

Llwyn Tew

Llanddeusant, Carmarthenshire SA19 9AQ



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- *6.0 acre smallholding.*
- *Private rural setting*
- *4 bedroom Barn Conversion*
- *2/3 bedroom cottage plus one bedroom annex*
- *Landscaped gardens, orchard and wild meadows*
- *Stunning Views*
- *A truly rural haven*

**Llandovery 6.5 miles
Brecon 21 miles
Llandeilo 12 miles**



INTRODUCTION

Set within approximately six acres of beautifully varied gardens and grounds in the sought-after rural community of Llanddeusant, this remarkable property presents a rare and versatile country lifestyle opportunity. Comprising a striking four-bedroom barn conversion alongside a thoughtfully renovated former farmhouse with its own self-contained annex, the property is ideally suited to multi-generational living, guest accommodation or the potential for income generation.

Enjoying an exceptional sense of privacy, the property commands far-reaching views across the surrounding countryside, creating a wonderfully peaceful and secluded environment. The grounds are a delightful feature, combining established gardens, productive orchards, paddocks and areas of natural meadow, offering scope for smallholding pursuits, hobby farming or simply enjoying the tranquillity of this idyllic rural setting.

The barn conversion, completed to a high standard around 2010, provides spacious and highly adaptable accommodation, with impressive open-plan living areas designed to maximise natural light through extensive glazing. The adjoining cottage offers generous and characterful accommodation with two to three bedrooms, complemented by a well-appointed annex providing additional bedroom space and an open-plan living and kitchen area.

LOCATION

Llanddeusant is an attractive and unspoilt rural community set amidst the dramatic landscapes of the Brecon Beacons National Park within the county of Carmarthenshire. Nestled beneath the striking northern escarpment of the Black Mountain, the village enjoys a truly spectacular setting close to the renowned Llyn y Fan Fach, a location steeped in Welsh legend and folklore.

The surrounding countryside is celebrated for its outstanding natural beauty, attracting walkers, cyclists and outdoor enthusiasts throughout the year. The well-known Beacons Way passes through the area, providing access to an array of scenic routes and notable landmarks including Carreg Cennen Castle and the impressive hillfort at Garn Goch. London, about 3 hours and Swansea a 55 minute taxi journey away offers great opportunities for those remotely working.

Despite its peaceful and secluded setting, the area offers an appealing balance of rural tranquillity and accessibility, making it a highly desirable location for those seeking a refined country lifestyle surrounded by some of Wales' most dramatic scenery.



LLWYN TEW COTTAGE

The farmhouse offers welcoming and flexible accommodation centred around an impressive open-plan kitchen and living space. This generous room features attractive slate flooring, an eye-catching Welsh oak central staircase and a range of freestanding kitchen units along one wall, complemented by a wood-burning stove that enhances the warm and inviting atmosphere.

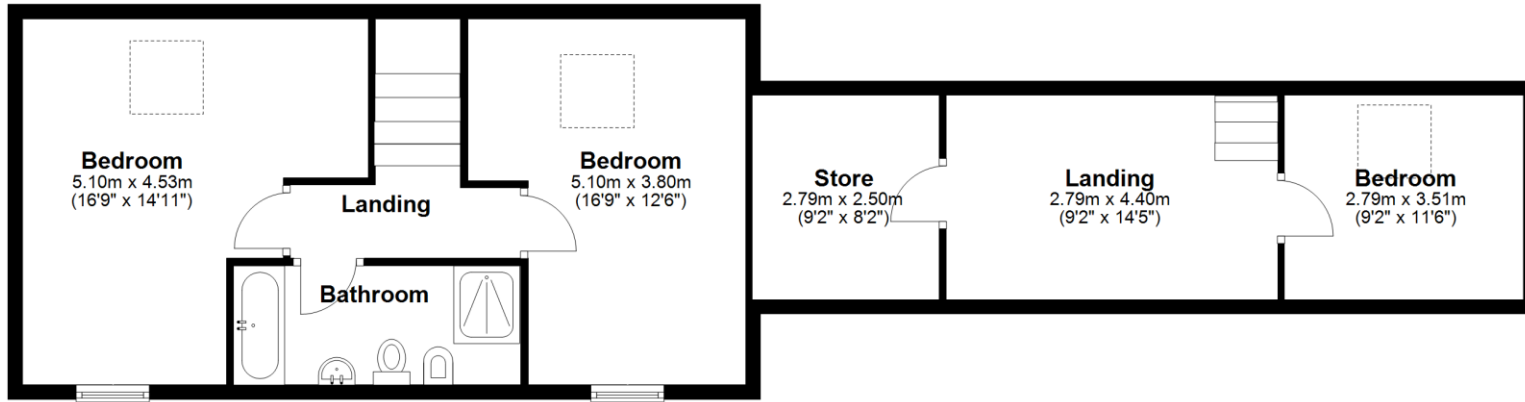
Adjacent to the main living area is a versatile study or ground floor bedroom, providing excellent flexibility for modern living. Upstairs, two well-proportioned bedrooms with Welsh oak flooring are served by a spacious family bathroom fitted with bath, separate shower, WC, bidet and wash hand basin.

From the principal living space, a short inner hallway leads to the annex accommodation. Here, a large open-plan living and kitchen area provides comfortable independent accommodation, supported by a ground floor bathroom. The first floor offers a generous landing leading to an additional bedroom and useful storage room, making this space ideal for guests or extended family.

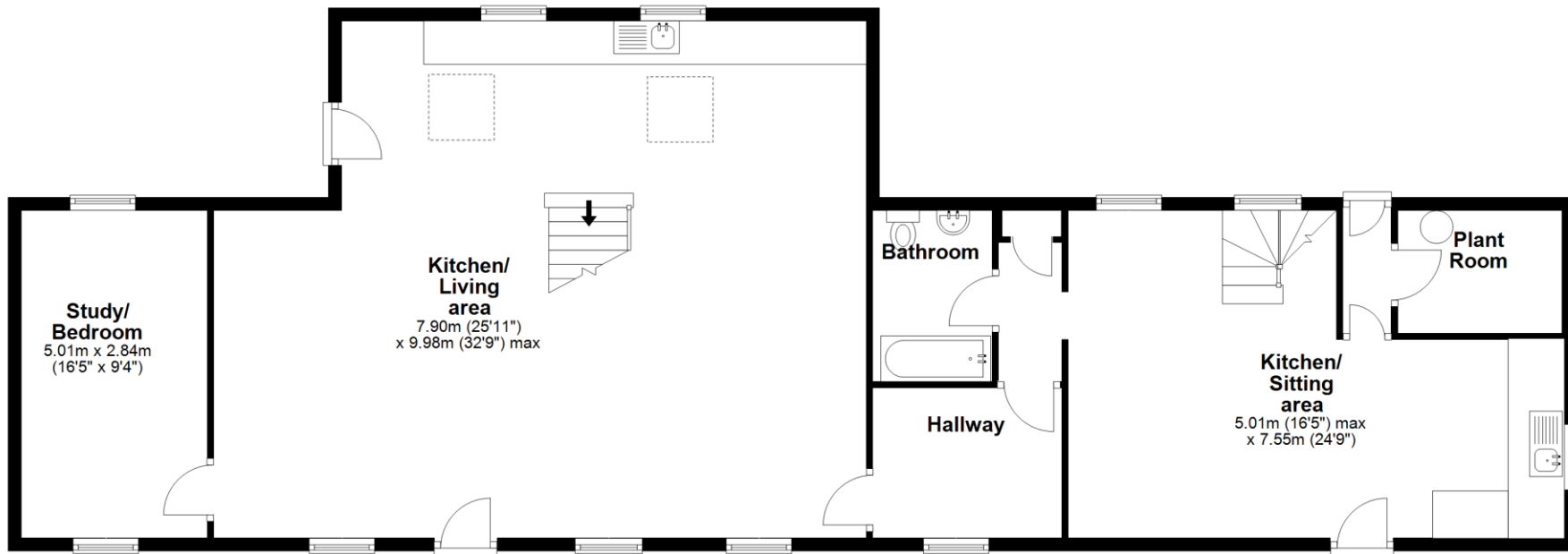




First Floor



Ground Floor



Total area: approx. 220.4 sq. metres (2372.0 sq. feet)

LLWYN TEW BARN

The barn conversion provides striking contemporary accommodation with a strong emphasis on light and space. Entry is into an impressive open-plan kitchen and breakfast area, a bright and welcoming space fitted with a range of modern units and attractive tiled flooring benefitting from underfloor heating. A bold and contemporary Welsh Oak staircase rises to the first floor, creating an architectural focal point.

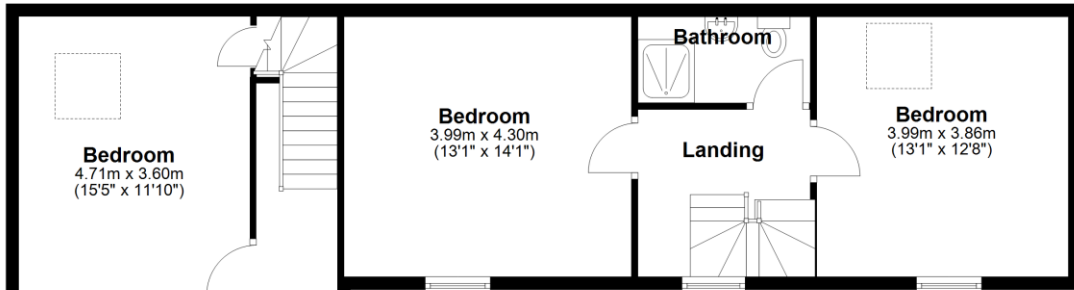
Beyond the kitchen lies an exceptional living room extending to approximately 13 metres in length. This spectacular space features a statement fireplace at one end and an expansive glazed screen with French doors opening onto the gardens, perfectly framing the surrounding countryside views.

The first floor is arranged via two separate staircases, creating a practical division between the bedroom wings. The northern wing provides two generous double bedrooms, both enjoying en-suite facilities. The southern wing offers two further double bedrooms served by a spacious family bathroom, making the accommodation ideal for families or visiting guests.

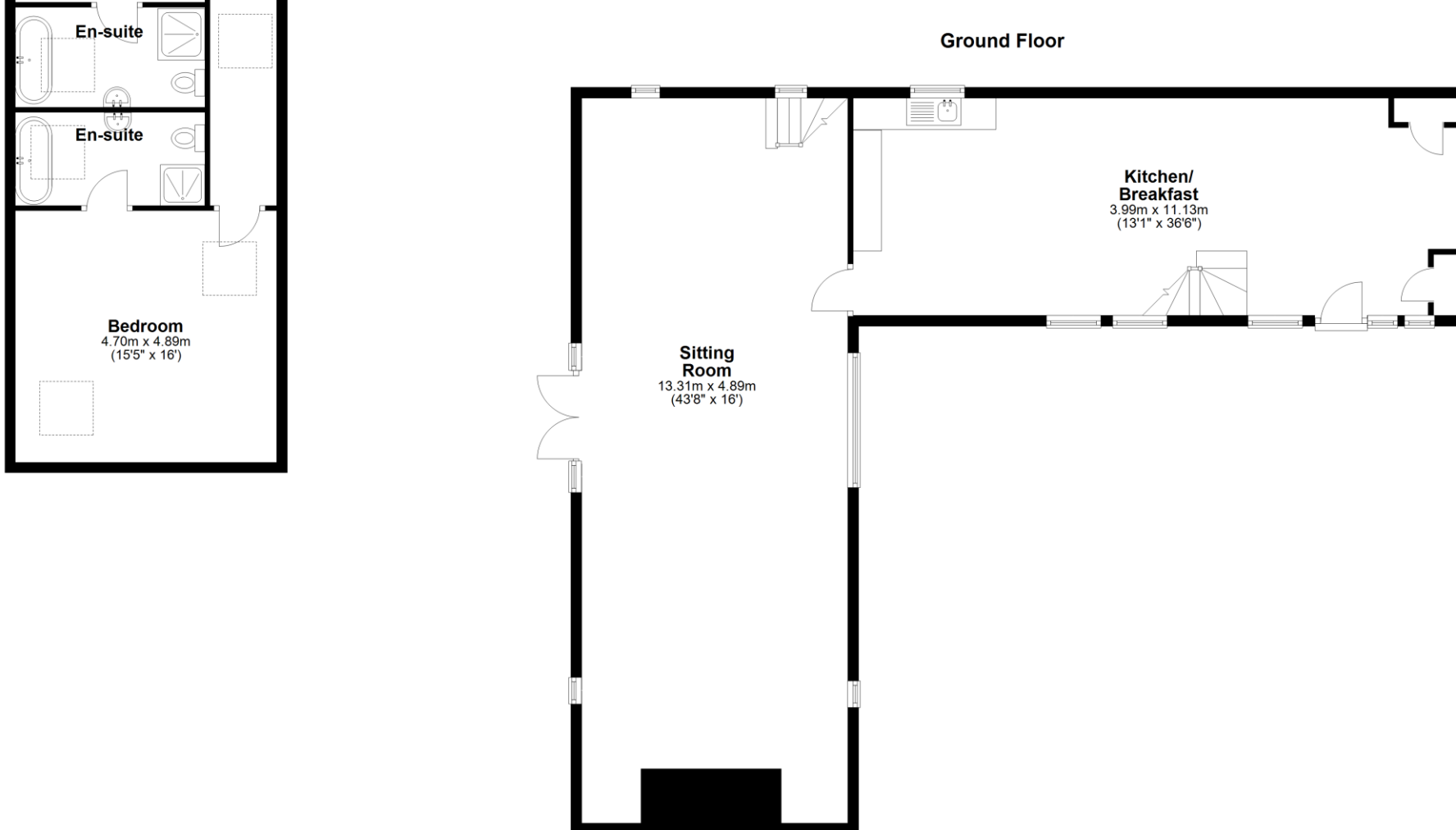




First Floor



Ground Floor



Total area: approx. 219.6 sq. metres (2363.6 sq. feet)

OUTSIDE

The property extends to approximately 6.2 acres and is approached from the council-maintained road via a gently winding driveway that passes through pastureland before opening into a generous parking and turning area close to the dwellings.

The gardens are a particular delight, with areas of lawn, productive vegetable beds and a great workshop/ garden store. The established orchard offers a variety of fruit trees, including cooking, eating and cider apples, while established coppices of mixed deciduous planting and an area of wild meadow enhance the natural beauty of the setting. The meadow also offers potential for grazing should purchasers wish to keep livestock. Between 2008 and 2012 the property was soil association accredited.

SERVICES

The property benefits from a private borehole water supply, mains electricity supplemented by a wind turbine; private drainage via a treatment plant. Both dwellings are heated by oil-fired central heating systems, with underfloor heating installed to the ground floors, and benefit from solar thermal panels ensuring comfort and efficiency throughout the year. Please note that the services or service installations have not been tested.

TENURE

Freehold with vacant possession upon completion.

COUNCIL TAX

Carmarthenshire Council;
Llwyn Tew House Band 'F'
Llwyn Tew Barn Band 'F'

Llwyn Tew Cottage

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

VIEWING AND CONTACT DETAILS

Strictly by appointment with the agent only.

Contact Tel: 01874 640840

E: d.thomas@sunderlands.co.uk

Office opening hours:

Mon-Fri 9.00am-5.00pm.

Sat 9.00am-12 noon.

MOBILE & INTERNET CONNECTION

Please refer to Ofcom by using the following link:

www.checker.ofcom.org.uk.

ANTI MONEY LAUNDERING CHECKS

The successful purchaser/s will be required to provide sufficient identification to verify their 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.

Llwyn Tew Barn

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DIRECTIONS

The property shares a postcode with neighbouring homes, therefore it is recommended to use What3Words for accurate navigation. The reference for the entrance is `///fetch.fast.hypnotist`.

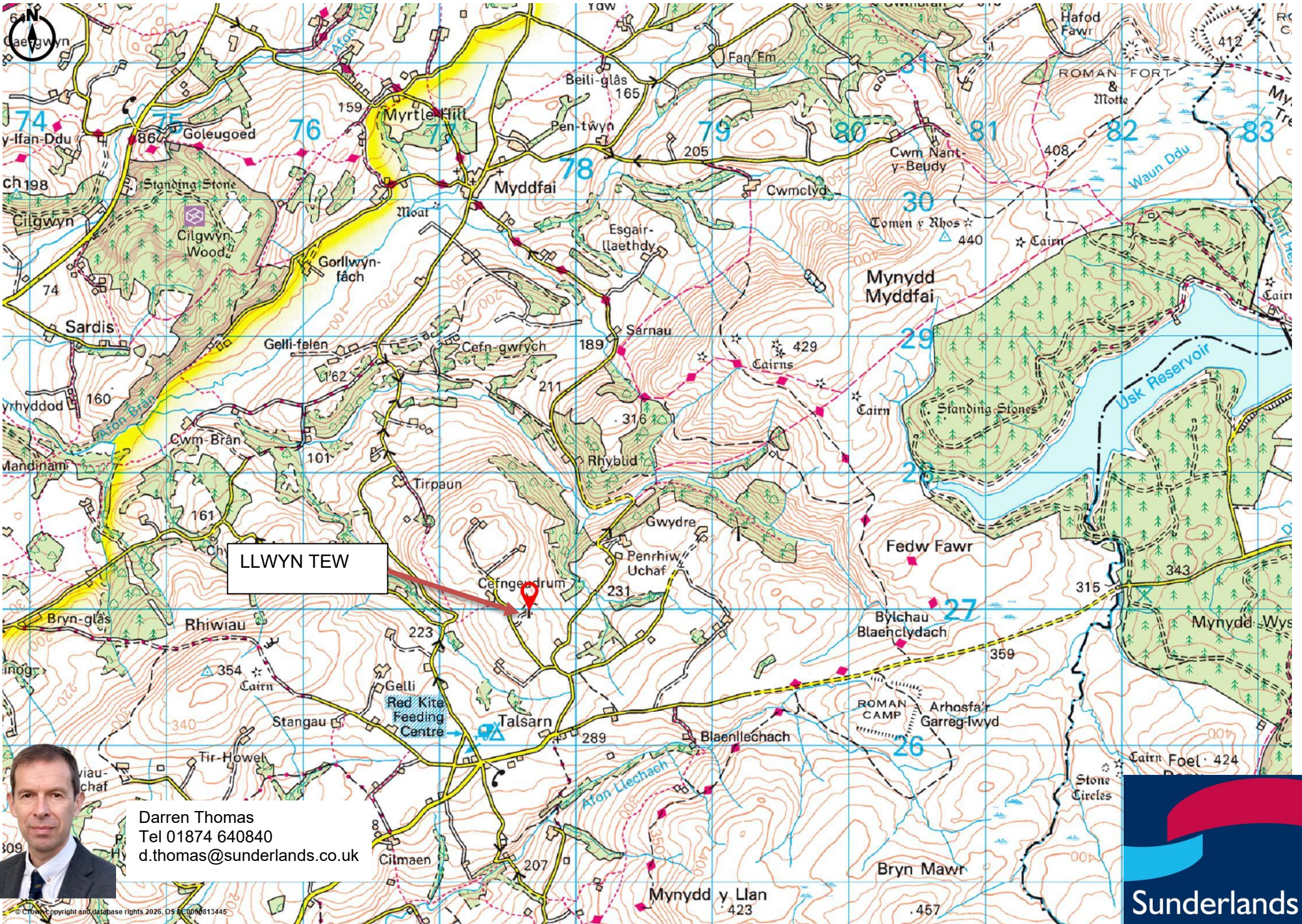
Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation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

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REGISTERED OFFICE: Offa House, Hereford. HR1 2PQ
REGISTERED NO: OC338911

An aerial photograph of a rural landscape. The foreground and middle ground are dominated by vibrant green fields, some of which are divided by stone walls. A prominent white line is drawn across the fields, forming a large, irregular polygon that encloses a central area. In the center of this white-outlined area, there is a large, multi-story stone building with a dark roof, surrounded by trees and a dirt path. The background shows rolling hills and valleys under a bright sky with scattered clouds. The overall scene is a typical rural setting, possibly in a hilly region.

PLAN FOR IDENTIFICATION
ONLY.
BOUNDARIES TO BE CHECKED
ON THE GROUND



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