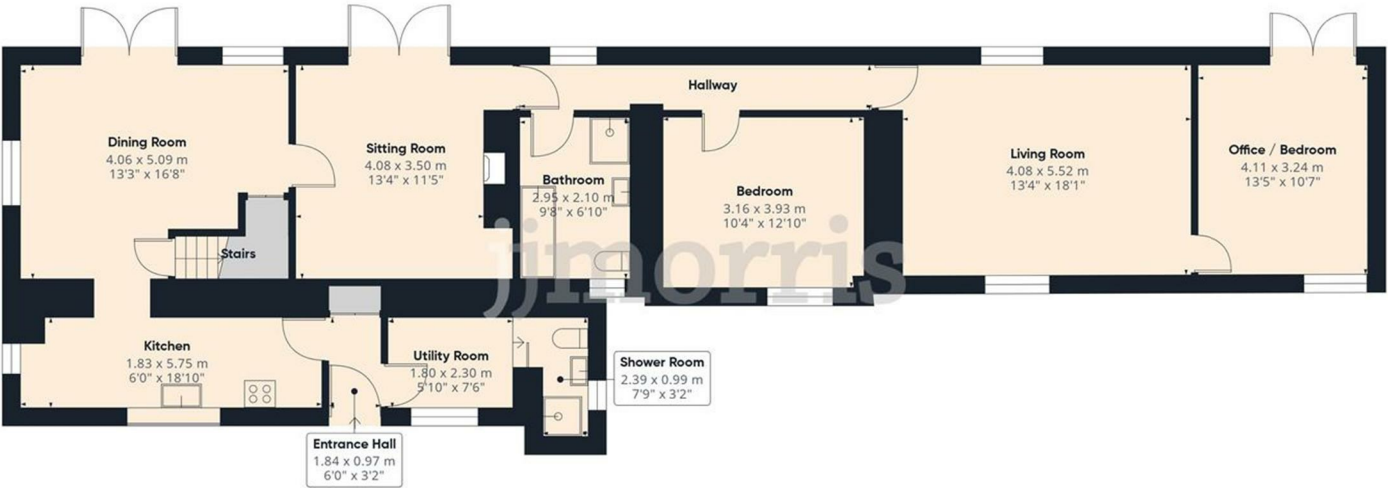
Anti Money Laundering and Ability To Purchase

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.

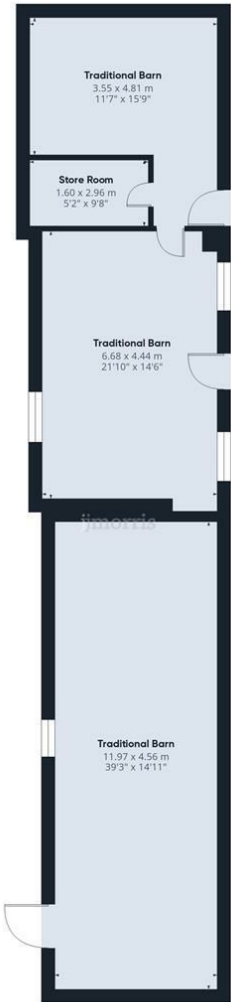
Floor Plan



Floor 0 Building 1

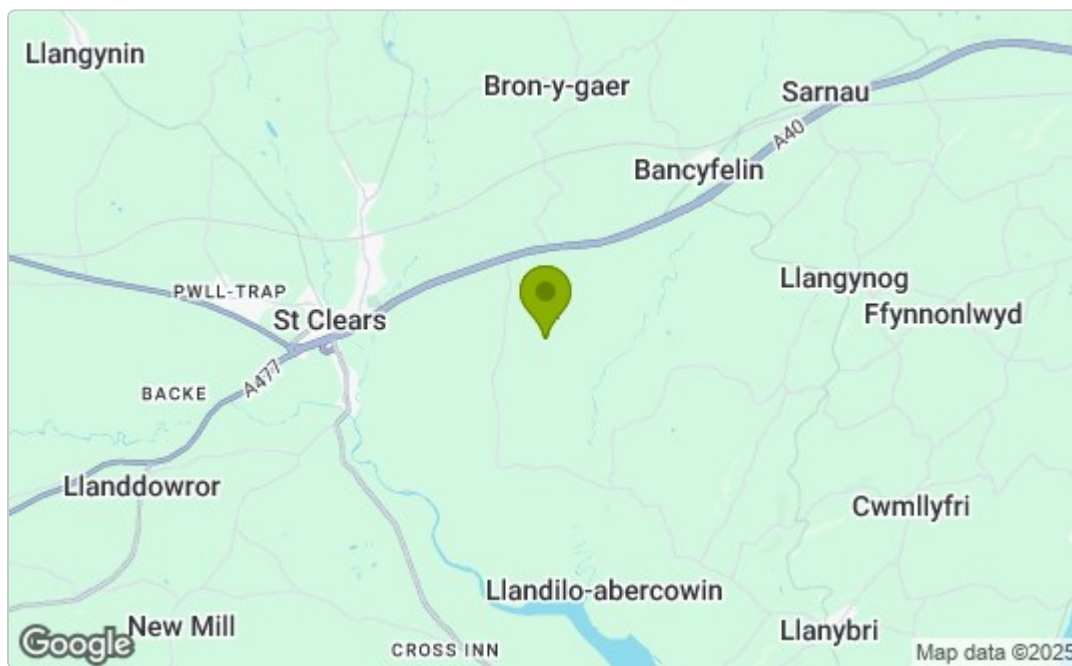


Floor 1 Building 1



Floor 0 Building 2

Area Map & Boundary Plan



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs 			
Not energy efficient - higher running costs			

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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