

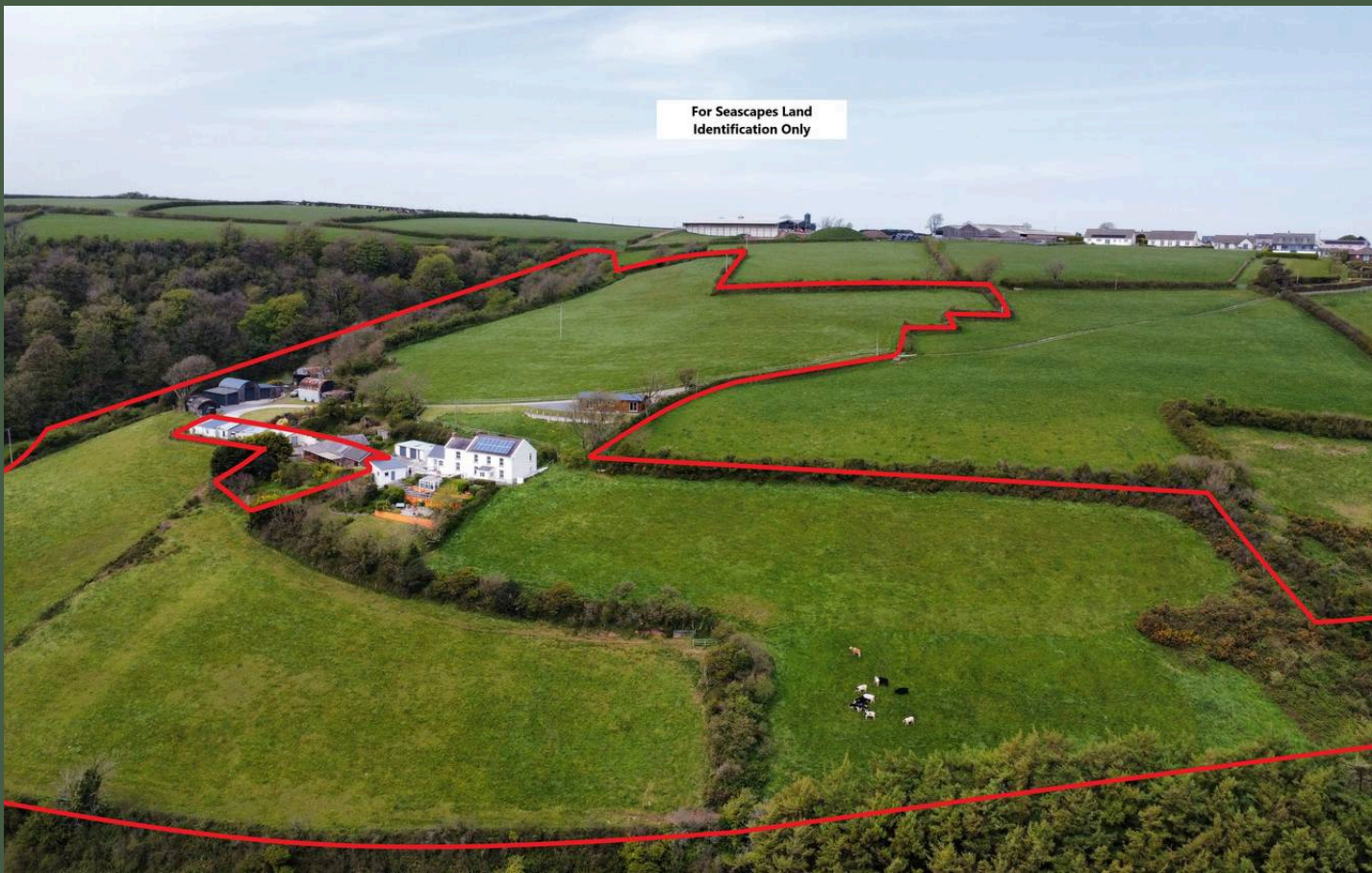


Seascape, Laugharne – SA33 4RJ

Offers in Region of £749,950

jmorris.com

For Seascapes Land
Identification Only



Seascape

Laugarne, Carmarthen

A truly spectacular coastal smallholding with unbelievable breath-taking views spanning across Carmarthen Bay to the Gower Peninsular/Worms Head and across to Caldey Island by Tenby. This 17 acre holding is extremely well presented and provides a detached spacious farmhouse with 4/5 bedrooms, a separate detached modern timber cabin with 2 bedrooms, plus a range of buildings to include a detached refurbished large workshop/outbuilding, double garage and storage sheds. The land offers sloping grazing land of good quality pasture, suitable for sheep or cattle grazing mainly. The property is located at the end of a well maintained shared track, within the small village of Llansadurnen, some 1.5 miles from Laugarne town on the south Carmarthenshire coast. Viewing is essential to fully appreciate the magnificent views and quality accommodation on offer.



Situation

The property is situated in a spectacular coastal location, nestled a quarter of a mile down a well maintained shared track, within the small village of Llansadurnen, approximately 1.5 miles from the popular coastal town of Laugharne. From this area by some 4-5 miles, you can easily reach the town of St. Clears, which is located just off the main A40 dual carriageway and some 10 miles or so west is the larger town of Carmarthen with good road links to the M4. All of the south west Wales coastline, including nearby beaches at Pendine and Saundersfoot, is easily reached from this excellent location.

House Accommodation

There are two front double glazed entrances, with the nearest to the side parking area opening into:

Entrance Hall

Tiled flooring, double glazed window to front, radiator, understairs storage cupboard, doors opening to:

Utility

Continuation of tiled flooring, double glazed window to side, fitted shelving, storage cupboards and worktop with plumbing under for washing machine, oil fired boiler serving the domestic hot water and central heating, door opens to:

Shower Room

Comprising a W.C, pedestal wash hand basin, shower cubicle, tiled floor, radiator, frosted double glazed window.

Living Room

Impressive large stone fireplace with multi-fuel stove, exposed beamed ceiling, double glazed window and door to front, radiators, archway with door to inner hallway and stairs rising to first floor, and door opens to:

Kitchen / Breakfast Room

Tiled flooring, double glazed windows to far side and rear, area for table and chairs, recessed range cooker, fitted wall and base storage units with worktops, stainless steel sink and drainer, part tiled walls, built in glazed display cupboard, plumbing for dish washer, door opens to:

Dining Room

With another impressive stone built fireplace housing a multi-fuel stove, exposed beamed ceiling, double glazed window to front, radiator, door to:

Main Hall

With stairs rising to the main first floor landing, door to sitting room and double glazed door opens to:

Front Porch

Double glazed external front door and windows to front and side, tiled floor.

Sitting Room

Double glazed window to front, radiator, understairs storage cupboard.

First Floor Main Landing Area

Spindle balustrades, access to loft, passageway leads on to the inner/second landing area and stairs with double glazed window to rear, plus built in storage and airing cupboards. Doors open to:

Bedroom 1

Double glazed window to front, radiator.

Study

Double glazed window to front, radiator.

Bedroom 2

Double glazed window to front, radiator.

Bedroom 3

Double glazed window to side, radiator, exposed pine floor boards.

Bathroom

Comprising a bath with mixer shower over, shower cubical, W.C, radiator, frosted double glazed window to rear, tiled walls and floor.

Bedroom 4

Double glazed window to front, radiator, built in wardrobes, door to:

En-Suite

Comprising a shower cubical, W.C, wash hand basin set in vanity unit, heated towel radiator.

Externally

The first section of access track runs down through a neighbouring farmers field, to roughly the half way point where the track is then owned by the property itself, and shared with a neighbouring holiday cottage. The main farmhouse enjoys ample hardstanding parking to its side elevation, where this also a detached double garage and adjoining store room. The Farmhouse's garden is mainly found to its front, south facing elevation, and has landscaped terraces of beautifully kept garden and seating areas, with a lower area of sloping lawn. To the side is a further hardscaped garden/rockery area with natural running water feature (this is where the private water is obtained).

The Modern Cabin

This is a recently installed log cabin, fully insulated with double glazing and electric heating. All works have been completed except for the installation of a kitchen and the two bathrooms, which the new owner can install themselves to their own taste. Double glazed front door opens into:

Entrance Hall

Electric radiator, doors open to:

Lounge/Kitchen/Diner

Twin double glazed sliding patio doors and windows face the spectacular sea views, 2 electric radiators, electric and plumbing connections ready for a kitchen installation.

Utility

Double glazed frosted window to front, worktop, hot water cylinder, space for white goods, electric radiator.

Bedroom 1

Double glazed sliding patio doors to rear enjoying the wonderful views, built-in mirrored wardrobe, dressing table, electric radiator, door to:

En-Suite

Frosted double glazed window to front. Plumbing and electrics in place ready for a bathroom installation.

Bedroom 2

Double glazed window to rear enjoying the wonderful views, built in mirrored wardrobe, dressing table, electric radiator.

Bathroom

Frosted double glazed window to front, plumbing and electrics in place ready for a bathroom installation.

Externally

The cabin has its own level garden area, being of low maintenance with mainly gravelled and lawn areas, plus its own hardstanding parking area.

The Land

Please see our included plans for identification. The land comprises of approximately 12 acres of clean grazing pasture with the remaining 5 acres comprising of the house, gardens, outbuildings and woodland. The gates and fences all appear to be in very good condition and include high tensile stock fencing & long-life Octopost fencing along the driveway. The current owners rent some of the land, with water connected, to a neighbouring farmer for grazing calves.

The Outbuildings

There are a number of corrugated Dutch barns and storage sheds. The current owners have fully refurbished one of the barns and created a fantastic large workshop with 3 garage doors, power, lighting and anti condensation covering to the roof.

Directions

From the centre of Laugharne, travel in a due westerly direction along Gosport street and up out of the town following the A4066, passing the Carpenters Arms public house on your right. Travel for a short distance and turn right by the Broadway holiday village, signposted to Llansadurnen. Come into the village and opposite the church you will see the access track on your left, leading down to the property. What Three Words:

[///brass.preheated.initial](#)

Services

Electric: Mains

Water: Private Spring Water

Drainage: Private

Local Authority: Carmarthenshire County Council

Council Tax Band: G

EPC Energy Efficiency Rating: D

Tenure: Freehold and available with vacant possession upon completion.

Broadband Availability

According to the Ofcom website, this property has both standard and ultrafast broadband available. 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 - 73%

Three Voice & Data - 49%

O2 Voice & Data - 64%

Vodafone Voice & Data - 71%

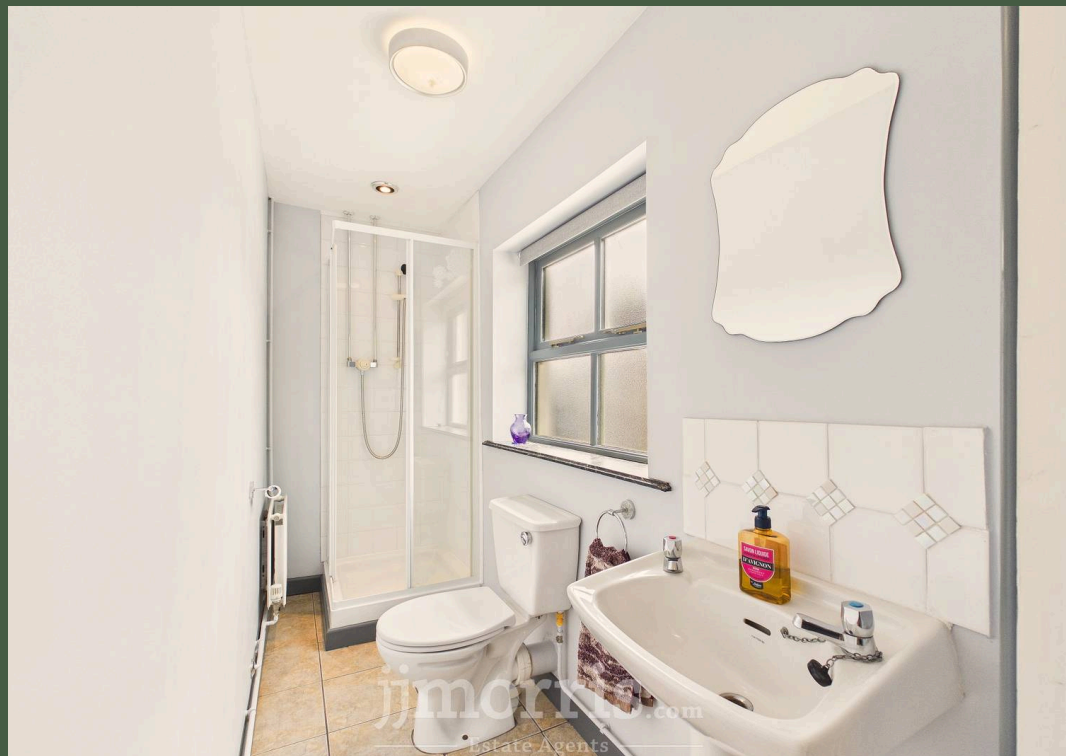
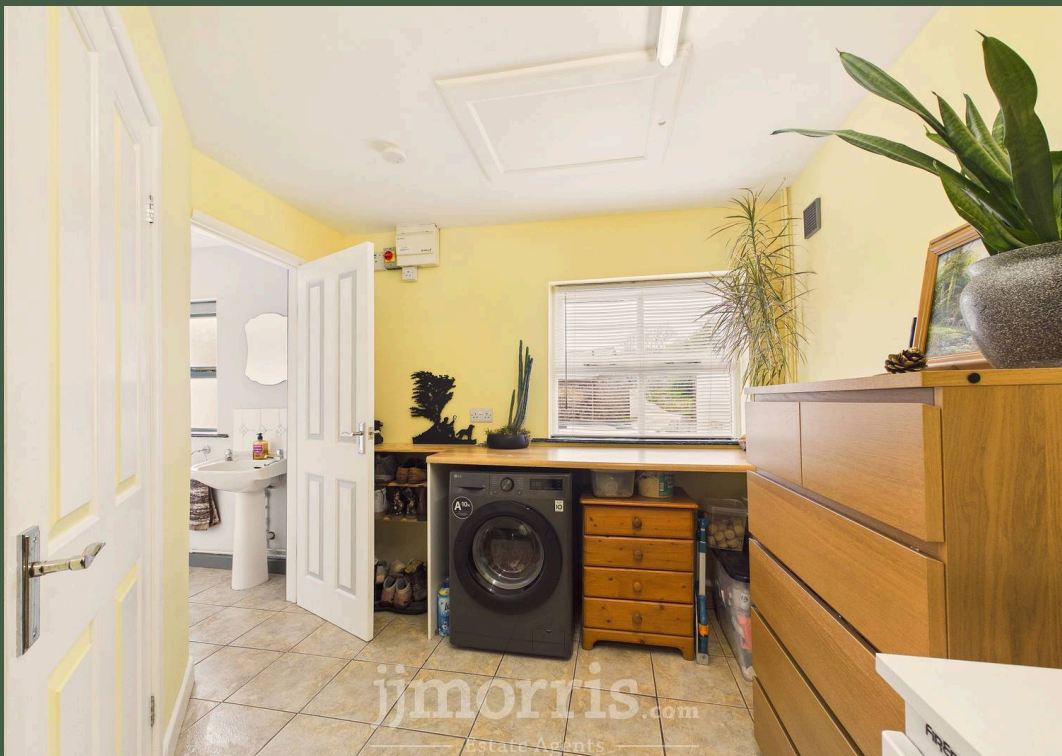
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Anti Money Laundering

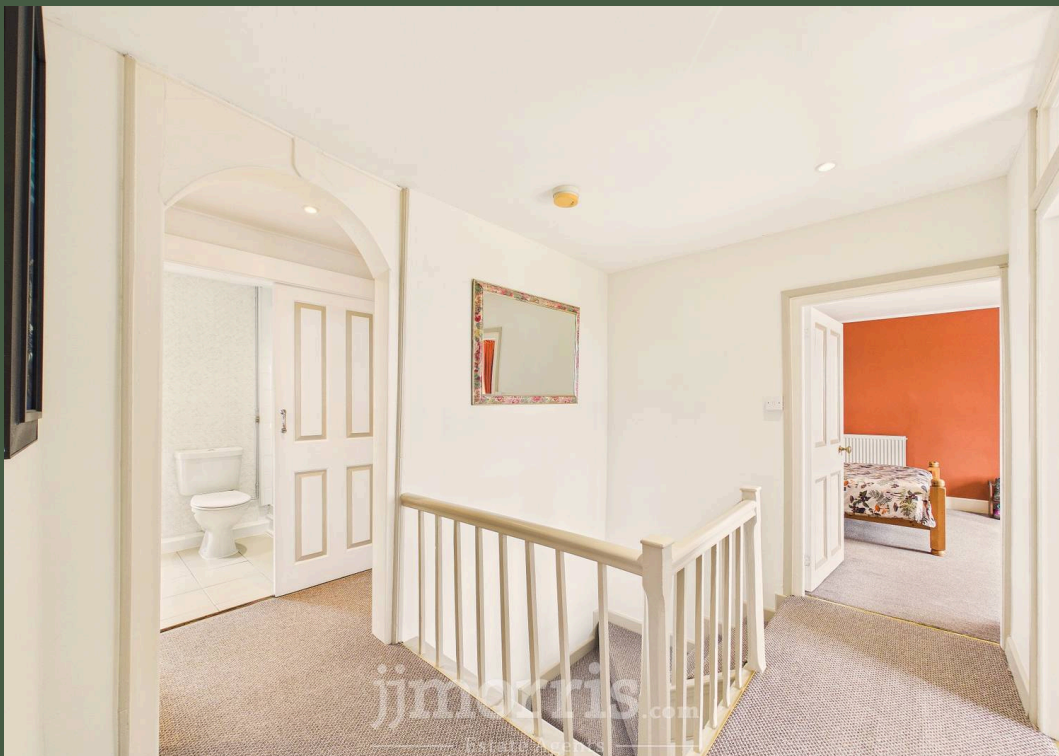
Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle, 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.

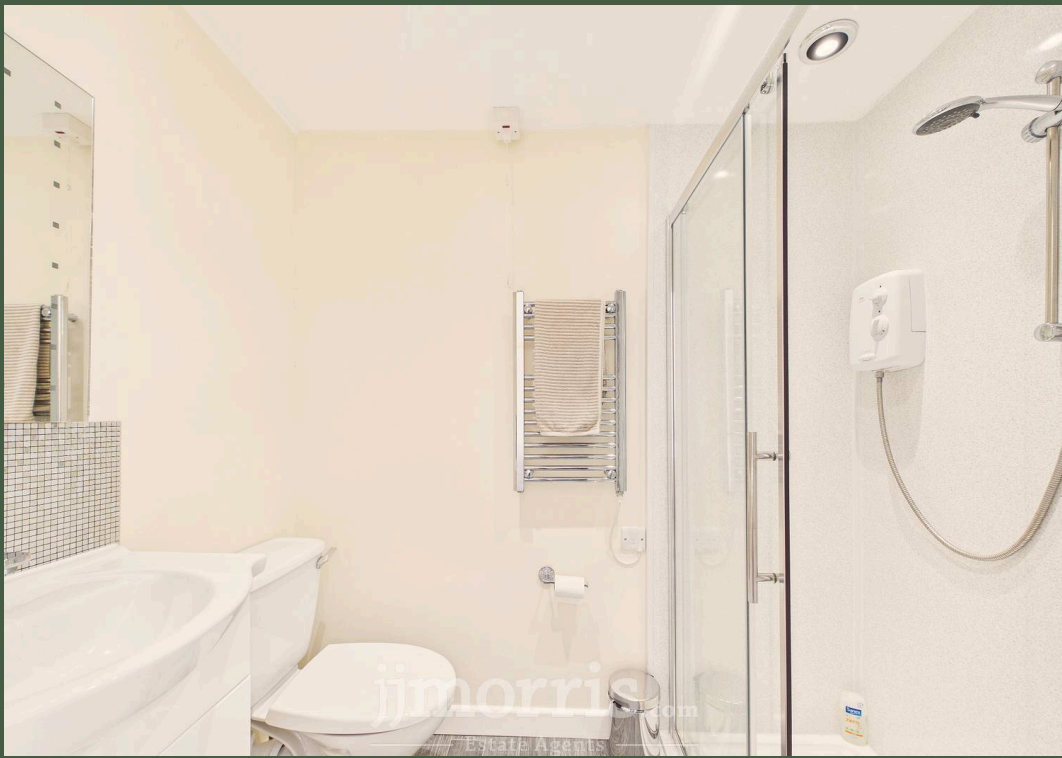


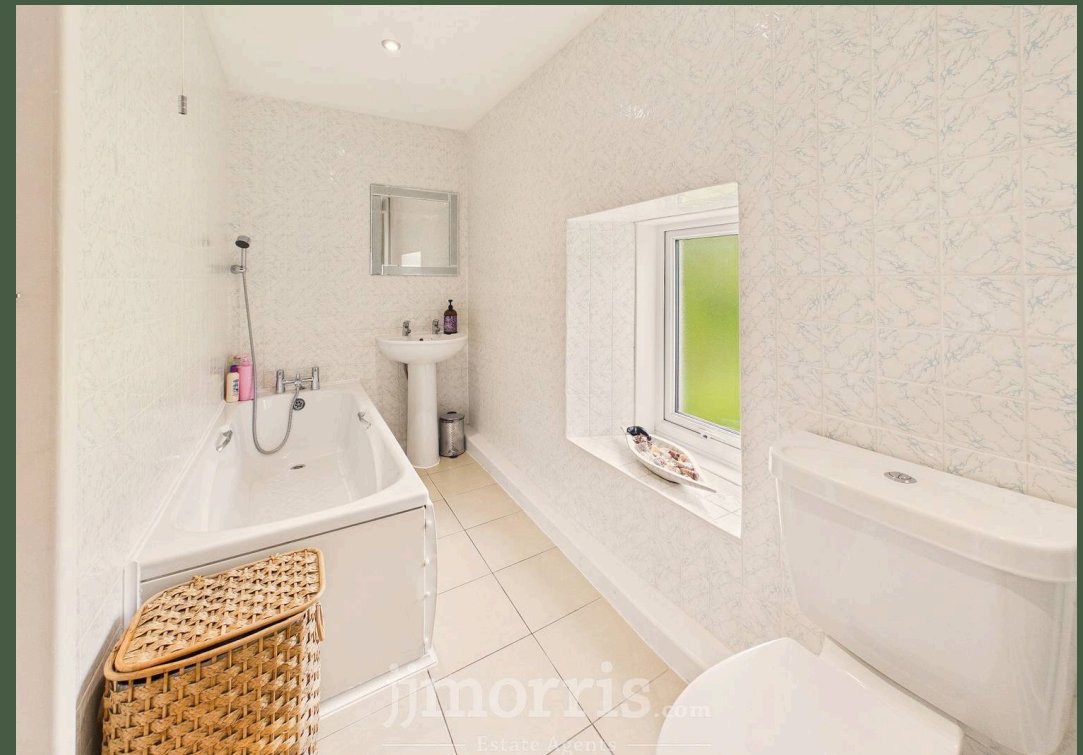


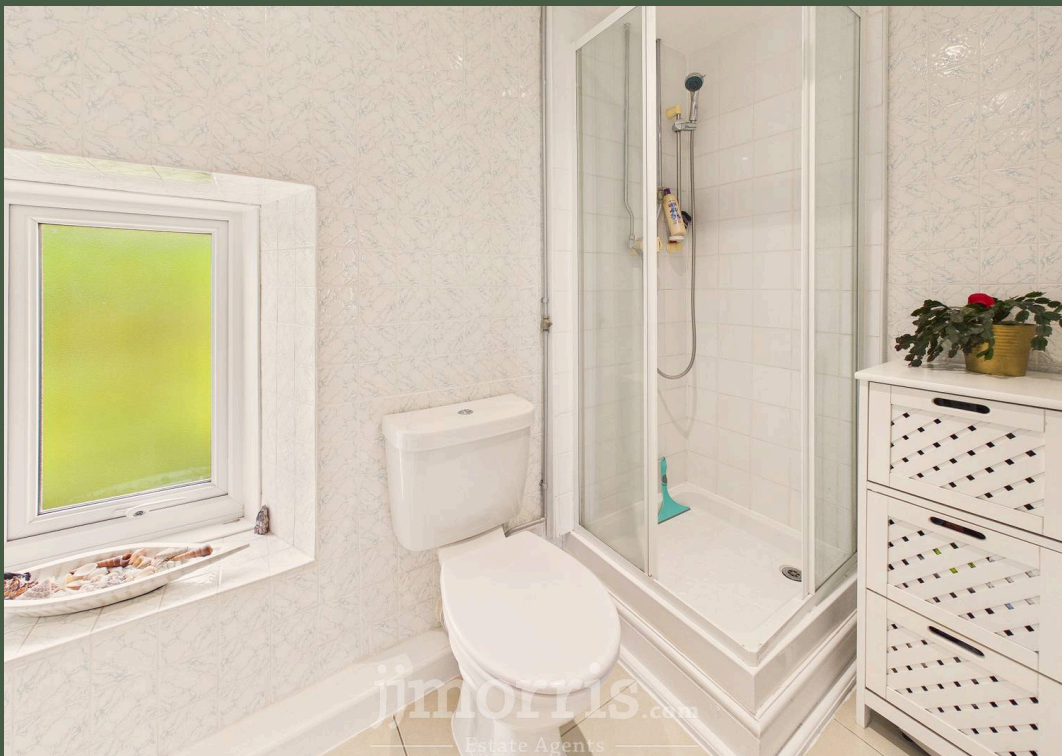








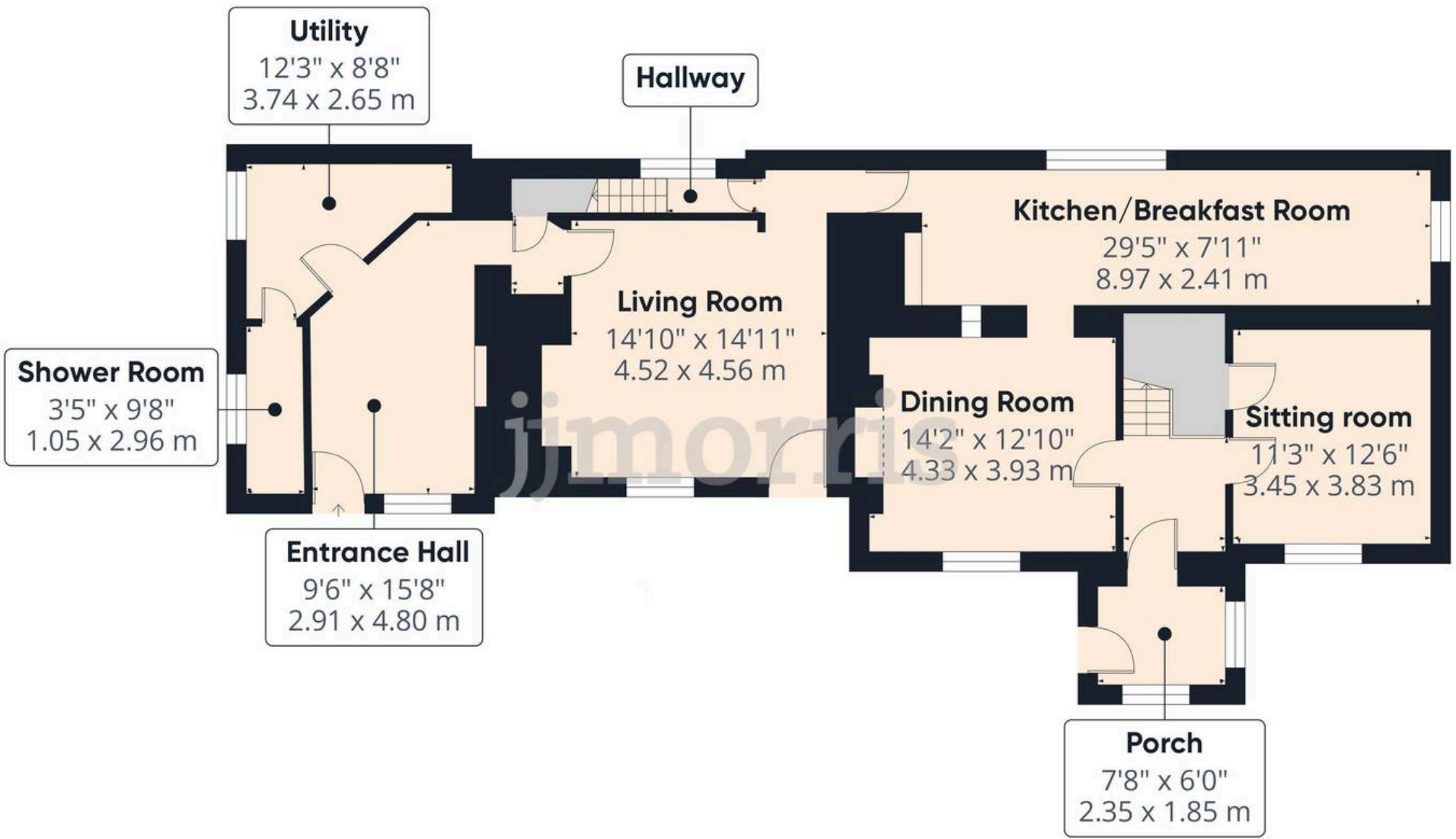










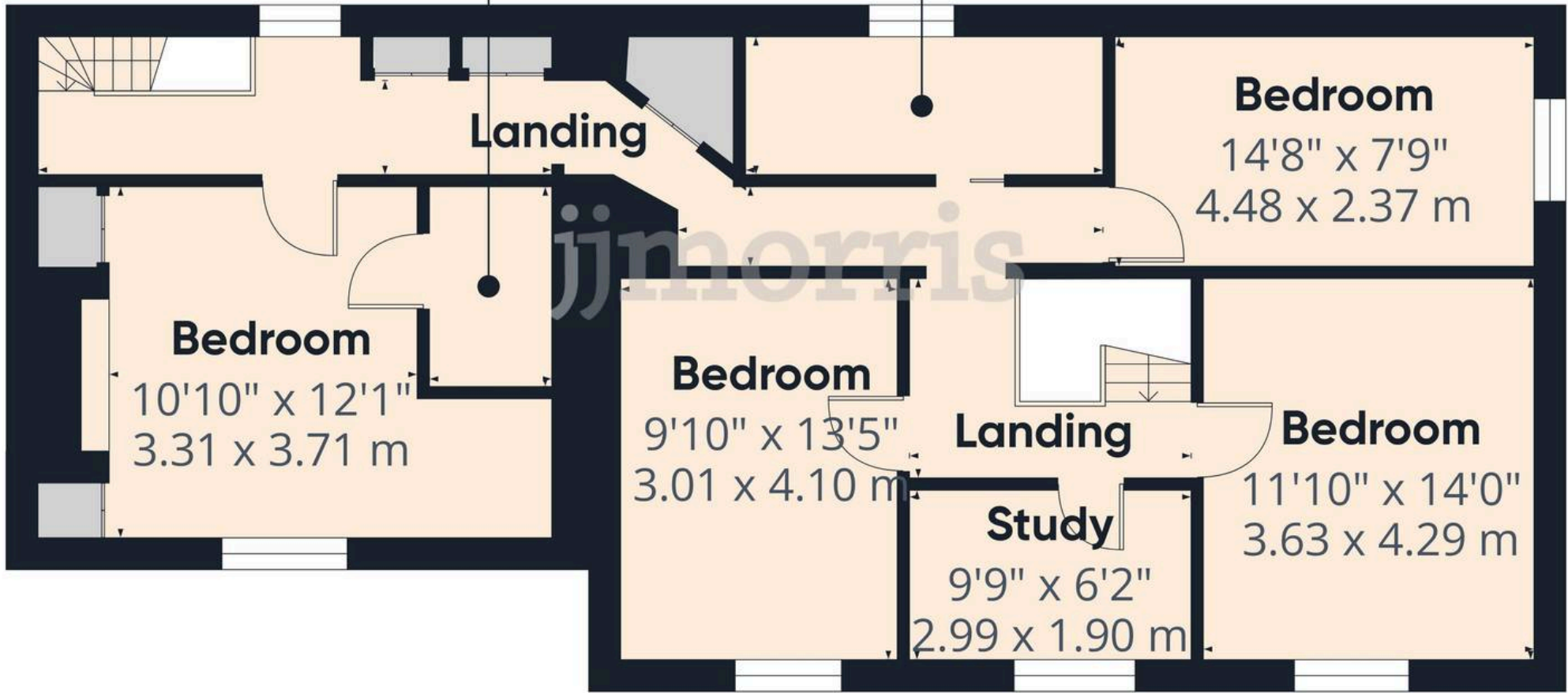


Floor 0 Building 1

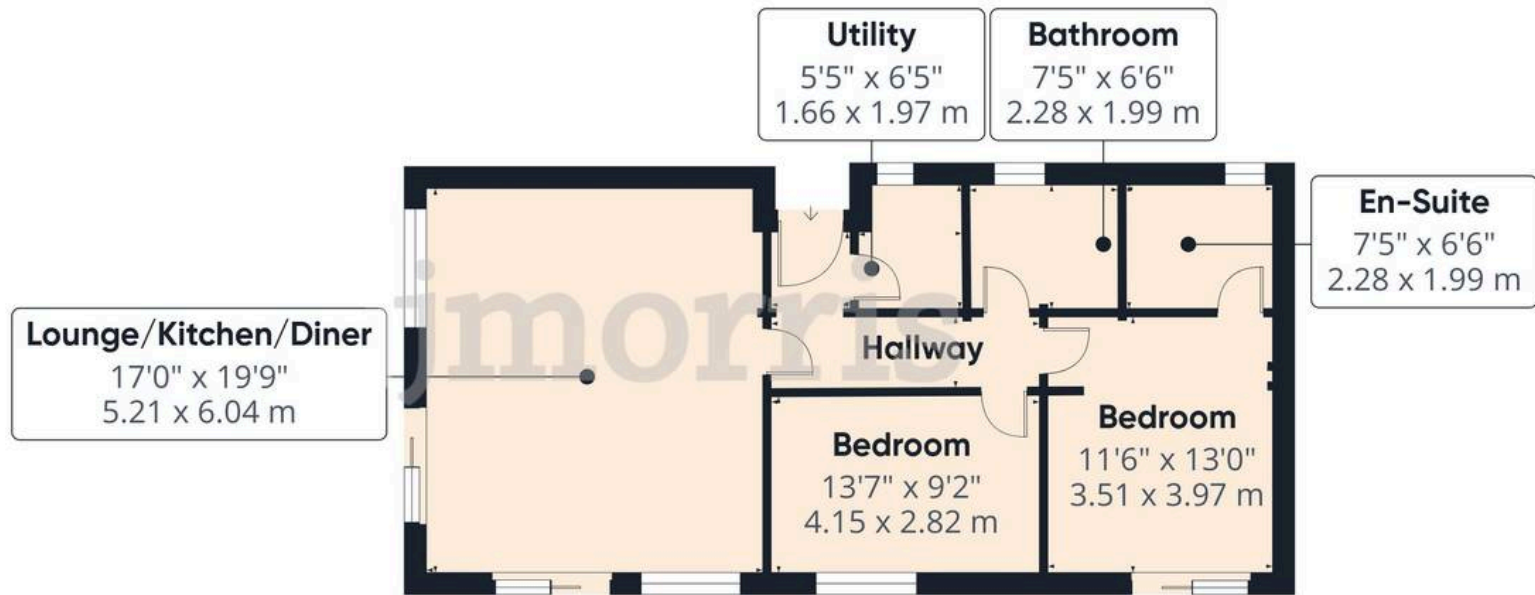


En Suite
4'3" x 6'7"
1.31 x 2.02 m

Bathroom
12'7" x 4'8"
3.84 x 1.43 m

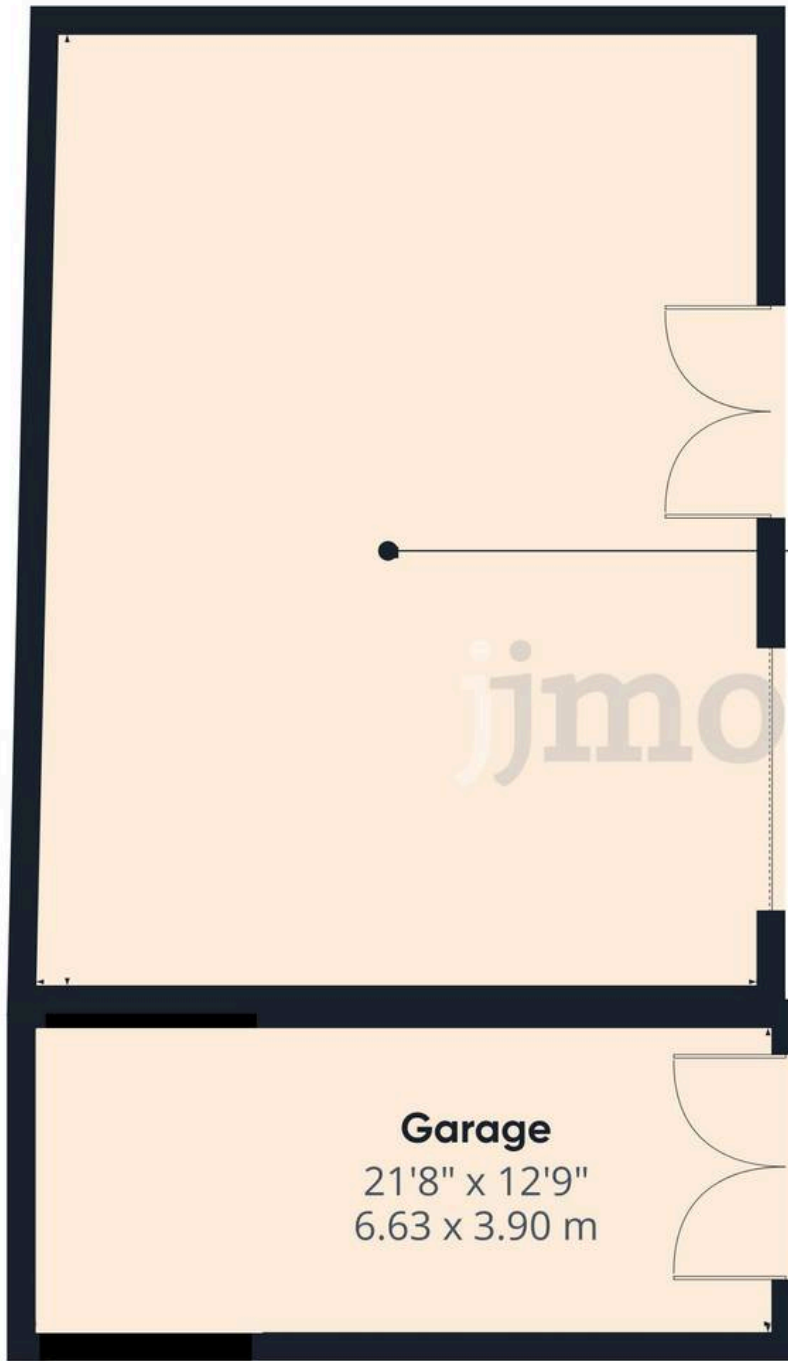


Floor 1 Building 1



Floor 0 Building 5





Fully Renovated Wokshop/Outbuilding
29'2" x 38'6"
8.90 x 11.76 m

Garage
21'8" x 12'9"
6.63 x 3.90 m





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