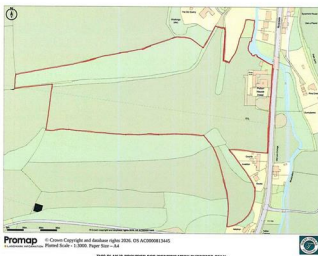


Terry Thomas & Co

ESTATE AGENTS



Picton House Llanddowror

St. Clears, Carmarthen, SA33 4HJ

A rare opportunity to acquire a distinguished Georgian residence currently operating as a well-established guest house, occupying an enviable position within the sought-after village of Llanddowror, approximately two miles from St. Clears. Conveniently located just off the main A40, the property enjoys excellent access to the popular coastal destinations of Tenby, Saundersfoot and the wider Pembrokeshire coastline.

Standing proudly within beautifully landscaped grounds, the property is approached via twin five-bar gated entrances leading to an extensive tarmac forecourt providing parking for approximately 25 vehicles, together with an additional overflow parking area for around 10 vehicles. The attractive gardens are predominantly laid to lawn with mature planting, while to the side of the property is an impressive enclosed slate-paved courtyard offering an ideal setting for outdoor dining and entertaining, with space for approximately 80 covers. The courtyard is bordered by an attractive stone barn range, which has been re-roofed in recent years, presenting further potential subject to the necessary consents.

The property is complemented by approximately 17 acres of land, offering excellent potential for a variety of uses. The land is well suited to equestrian purposes, including grazing and the keeping of horses, while also presenting opportunities for diversification. Subject to obtaining the necessary planning permissions and consents.

Video available upon request

Offers in the region of £995,000



Reception Hall & Bar

37'11" max reducing to 11'3" x 30'1" reducing to 8 (11.56m max reducing to 3.43m x 9.17m reducing to 2)

A superb open-plan reception and bar area featuring herringbone oak flooring throughout, three Victorian-style roll-top radiators and an abundance of natural light from traditional sash windows. The bespoke bar servery incorporates a solid slate work surface together with granite-effect preparation surfaces, stainless steel sink unit and space for wine coolers and bottle refrigerators. The entire space has been tastefully refurbished whilst retaining the building's original Georgian charm and character.

Sitting Room

23'2" plus bay x 13'9" (7.07m plus bay x 4.21m)

A beautifully proportioned reception room enjoying high ceilings, oak flooring and an elegant bay window with fitted window seat overlooking the landscaped gardens. An attractive feature fireplace provides a focal point, while original window shutters further enhance the period appeal. Double opening doors connect seamlessly with the adjoining dining room, creating an ideal space for larger gatherings and functions.

Dining Room

15'10" x 13'5" (4.84m x 4.10m)

A delightful formal dining room with continuation of the oak flooring, sash window to the front, decorative corning and Victorian-style radiator, offering a refined setting for guests.

Kitchen Preparation Room

15'7" x 13'8" (4.75m x 4.19m)

A practical commercial preparation area fitted with stainless steel work surfaces, double drainer sink unit and space for commercial refrigeration and freezers. A built-in plant room houses the unvented pressurised hot water cylinders together with the oil-fired boiler serving the central heating and domestic hot water system.

Commercial Kitchen

14'9" x 13'5" (4.50m x 4.10m)

Well-equipped commercial kitchen with stainless steel sink unit, large extractor canopy and direct access to the rear courtyard, ideally suited for continued hospitality use.

Ladies & Gents Cloakrooms

Conveniently positioned adjacent to the reception and kitchen areas, both fitted with WC and wash hand basin facilities together with traditional styling in keeping with the character of the property.

First Floor

An impressive galleried landing with built-in linen cupboard provides access to all six guest bedrooms.

Bedroom 1

15'5" x 13'9" (4.71m x 4.20m)

A spacious double bedroom with sash window, high ceilings and radiator.

En Suite Bathroom

Comprising panel bath with shower over and rainfall shower head, low-level WC, Edwardian-style pedestal wash hand basin and chrome heated towel rail.

Bedroom 2

13'7" x 8'2" (4.16m x 2.50m)

Comfortable double bedroom with sash window and radiator.

En Suite Shower Room

Fitted with shower enclosure, pedestal wash hand basin, WC and heated towel rail.

Bedroom 3

13'0" x 13'6" (3.97m x 4.12m)

Well-proportioned guest bedroom with sash window and radiator.

En Suite Bathroom

Featuring panel bath with shower over, pedestal wash hand basin, WC and heated towel rail.

Bedroom 4

9'0" x 11'8" (2.76m x 3.56m)

Double bedroom enjoying sash window and radiator.

En Suite Bathroom

Comprising panel bath with shower over, wash hand basin, WC and heated towel rail.

Bedroom 5

14'1" x 10'7" (4.30m x 3.25m)

An attractive double bedroom featuring oak flooring, feature fireplace, twin sash windows and Victorian-style roll-top radiator

Luxury En Suite Shower Room

Beautifully appointed with walk-in rainfall shower incorporating body jets, floating vanity wash hand basin, WC and elegant gold-effect fittings throughout.

Bedroom 6

15'2" x 14'7" max (4.63m x 4.46m max)

A generous double bedroom with oak flooring, three sash windows, Victorian-style radiator and access to loft space.

Contemporary En Suite Shower Room

Stylishly fitted with corner shower enclosure featuring black rainfall shower, floating vanity unit, WC, oak flooring, LED lighting and black heated towel rail.

Externally

The property occupies mature landscaped grounds with extensive lawned gardens and excellent off-road parking for approximately 35 vehicles in total. The enclosed slate courtyard provides a superb outdoor entertaining area with seating capacity for approximately 80 guests and is bordered by an attractive stone barn range, offering exciting potential for further development, subject to the necessary planning consents.

The property is complemented by approximately 17 acres of land, offering excellent potential for a variety of uses. The land is well suited to equestrian purposes, including grazing and the keeping of horses, while also presenting opportunities for diversification. Subject to obtaining the necessary planning permissions and consents, there is potential for caravan or holiday accommodation, glamping, or other income-generating ventures, making this an attractive proposition for those seeking both a lifestyle property and future business potential.

Stone Barn Conversion

Occupying an attractive position overlooking the slate courtyard is a substantial stone barn range, part of which has been sympathetically converted to provide two self-contained holiday cottages, offering an excellent additional income stream or flexible accommodation for owners, extended family or staff.

Barn 1

A well-appointed two-bedroom holiday cottage arranged over a single floor.

Kitchen

3.52m x 3.49m (11'7" x 11'5")

Fitted with a range of maple-effect base and wall units incorporating granite-effect work surfaces and a 1½ bowl stainless steel sink. Built-in cupboard housing the oil-fired boiler serving the cottage's central heating and hot water.

Family Bathroom

Fitted with a panel bath with shower over, pedestal wash hand basin, WC, chrome heated towel rail, tiled flooring and partially tiled walls.

Lounge/Dining Room

L-shaped – 4.86m max reducing to 2.87m x 5.09m reducing to 2.23m

(15'11" max x 16'8")

A comfortable living and dining space with French doors opening directly onto the attractive courtyard, creating an ideal indoor/outdoor entertaining area.

Bedroom One

2.76m x 1.84m (9'1" x 6'0")

A cosy single bedroom overlooking the rear.

Bedroom Two

2.76m x 3.22m (9'1" x 10'7")

A generous double bedroom benefiting from its own en suite bathroom.

En Suite Bathroom

Comprising a corner bath with shower over, pedestal wash hand basin, WC and chrome heated towel rail.

Barn 2

A spacious first-floor self-contained apartment offering character accommodation with exposed beams throughout.

Open Plan Kitchen / Living / Dining Room

9.35m x 4.93m (30'8" x 16'2")

A superb open-plan living space featuring exposed ceiling beams, multiple windows providing excellent natural light, fitted kitchen with granite-effect work surfaces, 1½ bowl stainless steel sink and ample space for dining and relaxing.

Family Bathroom

Fitted with a four-piece suite comprising panel bath with Victorian-style mixer shower tap, corner shower enclosure, pedestal wash hand basin and WC.

Bedroom

2.98m x 2.41m (9'9" x 7'11")

A comfortable double bedroom overlooking the surrounding grounds.

Dressing Room

2.97m x 2.46m (9'9" x 8'1")

A useful walk-in dressing room with exposed beam detail, offering potential for use as a study or occasional bedroom, subject to requirements.

Additional Stone Barn Range

Beyond the converted holiday accommodation is a further substantial stone barn range, formerly utilised as stables and benefiting from a replacement roof. This building represents an outstanding development opportunity, with planning consent already granted for the creation of four additional en suite guest bedrooms, allowing prospective purchasers to further expand the existing hospitality business if desired, subject to the existing permissions. The range currently comprises several useful storage areas together with a laundry room.

Laundry Room

Approximately 4.38m x 2.50m (14'4" x 8'2")

Accessed via double entrance doors, this practical space is currently utilised as the property's laundry room and benefits from a useful lean-to extension to the rear, providing ideal servicing facilities for the guest accommodation.

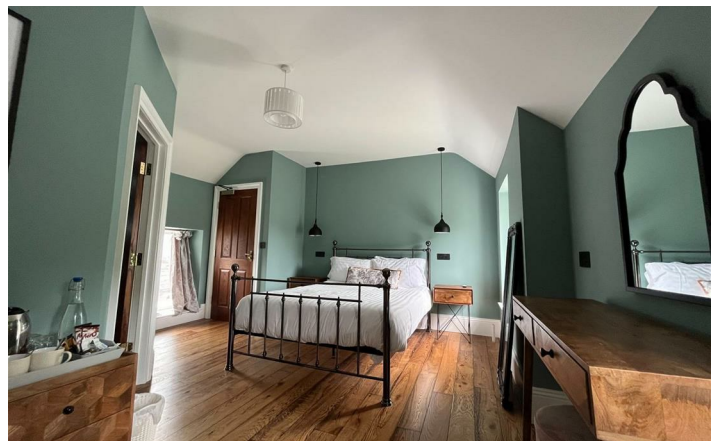
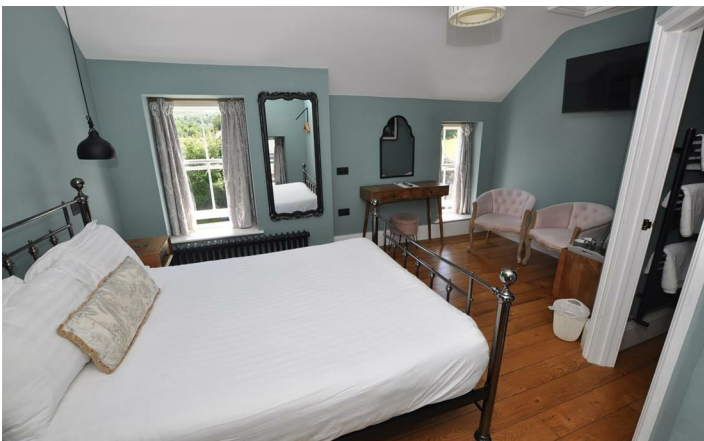
Former Barn

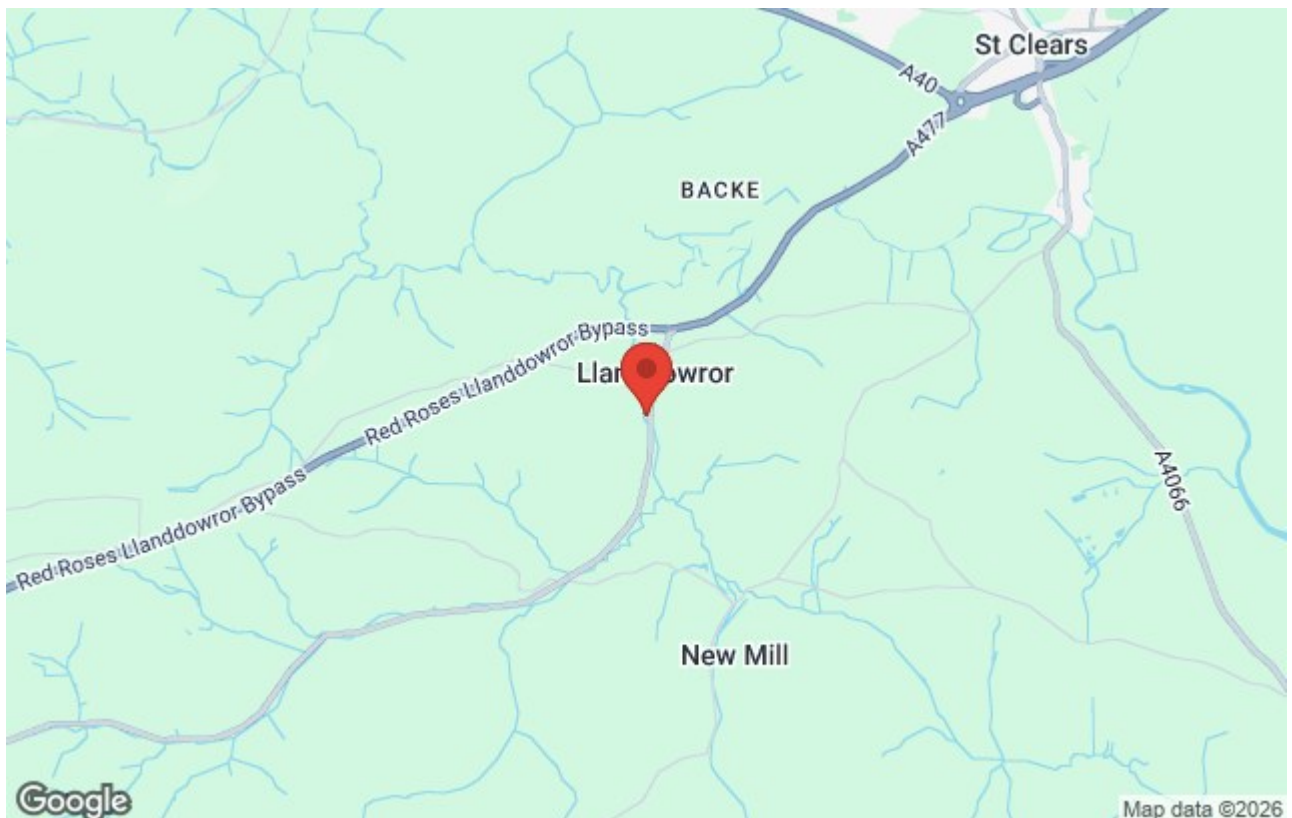
15'7" x 12'9" (4.75m x 3.90m)

Adjoining the laundry is a further stone barn with entrance doors to both the front and side together with windows to the front and rear. The building has already benefited from first-fix installations, providing an excellent starting point for conversion into additional guest accommodation, holiday lets or ancillary facilities, subject to any necessary consents.

Gardens & Grounds

The property is set within beautifully landscaped grounds extending around the main house and barn range, featuring extensive lawned gardens, an attractive slate-paved courtyard and a charming enclosed walled garden, ideal for a kitchen garden, recreational space or a peaceful retreat for guests. To the rear, a decorative stone patio provides an inviting seating area before leading onto a generous lawn, with the gardens flowing seamlessly through to the extensive side parking area, creating an attractive and practical outdoor environment for both owners and visitors. Combined with the additional accommodation and future development potential, the outdoor space further enhances this exceptional lifestyle and business opportunity, offering scope to increase guest capacity and income while preserving the character and charm of this distinguished Georgian property.





Type: Hotel
Tenure: Freehold
Council Tax Band:

Services: Mains water, electricity and private drainage. Oil fired central heating.
Appliances: Any appliances/boilers mentioned in these details have not been tested by ourselves.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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