



## PORTHYRHYD, LLANWRDA, CARMARTHENSHIRE, SA19 8DN

A Traditional Welsh Stone Farmhouse uniquely reimagined to offer incredible home, boasting Annexe for multigenerational living/Airbnb income with further potential, gardens and grounds extending to 2 acres set amid exclusive enclave basking in sublime views.

Main House: Entrance Hall – Sitting Room – Garden Room – Upper Level Family Room  
Open Plan Kitchen/Dining Room – Larder – Cloakroom – Store Room/Workshop Downstairs  
Family Bathroom – Downstairs WC – Principal Bedroom with Ensuite Double Bedroom  
with Ensuite Shower

Annexe: Open Plan Living/Dining/Double Bedroom with Ensuite Shower Room &  
Children's Bedroom – Attached Laundry Room

Driveway with Ample Parking – 2 Storey Palm House with Central Mezzanine – Log Store  
with Attached Shed – Gardens with Ponds & Grounds Extending to 2 Acres

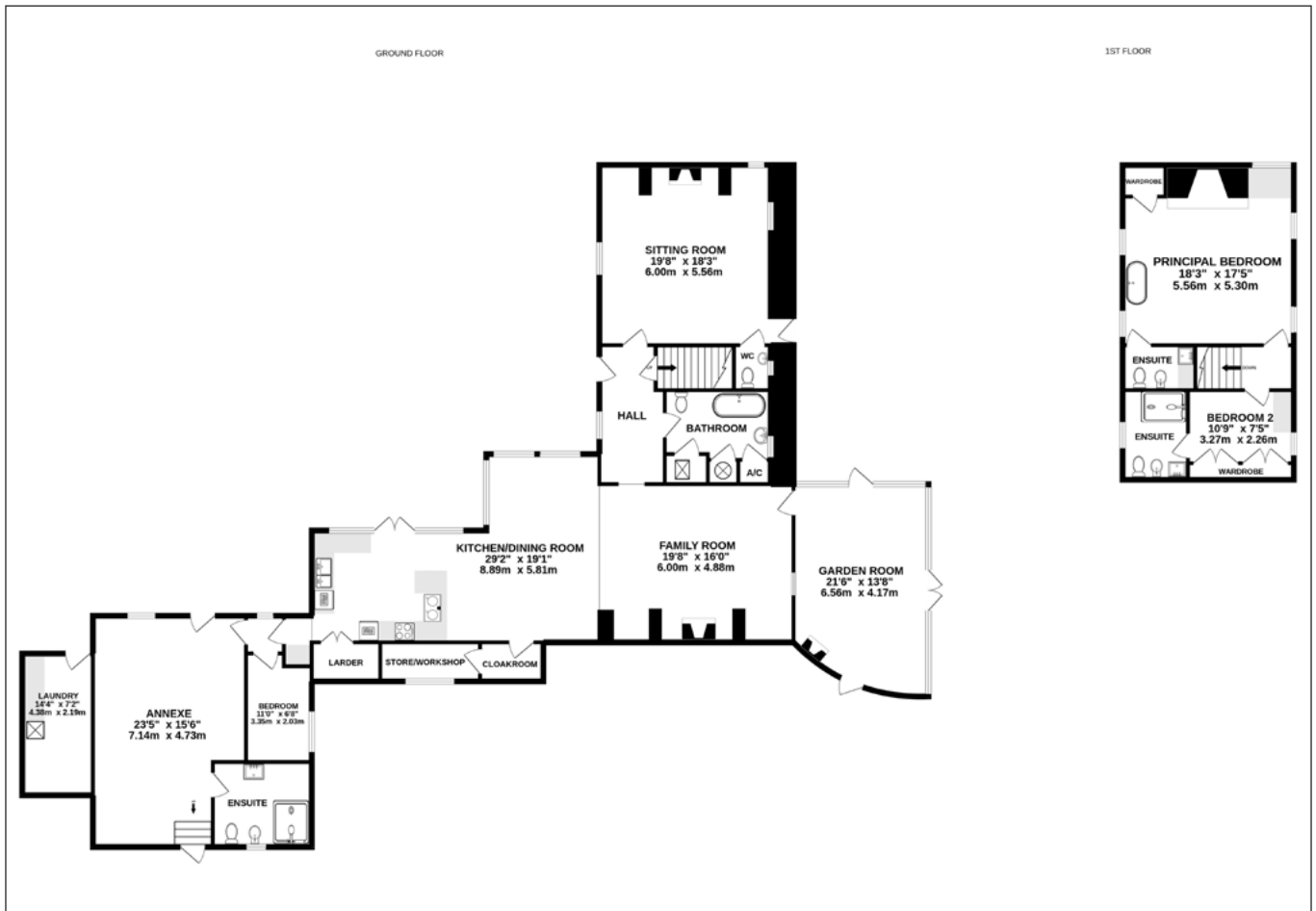


## THE PROPERTY

The Farmhouse is a truly unique home retaining the rich character of its 1840s heritage with imposing inglenook fireplaces and exposed beams artfully married to modern and malleable open plan living. While the Annexe offers further exciting potential to convert the upper storey. Basking in sublime views across rolling verdant valleys to the inky outline of mountains, it is an unexpectedly Mediterranean haven where one can breakfast beneath a canopy of grapevines or dine on the mezzanine of the Palm House amid ancient olives and fruiting orange trees.

Enjoying an elevated position, the Farmhouse forms the pre-eminent property amid a small development of the original farm. The nearby market town of Llandovery 4 miles away offers an array of independent shops, pubs, cafes, patisserie/bakery and supermarket. It is served by a railway station connecting it directly to Swansea and Shrewsbury and is a popular stop on the tourist trail. The wider area is renowned for its stunning landscape, the National Botanic and Aberglasney Gardens and dotted with castle ruins. The county town of Carmarthen lies 30 miles distance leading on to the coast of Cardigan Bay while Brecon is 25 miles famed for its Jazz Festival and National Park.





Entrance Hall – The half-glazed front Stable Door opens into a large Entrance Hall delighting in decorative floor tiles brought back from Spain.

Sitting Room – The inviting Sitting Room with underfloor heated hardwood flooring features an inglenook fireplace, home to the Jotul wood burner. To the side of the fireplace lies an echo of earlier multigenerational living with the traditional Granny’s Kitchen with exposed beam above defining the old curtain line. Enjoying dual aspect, the tilt opening windows with deep cills have solid wooden shutters while the external stable door leads out onto the block paviour patio overlooking the delightful gardens with twin ponds.

Garden Room – The glazed, timber frame Garden Room also delights in overlooking the gardens and wider countryside. With hessian shaded roof, giant slate floor tiles, fitted banquette with storage and timber window seating, the room is made cosy by the freestanding wood burner. It offers a highly malleable room ideal as Home Office, Games, Hobby/Craft Room or Conservatory.

Family Room – The Cathedral Room as it is rightly known boasts a soaring ceiling with exposed beams, spot lighting and twin ceiling fans but the focal feature of the room is undoubtedly the imposing inglenook fireplace with single stone slab hearth home to a Jotul wood burner. To the left is a Home Office area with fitted timber desk

and shelf. The half wall topped with huge timber cills defines the upper level creating a magnetic hub for more informal relaxing while allowing seamless interaction with the activity of the open plan Kitchen/Dining room below.

Kitchen/Dining Room – The Dining Room with solid oak flooring and underfloor heating throughout, provides ample room for comfy sofa beside large dining table at which to gather family and friends in this most convivial of spaces. The picture windows frame exquisite views over the valley while the glazed roof is shaded in hessian above the twining vines of a heavily fruiting black grape while from the Kitchen spans across a green grape. The Kitchen with tiled floor is fully fitted in an array of solid wood units sharply contrasted by Welsh slate countertops. The timber-clad half wall while screening all cooking detritus from view encompasses the oil-fired Dunsley range. Integrated are Neff double oven, dishwasher beside double ceramic sink and Neff electric hob with hood above. The Larder with sensor lighting provides fitted shelving and ample space for freestanding fridge/freezer. To the far end of the Kitchen lies extra open storage, with fitted shelving and high double cupboard.

Downstairs Bathroom – Featuring a freestanding full bath, WC and pedestal basin, the Bathroom provides a wall of 3 full-height cupboards home to the Airing Cupboard, large Hot Water Tank and oil-fired Boiler.



Bedroom 1 – The Principal Bedroom is an expansive Double with wood flooring and exposed roof truss beams. The stone chimney breast features a high Jotul wood burner with timber mantel and TV position above. The triple aspect room has twin traditional windows to either side with freestanding wood-frame window screens and an end gable window framing gorgeous country views. A built-in wardrobe lies to one side of the fireplace while a curved half-wall shelters the claw foot, full bath with mixer tap. The Ensuite features a Sanitan period-style suite of basin, WC and bidet.

Bedroom 2 – The second bedroom with recessed lighting and timber-clad ceiling is currently utilised as a dedicated Dressing Room with a wall of twin double wardrobes and a fitted dressing table. The Ensuite features pedestal basin, WC and bidet

alongside a Walk-in Shower enclosure with twin shower heads.

Annexe – Providing an ideal downstairs Double Bedroom, guest accommodation or rental income, the Annexe cloaked in purple wisteria provides a spacious open plan room and easily defined Double Bedroom, Dining and Living space. The generous Ensuite offers pedestal basin, WC, bidet, radiator with towel rail and enormous Walk-in Shower with regular and Rainhead showers. The Annexe further benefits from an adjacent room providing an ideal Children's Bedroom, its own new boiler and private rear access. Attached to the side is the dedicated Laundry Room. All offering further potential to convert; the roof space into additional Double Bedroom/s and/or the Laundry into Kitchen to be fully self-contained.





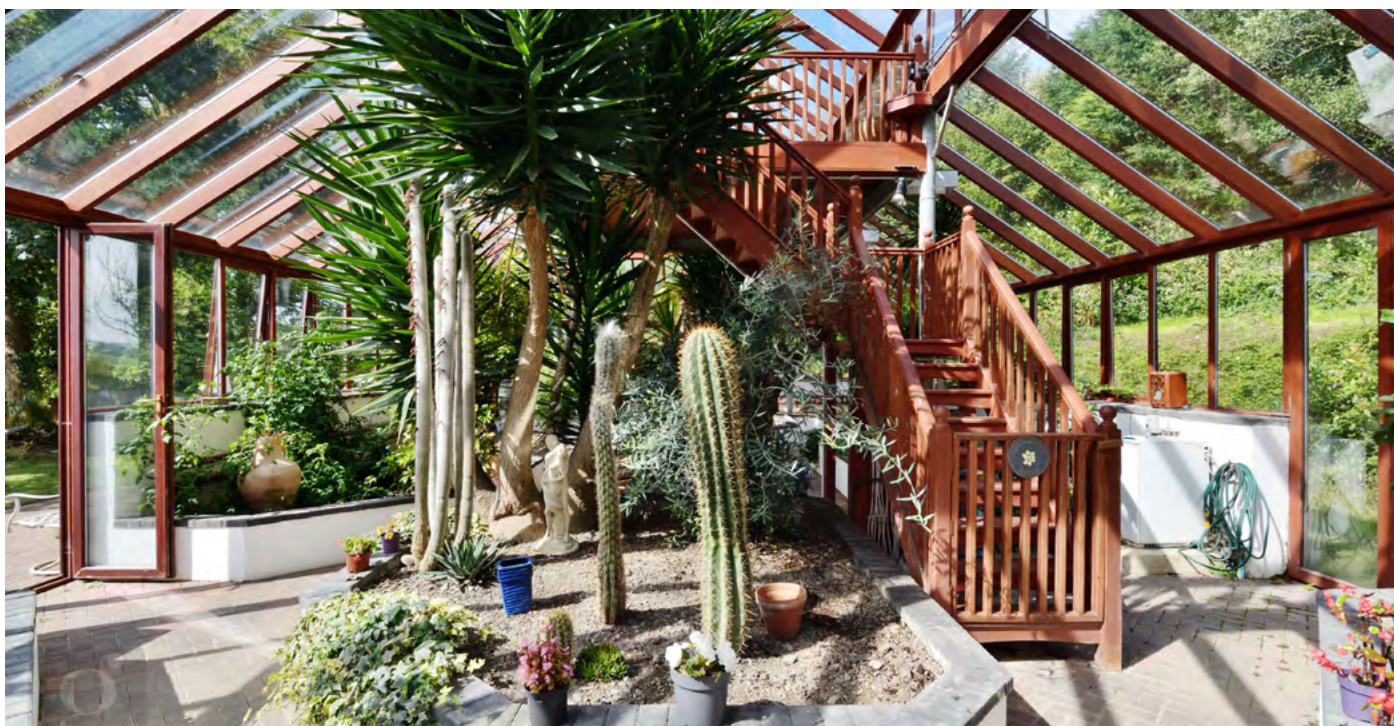
## OUTSIDE

The shared Driveway flanked along its length with copper beech proceeds through communal grounds with waterlily pool to open into the front block paviour courtyard with Log Store and providing ample parking. In the rear gardens the lawn yields to twin ponds bounded by plantings including Gunnera and flag irises and water-fed from the grounds' hillside behind the curving wall sheltering delightful flower borders. The arched doorway in the wall leads to the Palm House with its outside tap and oil tank and allows access to the hillside behind.

Palm House – The staggeringly impressive 2 storey Palm House features 6 sets of French doors, alongside ventilation and oil-fired heating systems. Brick built raised beds are home to sky-reaching palms, ancient olive, mature Bird of Paradise, fruiting orange trees and sculptural cacti. Beyond such exotic plantings the Palm House offers wondrous opportunities for growing all manner of more mundane yet productive plants, tomatoes and chillies alongside the grapevine and apricot tree. The central mezzanine offers a spectacular spot for dining or enjoying an evening drink while basking in the view.









## PRACTICALITIES

Carmarthenshire Council Tax Band 'E'

Oil-Fired Central Heating

Double Glazed Throughout

Mains Electricity & Water

Private Drainage

Fibre Broadband Available

Underfloor Heating in Kitchen/Dining Room, Sitting Room & Annexe

## DIRECTIONS

From Llandovery take the A40 towards Carmarthen crossing the railway line and at the edge of town turn right signed to Cilycwm and Rhandirmwyn. Proceed to the end T-junction and turn left for Porthyrhyd. Continue straight for 3 miles. The Bwlch Tre Banau property is to be found on the left clearly marked.

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