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CHARTERED SURVEYORS | ESTATE AGENTS | VALUERS | AUCTIONEERS

Sir Johns Hill Farm House Gosport Street, Laugharne, SA33 4TD

Offers In The Region Of £325,000

Virtual Viewing Tour Available!

Amazing views are a joy to be seen from this good size two bedroom semi detached cottage and single storey 'Bothy'. The property is set in idyllic surroundings with panoramic views of the Laugharne estuary over looking both Caldey island to the right and as far as Ilfracombe and North Devon to the left.

Internally there is a modern and light spacious feel, set in a private, but inhabited court yard mews. The good sized accommodation is ideal for a young family, retired couple or holiday home.

Viewing is essential to appreciate the incredible views especially!

Location of Dylan Thomas Famous Poem 'Over Sir John's Hill'

Situation

Sir John's Hill Farm House occupies a pleasant rural setting being walking distance from Laugharne and a short drive to Pendine. which between them provide a good range of local services and facilities and being within some 4-5 miles or so of the small town of St. Clears with its further amenities and within easy reach of the A40 dual carriageway which provides an excellent road link to the larger town of Carmarthen which is the principal administrative centre for the area and benefits from a wide range of services.

Entrance Hallway 9’1” x 6’8” (2.74m’0.30m” x 1.83m’2.44m”)

Entered via a uPVC glazed door, with electric thermostat radiator, quarry tiled flooring throughout, double fitted cupboard space for hanging and storage, ledged and braced door to inner Hallway.

Kitchen 13’ 3” x 9’ 7” (3.96m’ 0.91m” x 2.74m’ 2.13m”)

Entered via an inner hallway, with uPVC window to the fore, fitted base and wall units, one and half bowl ceramic sink and drainer, double fitted integral oven, electric hob with extractor fan over, space for fridge freezer and dish washer, part tiled walls and quarry tiled flooring throughout. Electric thermostat radiator.

Bathroom 9’6” x 5’7” (2.74m’1.83m” x 1.52m’2.13m”)

Entered via a painted ledged and braced door. With uPVC obscure window to the fore. Bath with mixer taps, shower cubicle, WC and wash hand basin. Radiator style heated towel rain.

Open Plan Sitting Room 28’ 4” x 15’ 1” (8.53m’ 1.22m” x 4.57m’ 0.30m”)

This good sized room has a light and airy feel with uPVC windows to the rear and the stunning views of the estuary and grounds, plus double patio doors to the conservatory. With a feature stone fireplace and hearth housing a log burning stove, 2 x electric thermostat radiators. Part parquet flooring part carpeted, with open plan stairwell to first floor.

Conservatory 18’ 8” x 8’ 3” (5.49m’ 2.44m” x 2.44m’ 0.91m”)

Fully glazed conservatory with quarry tiled flooring throughout, patio doors to the garden

First floor landing 6’ 7” x 6’ 4” (1.83m’ 2.13m” x 1.83m’ 1.22m”)

With ledged and braced doors to bedrooms

Bedroom 1 13’ 8l x 15’ 8” (3.96m’ 2.44ml x 4.57m’ 2.44m”)

With uPVC window to the rear and outstanding views of the Laugharne estuary, electric thermostat radiator, carpeted throughout

Bedroom 2 14’ 2” x 11’3” (4.27m’ 0.61m” x 3.35m’0.91m”)

With uPVC window to the rear and picturesque views, electric thermostat radiator, ledged and braced door to the en suite. Carpeted throughout

En suite 8’6” x 3’ 6” (2.44m’1.83m” x 0.91m’ 1.83m”)

With Shower cubicle housing an electric Myra shower, WC and wash hand basin with vanity unit over, part tiled walls and linoleum flooring throughout

Externally

The property has the benefit of a well established and

maintained mature garden, which is laid in 3 enclosures with panoramic views of the coast line.
All planted with various flowering plants and shrubs along with mature trees. There is off road parking to 2 vehicles at the fore of the property.

Stone Built 'Bothy'

This building was once the laundry room for the farm estate and has previously been used for additional accommodation or storage and could be utilised for a small home business or physical health or well being clinic.

Kitchen 11’ 7” 8’ 6” (3.35m’ 2.13m” 2.44m’ 1.83m”)

Entered via a uPVC glazed door, with uPVC window to the fore, fitted base and wall units, single bowl ceramic sink unit, with space for washing machine and tumble dryer, tiled flooring throughout.

WC 5’ 7” 3’ 6” (1.52m’ 2.13m” 0.91m’ 1.83m”)

With window to the side, WC and wash and basin, tiled flooring throughout

Bedroom/office 11’6” x 13’ 9” (3.35m’1.83m” x 3.96m’ 2.74m”)

With uPVC window to the side and tiled flooring

Timber Storage Sheds

Sir John's Hill Farm House has the advantage of two timber built sheds for the use of storage and gardening furniture.

Directions

The Post code for the property is SA33 4TD and is located off a Private Road called Gosport Street.

Services

Mains electricity, private water and private drainage

Tenure

Freehold with vacant possession on completion

Local Authority

Carmarthenshire County Council, County Hall, Quay Street, Carmarthen, Carmarthenshire SA31 1JP. Tel: 01267 234567
Council Tax band F

Dylan Thomas's - Over Sir John's Hill

Over Sir John's Hill
by Dylan Thomas
Over Sir John's hill,
The hawk on fire hangs still;
In a hoisted cloud, at drop of dusk, he pulls to his claws
And gallows, up the rays of his eyes the small birds of the bay
And the shrill child's-play
Wars
Of the sparrows and such who swansing, dusk, in wrangling hedges.
And blithely they squawk
To fiery tyburn over the wrestle of elms until
The flash the noosed hawk
Crashes, and slowly the fishing holy stalking heron
In the river Towy below bows his tilted headstone.

Flash, and the plumes crack,
And a black cap of jack-
Daws Sir John's just hill dons, and again the gulled birds hare
To the hawk on fire, the halter height, over Towy's fins,
In a whack of wind.

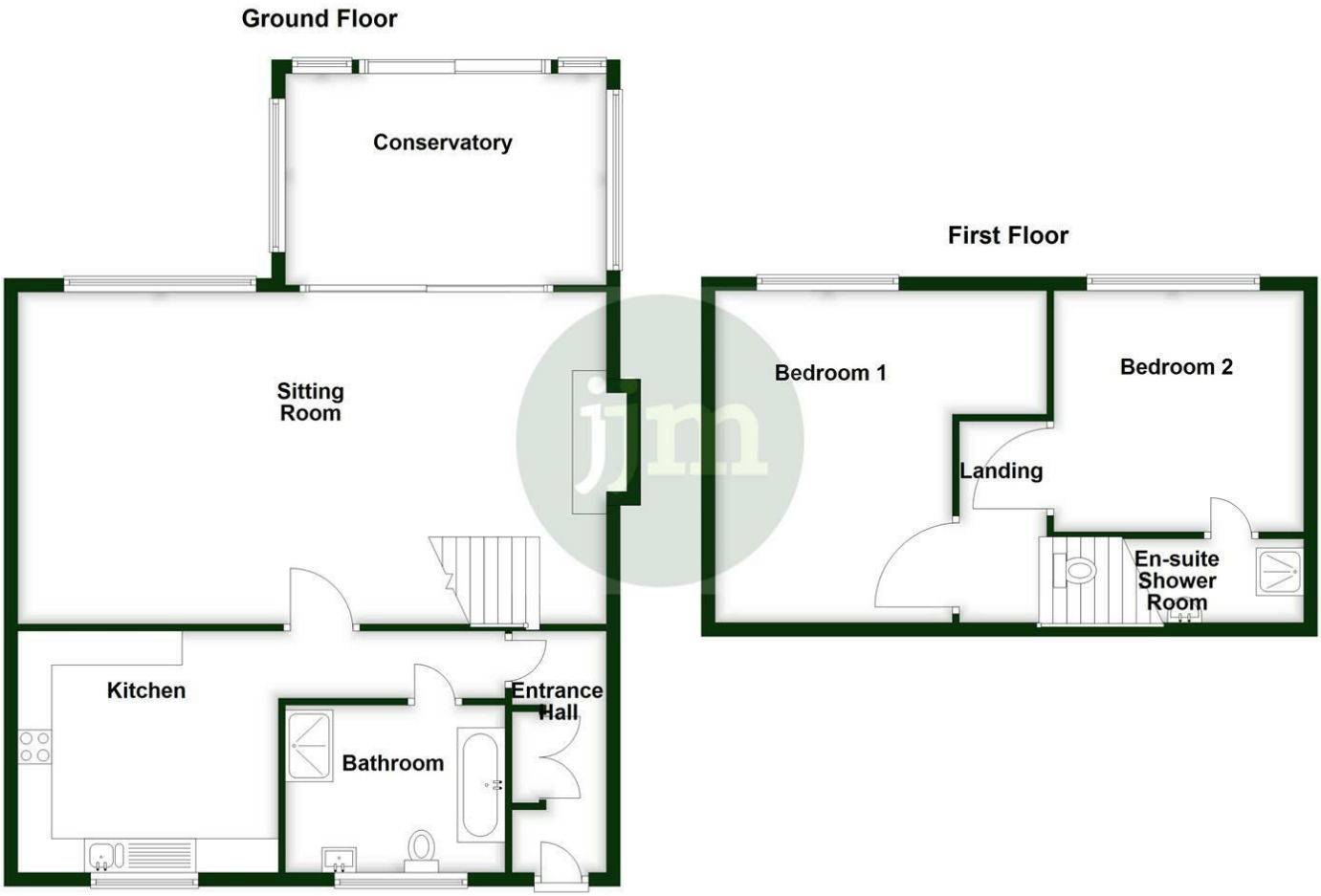
There
Where the elegiac fisherbird stabs and paddles
In the pebbly dab-filled
Shallow and sedge, and 'dilly dilly' calls the loft hawk,
'Come and be killed,'
I open the leaves of the water at a passage
Of psalms and shadows among the pincered sandcrabs prancing

And read, in a shell
Death clear as a buoy's bell;
All praise of the hawk on fire in hawk-eyed dusk be sung,
When his viperish fuse hangs looped with flames under the brand
Wing, and blest shall
Young
Green chickens of the bay and bushes cluck, 'dilly dilly,
Come let us die.'
We grieve as the green birds, never again, leave shingle and elm,
The heron and I:
I young Aesop fabling to the near night by the dingle
Of eels, saint heron hymning in the shell-hung distant

Crystal harbour vale
Where the sea cobbles sail,
And wharves of water where the walls dance and the white cranes
stilt.
It is the heron and I, under judging Sir John's elmed
Hill, tell-tale the knelled
Guilt
Of the led-astray birds whom God, for their breast of whistles,
Have Mercy on,
God in his whirlwind save, who marks the sparrows hail,
For their souls' song.
Now the heron grieves in the weeded verge. Through windows
Of dusk and water I see the tilting whispering
Heron, mirrored, go,

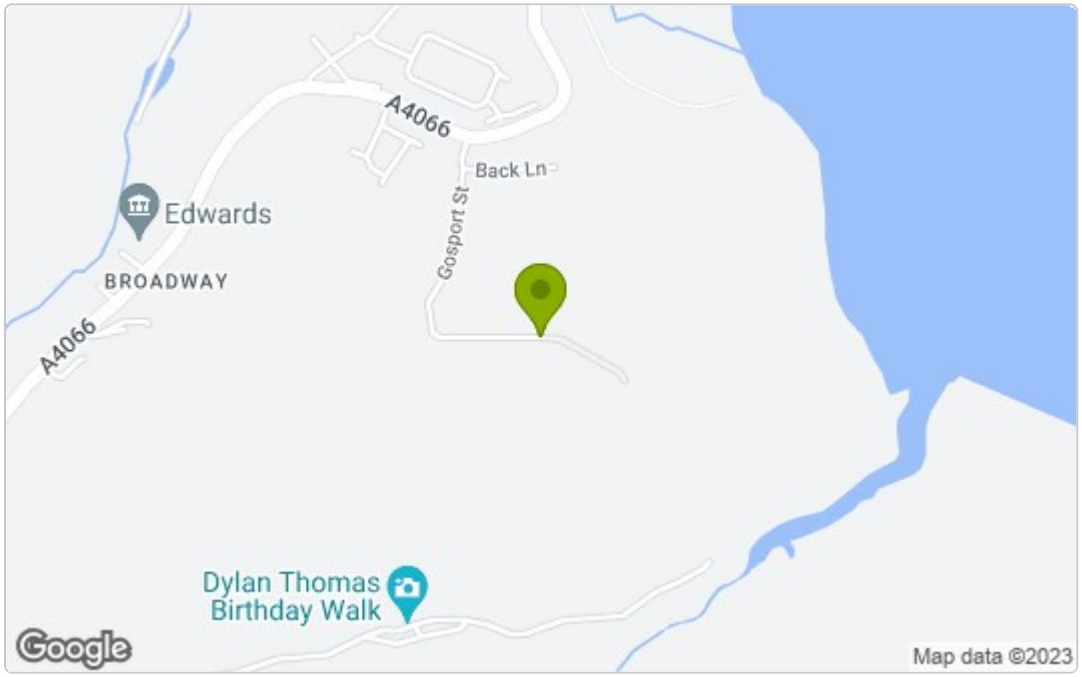
As the snapt feathers snow,
Fishing in the tear of the Towy. Only a hoot owl
Hollows, a grassblade blown in cupped hands, in the looted elms,
And no green cocks or hens
Shout
Now on Sir John's hill. The heron, ankling the scaly
Lowlands of the waves,
Makes all the music; and I who hear the tune of the slow,
Near-willow river, grave,
Before the lunge of the night, the notes on this time-shaken
Stone for the sake of the souls of the slain birds sailing.

Floor Plan

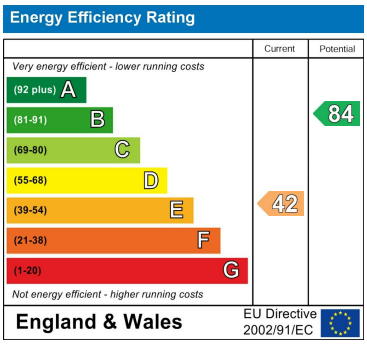


Plans provided as a guide only.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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