



Penrhiw Farm , Golden Grove, Carmarthen, SA32 8NE

Offers in the region of £745,000

Immaculately maintained and full of character, this delightful property is located on the outskirts of the highly sought-after village of Golden Grove, the property offers an exceptional lifestyle opportunity in a peaceful rural setting.

The main house is beautifully presented throughout, combining traditional charm with modern comfort. Its well-proportioned rooms retain a warm, welcoming cottage feel, perfectly suited to country living.

Within the grounds are two additional one-bedroom properties, ideal for extended family, guest accommodation, or as holiday lets providing an excellent income opportunity.

The property stands in 2 acres and benefits from a stable, garage, and a paddock, making it ideal for those with equestrian interests or seeking space for small livestock. The gardens are mature and attractively landscaped, featuring a variety of established trees, shrubs, and borders that create colour and privacy throughout the seasons.

LOCATION

Tucked away among rolling hills and wooded farmland, Golden Grove (Gelli Aur) is a small rural hamlet of Llandeilo, in one of the most scenic parts of Carmarthenshire, sits above the Tywi Valley, enjoying sweeping views across the river and towards the distant Black Mountain.

Golden Grove is a place defined by quiet lanes, stone cottages, and open countryside rather than bustle or commercial activity, traditionally agricultural community surrounded by dairy farms, meadows, and patches of ancient woodland.

Situated approximately 4 miles (6.5 km) south-west of Llandeilo, a vibrant market town known for its independent shops, cafés and galleries. It is around 13 miles (21 km) east of Carmarthen, the county town, which offers larger supermarkets, national retailers, hospitals and rail connections to Swansea, Cardiff and west Wales.

The main route through the valley, the B4300, provides easy access to both Llandeilo and Carmarthen, following the scenic course of the River Tywi.

PENRHIW



This beautifully appointed and immaculately presented three-bedroom cottage-style residence offers spacious and versatile accommodation, combining traditional charm with modern comforts. The ground floor comprises two welcoming reception rooms, both with log burners, a dining room featuring a Rayburn cooking range, a well-fitted traditional kitchen, study, utility room, conservatory, and a convenient downstairs shower room.

To the first floor are three generous double bedrooms and a stylish family bathroom with a freestanding bath. The property benefits from double glazing and oil-fired central heating throughout. A delightful home of great character, presented to an exceptional standard and perfect for those seeking a blend of period style and contemporary living.

The accommodation of approximate dimensions is arranged as follows:

LOUNGE 15'10" x 14'10" (4.83m x 4.53m)



Window to front elevation, 2 small windows to side elevation with stained glass, multi fuel stove on a slate hearth, vertical radiator, doors lead off to the dining room and snug.



SNUG 14'1" x 12'4" (4.31m x 3.77m)



Multi fuel stove, window to side elevation and radiator.

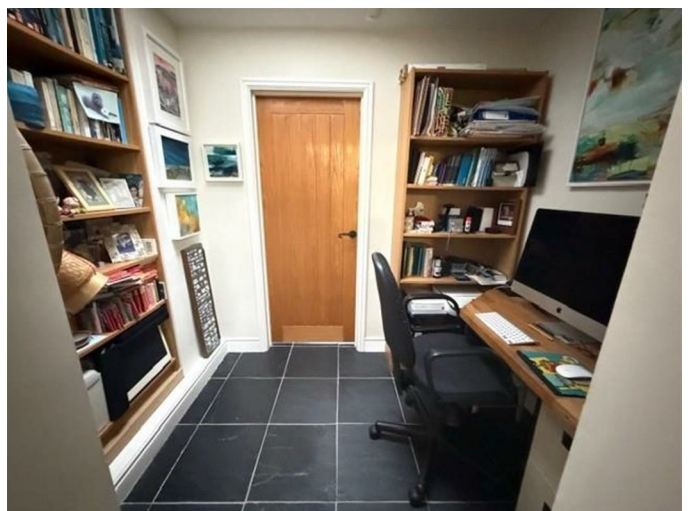
LIVING/DINING ROOM 14'8" x 13'0" (4.48m x 3.98m)



UPVC front entrance door with steps leading down into the dining room, tiled floor, radiator and window to front elevation, Rayburn oil fired cooking range which also heats the domestic hot water, stairs to first floor with understairs storage cupboard and storage cupboard. Doors off to study and kitchen.

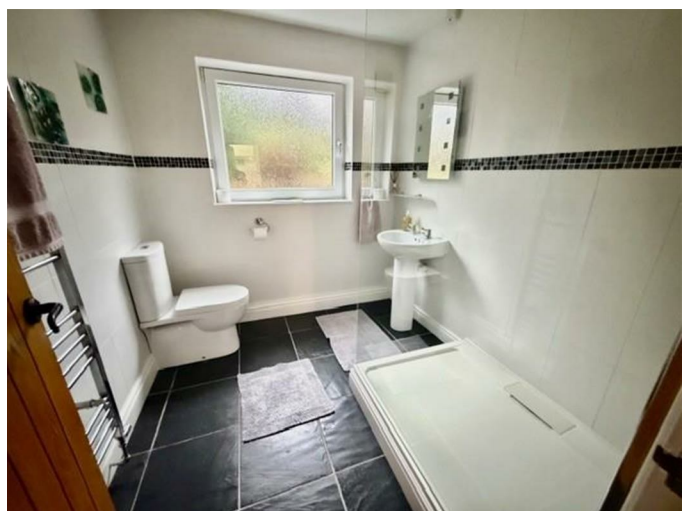


STUDY 7'6" x 5'5" (2.30m x 1.66m)



Recess with shelving, sky light window, radiator and tiled floor. Door to shower room

SHOWER ROOM 7'8" x 6'11" (2.34m x 2.11m)



Walk in shower with Mira shower unit, WC and wash hand basin with illuminated mirror over, tiled floor, window to rear and heated towel rail, fully tiled.

KITCHEN 13'1" x 10'1" (4.01m x 3.08m)



Fitted with an excellent range of wall and base units with granite work surfaces and breakfast bar, incorporating a Belfast sink, integral dishwasher and fridge, electric oven 5 ring gas hob with extractor over, radiator, tiled floor and windows to rear.

HALLWAY

Leading to the conservatory with radiator, exterior doors to garden and door to utility room.

UTILITY ROOM 12'6" x 6'3" (3.82m x 1.93m)



Single bowl single drainer stainless steel sink unit with base cupboard, plumbing for washing machine, range of wall cupboards and quarry tiled floor.

CONSERVATORY 20'4" max x 10'5" (6.22m max x 3.19m)



UPVC Double glazed with a feature stained glass window, French door to front and rear gardens, tiled floor.



FIRST FLOOR

Landing with window to rear, radiator and doors off to....

BEDROOM 1 14'7" x 12'6" (4.45m x 3.83m)



Window to side elevation and radiator.

BEDROOM 3 12'4" x 11'6" (3.77m x 3.51m)



Window to front and radiator.



BEDROOM 2 16'2" x 10'11" (4.95m x 3.33m)



Window to front, radiator.

BATHROOM



Freestanding bath with shower attachment , WC and Glass wash handbasin, corner shower enclosure with Mira shower. heated towel rail, part tiled, window to front and airing cupboard with hot water cylinder.



THE COTTAGE



Formerly an outbuilding, The Cottage has been thoughtfully converted to provide beautifully presented accommodation, ideal for extended family living or guest accommodation. Benefitting from oil-fired central heating and double glazing throughout, the property offers a comfortable and stylish living space.

The accommodation comprises a well-proportioned double bedroom, a modern bathroom, a fitted kitchen, and a welcoming living room featuring a log burner for added warmth and charm. A delightful conservatory opens off the living room, providing an ideal space to relax and enjoy views of the surrounding gardens.

A characterful and versatile home, The Cottage offers an excellent opportunity for multi-generational living or potential for additional income as a holiday or long-term let (subject to any necessary consents).

ENTRANCE PORCH

With UPVC double glazed entrance door and further part glazed UPVC door leading in the reception hallway

RECEPTION HALLWAY

Radiator and doors off to...

LIVING ROOM 14'4" x 13'6" (4.38m x 4.13)



Windows to front elevation, UPVC double glazed door to rear, French doors to conservatory, exposed stone fireplace housing a log burner and radiator.



CONSERVATORY 12'1" x 10'5" (3.70m x 3.18m)



UPVC double glazed with French doors and wall light.

KITCHEN 10'5" x 6'1" (3.18m x 1.87m)



Fitted with a good range of wall and base units incorporating a single bowl single drainer sink unit, space for a freestanding cooker with extractor over, plumbing for washing machine, window to rear and radiator.

BEDROOM 10'7" x 9'1" (3.24m x 2.77m)



Window to rear, radiator, fitted wardrobes and wall cupboards, reading lights.

BATHROOM 14'7" x 5'5" (4.45m x 1.66m)



Panelled bath, WC and wash hand basin, radiator, window to rear and Airing cupboard housing the Worcester oil boiler.

THE FORGE

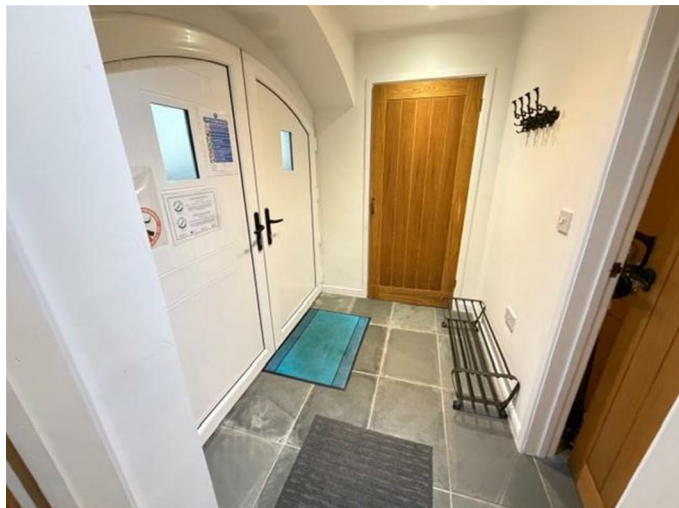


Set close to the main residence, this beautifully presented converted outbuilding offers stylish and versatile accommodation, ideal as a rental investment or holiday retreat.

The Forge enjoys a delightful open-plan kitchen and living area, featuring exposed beams that add character and warmth. The well-fitted kitchen provides modern convenience while maintaining a rustic charm. A comfortable double bedroom benefits from its own en-suite shower room, completing the accommodation.

The property sits conveniently near the main house, offering both privacy and practicality. With holiday let planning consent already in place, this is an excellent opportunity for those seeking an income-generating asset or charming guest accommodation.

RECEPTION HALLWAY



Approached via double UPVC entrance doors, tiled floor, storage cupboard and doors off to.....

LIVING ROOM/KITCHEN 15'5" x 14'10" overall
(4.71m x 4.53m overall)



The kitchen area comprises a good range of wall and base units incorporating a single bowl single drainer stainless steel, electric oven, hob and extractor over. UPVC double glazed door to rear, windows to side and front elevation, electric heater and A Framed exposed beams.



BEDROOM 11'3" x 8'8" (3.43m x 2.65m)



Window to rear, electric heater, tiled floor and access to loft space. Door to En-suite

EN-SUITE



Corner shower enclosure with Mira shower unit, WC and wash hand basin, heated towel rail, tiled floor, fully tiled walls and small window to rear.

STUDIO 14'4" x 14'7" (4.38m x 4.46)



Versatile Studio/Work-from-Home Space

Located within the grounds of the property, this detached outbuilding is currently used as an artist's studio, offering a bright and inspiring workspace. The building benefits from a double-glazed door and window, providing plenty of natural light, and a wood-burning stove, creating a warm and inviting atmosphere throughout the year.

This flexible space would be ideal for anyone working from home, pursuing creative projects, or seeking a quiet retreat away from the main house.



GARAGE



Located to the rear of the cottage and approached via a tarmac driveway, the detached garage provides excellent additional storage or workshop space. It benefits from power and light connected, offering both practicality and convenience.

STABLE BLOCK AND OUTBUILDING



The property also includes a stable block comprising two loose boxes, ideal for equestrian use or adaptable for alternative storage needs. In addition, there is a timber-built shed, perfect for use as a workshop or general storage.

THE GROUNDS



Penrhiw Farm is attractively divided into two parts, with the main farmhouse on one side of a small council road and The Cottage and The Forge situated opposite.

Surrounding Penrhiw Farmhouse are beautifully maintained lawns to both the front and rear, interspersed with mature borders, hedges, and trees that provide colour and privacy throughout the seasons. There are gravelled seating areas and feature ponds, creating a tranquil setting and a true haven for wildlife.

Across the lane, a shared driveway provides parking for Penrhiw Farmhouse and the two additional properties, centred around a well-stocked landscaped border that adds a touch of charm and cohesion to the setting.

Both The Cottage and The Forge enjoy their own private garden areas, offering peaceful outdoor spaces for relaxation or entertaining. From this side, there is also access to a well-fenced paddock of approximately one acre, laid to pasture and ideally positioned for ease of access to the stable block and workshop.





OVERALL

This delightful property offers a rare combination of character, versatility, and income potential. With its charming holiday let, creative studio, useful outbuildings, and well-maintained facilities, it presents an exceptional opportunity for those seeking a lifestyle home with business, hobby, or equestrian possibilities, all set within attractive surroundings close to the main residence.

SERVICES

Mains water (metered), Mains electric and Private drainage

COUNCIL TAX

Penrhiw Farmhouse - Band E

The Cottage - Band C

The Forge - Business rates with the rateable value for 2024/2025 £1,175 - the premises currently registered for small business relief.

FLOOR PLANS

Any floor plans provided are intended as a guide to the layout of the property only and dimensions are approximate.

NB

These details are a general guideline for intending

purchasers and do not constitute an offer of contracts. BJ.properties have visited the property, but have not surveyed or tested any appliances, services, drainage etc. The sellers have checked and approved the sale particulars, however, purchasers must rely on their own and/or their surveyors inspections and their solicitors enquires to determine the overall condition, size and acreage of the property, and also any planning, rights of way, easements or other matters relating to the property.

OFFER PROCEDURE

All enquires and negotiations to BJ.Properties We have an obligation to our vendors to ensure that all offers made for the property can be substantiated and we may in some instances ask for proof of funds and mortgage offers.

As part of our obligations under the Money Laundering Regulations we will require 2 forms of identification, one being photographic i.e passport or driving license and the other a utility/council tax bill, credit card bill or bank statement or any form of Id, issued within the previous 3 months, providing evidence of residency and the correspondence address . We also conduct an online search.

CONTACT NUMBERS

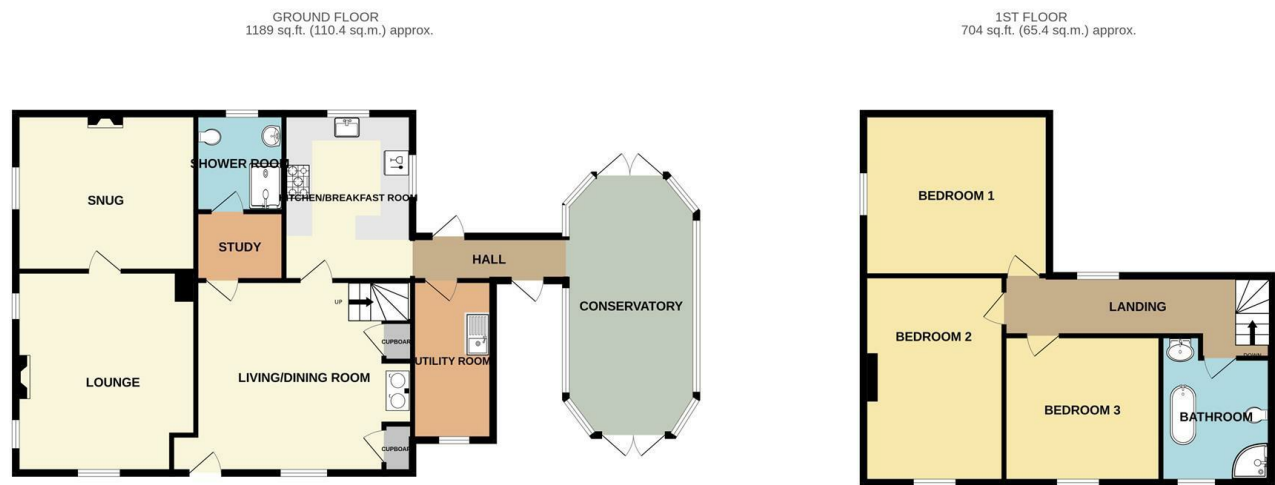
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Floor Plans

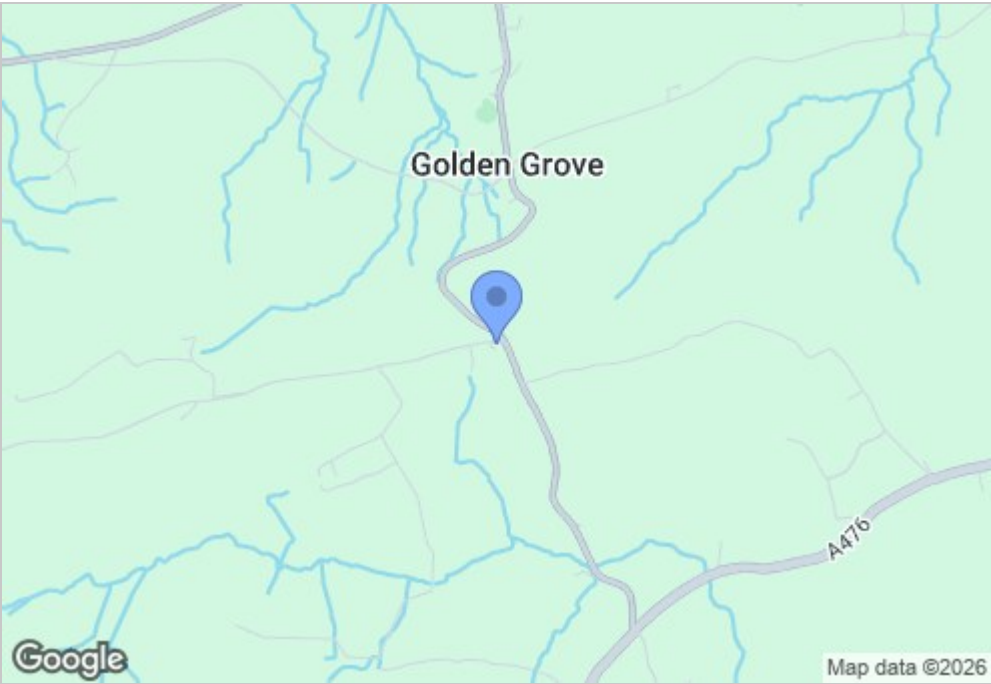


TOTAL FLOOR AREA : 1893 sq.ft. (175.8 sq.m.) approx.

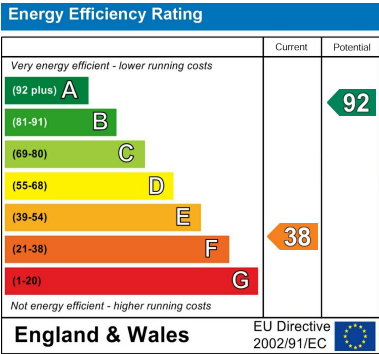
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Area Map



Energy Efficiency Graph



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.

THE COTTAGE
633 sq.ft. (58.8 sq.m.) approx.



THE FORGE
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 984 sq.ft. (91.4 sq.m.) approx.

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