



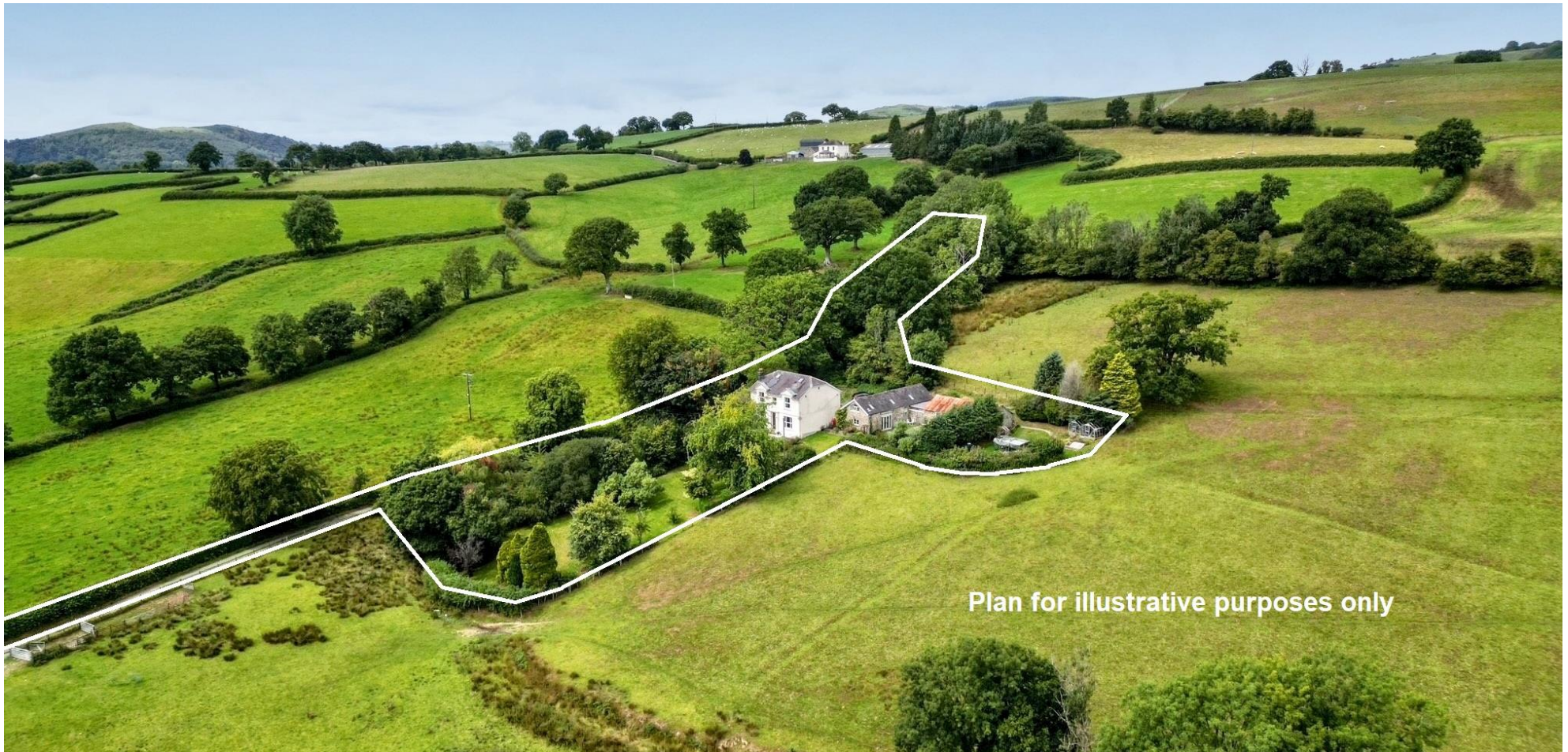
Y Wern,
Llansadwrn, Llanwrda, Carmarthenshire, SA19 8HY

KEY FEATURES

Set amidst breathtaking Carmarthenshire countryside, this impressive country residence enjoys an elevated position with sweeping views across the picturesque Towy Valley and Black Mountains. Accessed via a private lane, the property offers both tranquility and convenience, creating an idyllic rural retreat. The handsome main house showcases the elegance and proportions of the Victorian era, with high ceilings, ornate cornicing, large windows, and beautiful period fireplaces throughout. Generously proportioned, the accommodation includes five bedrooms, two bathrooms, and two elegant reception rooms—ideal for both entertaining and everyday family life. Complementing the main house is a superbly converted barn that incorporates a charming two-bedroom cottage, (which was permitted for ancillary use). Perfect for multigenerational living, visiting guests, or flexible family arrangements. Within the same building, a spacious and stylishly finished room provides the ideal setting for a home office, games room, or playroom.

The grounds extend to approximately 1.5 acres and are a true highlight of the property. A mix of mature woodland, sweeping lawns, and established gardens create a beautiful outdoor setting for both relaxation and recreation. Several attractive stone outbuildings offer further potential.

Combining period charm, flexible accommodation, and a stunning rural location, this is a rare opportunity to secure a country home of character and comfort in the heart of Carmarthenshire.



Plan for illustrative purposes only

LOCATION

The property enjoys a peaceful setting approximately one mile from the rural village of Llansadwrn, nestled in the heart of Carmarthenshire's picturesque countryside. Well-positioned for both tranquility and convenience, with a bus service at the bottom of the track, it lies within easy reach of the charming market towns of Llandeilo and Llandovery, both of which offer a range of independent shops, cafés, and reputable schooling options. For broader retail and commercial needs, Carmarthen is about 40 minutes away, while access to the M4 motorway ensures excellent connectivity to South Wales and beyond. The surrounding area is rich in natural beauty and heritage, with nearby attractions including the Brecon Beacons National Park, the National Botanic Garden of Wales, and historic Carreg Cennen Castle—making this an ideal base for both everyday living and exploring the wider region.



STEP INSIDE

Built in 1885, this charming period home exudes character and warmth from the moment you step inside. The entrance hall sets the tone with a beautiful staircase rising to the first floor, hinting at the home's heritage and craftsmanship. To the right, a welcoming sitting room features attractive wood flooring, a period fireplace, and a wide opening into the kitchen/breakfast room. Here, a tiled floor, fitted units with inset sink, and a recess for a range cooker create a practical and sociable space at the heart of the home.

To the rear, the everyday entrance opens into a useful porch area, complete with a WC and a generous utility room with fitted storage cupboard and airing cupboard and provides ample space for laundry appliances. The main living room spans the full depth of the house, offering a wonderful sense of space, with high ceilings, elegant period detailing, and traditional fireplaces with built-in alcove storage. Both main reception rooms are bathed in natural light from large windows that frame beautiful views across the gardens to the mountains beyond.



Upstairs, the first floor offers three well-proportioned double bedrooms, two of which face south and all include original fireplaces. Two bathrooms serve this level, one of which is currently used as an en suite to the principal bedroom. The second floor provides two additional bedrooms, ideal as children's rooms, guest accommodation or even a home office, completing this generously proportioned and characterful family home



The Cottage

This charming barn conversion, known as The Cottage, beautifully retains the character and rustic charm of the original agricultural building. Exposed stonework and natural timber details create a warm and inviting atmosphere throughout. A striking glazed entrance screen welcomes you into the open-plan living space, where attractive oak flooring, a compact range of fitted kitchen units, and a south-facing window combine to make the most of the natural light and far-reaching views across the surrounding countryside.

Upstairs, the landing leads to two well-appointed bedrooms and a stylish bathroom, all tastefully presented with a blend of modern comfort and period charm. The attic room has plumbing giving it potential to create an ensuite bathroom to the second bedroom. Also housed within the barn is a versatile studio room—perfect as a home office, creative workspace, playroom, or hobby area—offering flexible additional space to suit a variety of needs. This separate living area is ideal for multigenerational living, guest accommodation, or simply as a private retreat within the grounds. Together with a dog grooming room/boot room.





OUTSIDE

The property stands in approximately 1.5 acres of beautifully maintained gardens and grounds, offering both privacy and space in a peaceful countryside setting. A private driveway leads up to the house and yard area, where there is ample parking for multiple vehicles. Immediately to the front and side of the main house are generous south-facing gardens, mainly laid to lawn and framed by mature trees and well-established shrubs, creating a tranquil and picturesque environment whilst the terrace seating area is the perfect setting for alfresco dining and entertaining.

To the rear of the house lies a charming stone-built storage barn, adding character as well as practicality, while beyond this is a delightful wooded area that adds to the natural appeal of the grounds. The cottage benefits from its own separate garden area, along with a further cottage-style garden space which currently houses greenhouses and a chicken run—ideal for those interested in self-sufficiency or outdoor hobbies.

Completing the outside space is a second, unconverted stone barn. This substantial building offers excellent potential for re use or could serve as valuable storage or workshop space, adding yet another dimension to this already versatile and unique property.





FLOORPLAN

Main House gross internal area = 2,962 sq ft / 275 sq m

Storage gross internal area = 40 sq ft / 4 sq m

Cottage gross internal area = 1,290 sq ft / 120 sq m

Total gross internal area = 4,292 sq ft / 399 sq m

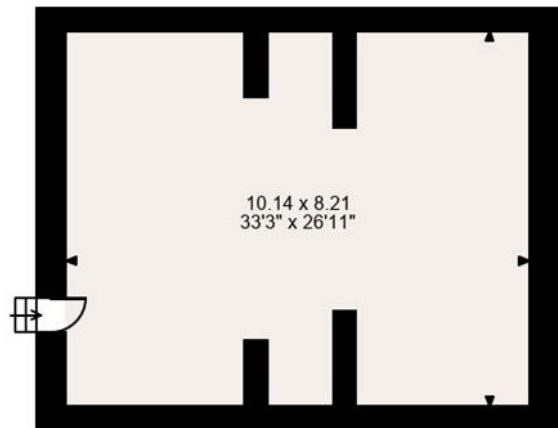


Outbuilding = 555 x 292

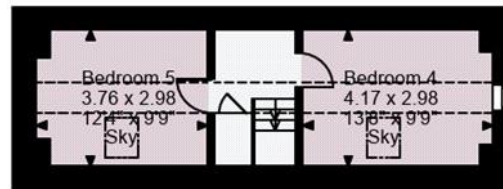
Storage = 566 x 498

Storage = 531 x 590

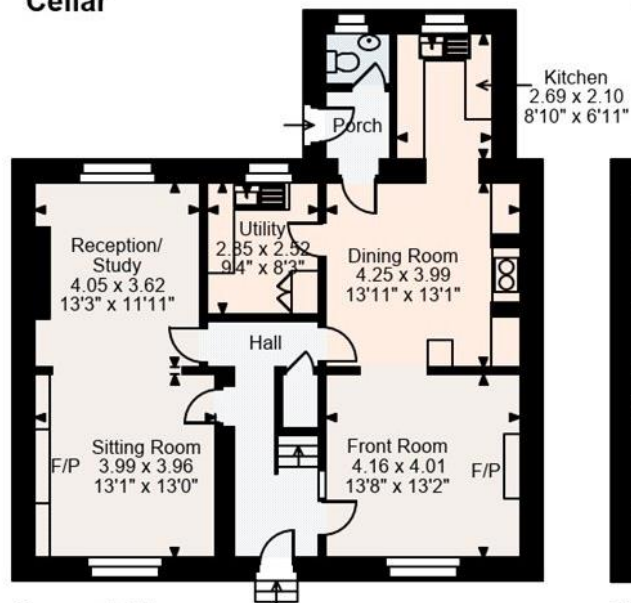
Chickens = 885 x 590



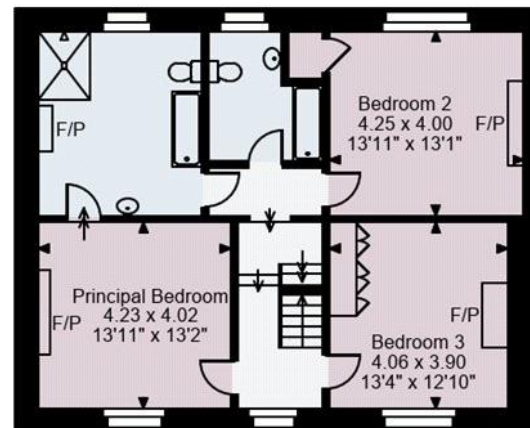
Cellar



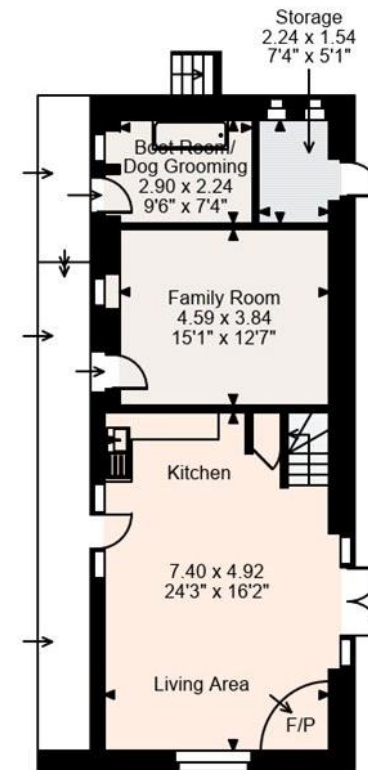
Second Floor



Ground Floor



First Floor



Cottage Ground Floor



Cottage First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height

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GENERAL

Mobile & Internet Coverage: Please refer to Ofcom by using the following link; www.checker.ofcom.org.uk

SERVICES: We are informed that the property is connected to mains electricity. Private water supply to the house and mains water to the cottage, private drainage from a newly installed sewage treatment plant.

HEATING: Oil fired central heating

NOTE: The selling agents wish to remind prospective purchasers that the services, service installations, heating & electrical appliances have NOT been tested.

COUNCIL TAX: Band H

TENURE: We are informed that the property is of Freehold Tenure.

DIRECTIONS: What 3 Words: ///regal.emeralds.wishing

VIEWING: By appointment through selling agents – Fine & Country 01874 427290

Opening Hours: Mon–Fri: 9:00am - 5:00pm or Sat: 9:00am - 12:30pm

MONEY LAUNDERING REGULATIONS When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £15 + VAT per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

NOTICE Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

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REGISTERED OFFICE: The Ox Pasture, Overton Road, Ludlow, Shropshire SY8 4AA. Tel: 01584 872251. REGISTERED NO: OC310186

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg No. OC310186 Registered Office: The Ox Pasture, Overton Road, Ludlow, Shropshire, SY8 4AA. Printed 04.04.2023





Fine & Country Brecon
40 High Street, Brecon, Powys LD3 7AP
01874 427290 | brecon@fineandcountry.com

