

PENYBRYN Golden Grove, Carmarthen, Carmarthenshire SA32 8JR

Price Guide £795,000



- Highly Impressive Four/Five Bedroom Home
- Multi-Purpose Barn with Four Indoor Loose Boxes and Workshop
- Manège 40m x 20m ● Lovely Gardens ● Good Quality Pasture Paddocks
- Approx. 15 Acres In All
- Wonderful Elevated Position with Incredible Far-Reaching Views

REF EO8681

RURAL SCENE
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GENERAL AND SITUATION

Approximate Distances:

Cross Hands/A48 5 miles • Llandeilo 6 miles • Carmarthen 11 miles

A truly exceptional four/five bedroom home set in approx. fifteen acres with scope for a self-contained annexe, excellent equestrian facilities, lovely gardens and good quality pasture paddocks, in a fabulous location with amazing views.

The house is of individual architect design and a date stone above the front door states that it was built in 1986. It is a particularly welcoming family home with generously proportioned rooms and an abundance of large windows creating bright and spacious living areas. The gardens are a particularly attractive feature of the property and perhaps most impressive of all are the superb paddocks and equestrian facilities.

The vendors inform us there is good hacking directly from the front gate along quiet country lanes with access to some bridleways and a byway, providing several circular three to four hour rides.

The property is located in a sought-after part of Carmarthenshire within the Towy Valley, some five miles north of the A48 dual carriageway at Cross Hands and with easy access to a good range of shops and amenities in the picturesque market town of Llandeilo. Further afield Carmarthen provides a full range of amenities and the A48 provides a dual carriageway link onto the M4 motorway, giving access to Swansea, Cardiff and beyond.



THE RESIDENCE

A detached house understood to have been built in 1986 with oil-fired central heating and double glazed windows. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Main Entrance** is through the front door opening into a **Reception Hall** which is on three levels, with a notably high ceiling giving access to the extremely elegant **Living/Dining Room**, which has exposed timber beams, a stone fireplace with inset logburner and windows to three aspects.

The magnificent open-plan **Kitchen/Dining/Sitting Room** is fitted with a range of high-quality base and island units with granite worksurfaces, 1½ bowl sink, Rangemaster cooker with extractor hood, fireplace (sealed), integral dishwasher and fridge, steps leading down to a potential annexe and bi-fold doors opening onto the rear decking.

There are **Three Good-sized Bedrooms** on this level, one of which has an **Ensuite Shower Room**, plus there is a separate **Family Bathroom**.





From the Kitchen steps lead down to the **Potential Self-Contained Annexe**, which has a **Lobby**, **Two Boot Rooms**, a **Cloakroom** with WC, and a **Utility Room** with extensive built-in cupboards, worksurfaces, stainless steel sink and plumbing for washing machine.

There is an **Office/Sitting Room/Bedroom** with a pine floor and glazed doors opening out to the Parking Area, plus a **Further Bedroom** and a **Potential Shower Room**.



OUTSIDE, OUTBUILDINGS & LAND

The property is approached off a minor country lane, through an impressive pillared entrance with a large timber five-bar gate leading on to a private tarmac drive with ample parking space for numerous vehicles.

The wonderful gardens are a particularly attractive feature comprising lawns with flowerbeds and shrub borders, patio and timber deck.

The **Multi-Purpose Barn** is set adjacent to the house and is built of steel portal frame with box profile cladding under a corrugated roof on a concrete base, providing **Four Indoor Loose Boxes**, **Workshop** and **Storage**.



Manège c. 40m x 20m post and railed with a sand and rubber surface.

A hard-surfaced path connects the stables and manège to the excellent paddocks which are very gently sloping on a predominantly south-facing aspect enclosed with some post and rail and stock fencing, with hedges along the main boundaries.



IN ALL APPROX. 15 ACRES
(About 6 Hectares)



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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

CARMARTHENSHIRE COUNTY COUNCIL

Tel: 01267 234567

SERVICES

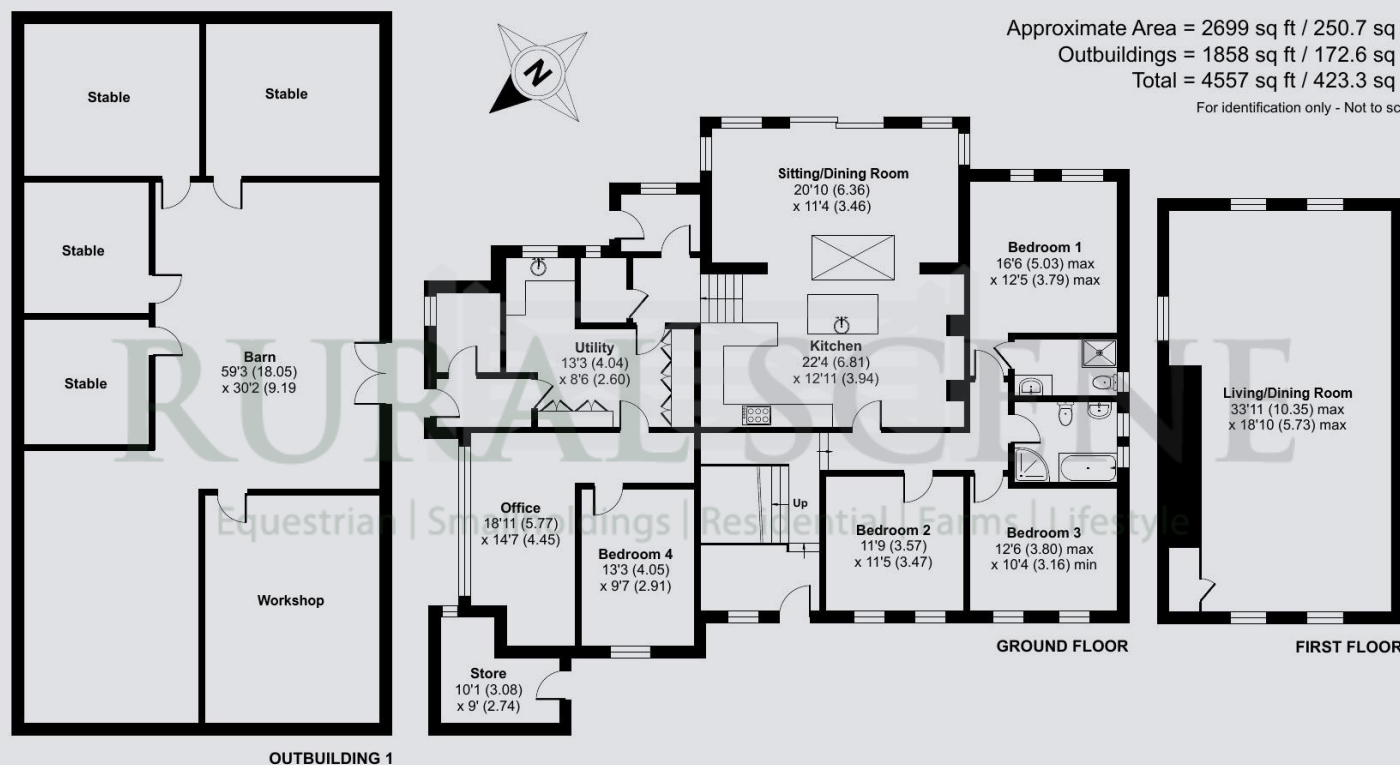
MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, OIL-FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING D COUNCIL TAX G

DIRECTIONS

From Cross Hands take the A476 Llandeilo Road and then fork left onto the B4297. Continue for just under three miles to Penrhiwgoch and turn right into the country lane. Follow the lane for just under a mile and Penybryn will be seen on the right-hand side.

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for Rural Scene. REF: 1441415

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