

THE MODERN HOUSE



Llanfynydd, Carmarthen
Sold

Goetre

This exceptionally beautiful four-bedroom Carmarthenshire farmhouse, set in the remote slopes of a Welsh hillside, has been extensively renovated with great care and sensitivity, pairing the character of the existing 19th-Century foundations with elegant modern details. Stone built with a slate roof, accommodation spans over 4,200 sq ft across two storeys, with a pottery studio and mature organic vegetable garden included in the total plot, stretching just shy of one acre.

Goetre, in its entirety, comprises a series of interconnected former agricultural buildings; the original farmhouse, a milking parlour, cowshed and a hayloft in all spanning 120 ft in length. Effortlessly wedded to a quiet and peaceful pocket of the Welsh landscape, the house is tucked into a hillside at the end of its own track; the red rattle of the exterior walls (a rust-coloured paint, traditionally used for marking sheep) forming a striking imprint against its green backdrop.

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There are three entrances at the front of the house, each leading into the series of free-flowing living spaces across the ground floor. Centrally, a bright entrance hall is finished in unpainted lime plaster with exposed layers of paint and lime washes left revealed. To one end of the house sits a wonderfully warm and welcoming kitchen, with a creamy distemper on the walls, the original patchwork-tile floor and a hand-crafted larder with deep-drawers and a stone sink.

Bespoke folding doors divide the kitchen from a beautiful panelled dining room with softly painted walls, an original stone fireplace and shuttered sash-windows framing views to the cottage garden.

Off the central hallway there is a library / snug room with a woodstove in a large inglenook fireplace.

The family drawing room, once the milking parlour, is interlinked; an incredibly elegant space coloured in pigment-tinted limewash and a large open brick fireplace with Welsh slate hearth. Wide polished elm boards run underfoot, secured in place with handmade nails and a soft light streams through shuttered sash windows, under which sit heavy cast iron radiators.

A series of bedrooms, interconnected by ledged and braced doors, span the first floor, each with unique and complementing colouring, characterful sloping ceilings and thick beams. The master bedroom, the former hay loft, is a beautifully light space flanked by glazing. Large glass doors open onto the garden to one side; where hay carts once unloaded directly. The room has a grand yet calm aesthetic, with hand-finished elm floorboards and high ceilings cross-hatched with stripped oak beams.

The impeccable execution of the renovation clearly illustrates an intimate understanding of the building. As with the rest of the house, the interior detailing in the bedroom has been thoughtfully considered; a simple, working brick fireplace is set against textured walls finished in lime-plaster and thick poplar doors with hand-forged latches and slim Belgian ironmongery. A deep walk-in dressing room with hand-crafted joinery sits adjacent.

The master en-suite bathroom is wood-lined in resinous cedar panels, with an impressive Welsh slate slab forming the shower base, Boffi sanitary ware and lead guttering. Underfloor heating under the shower enables the space to dry out fully after each use.

In addition to the bedrooms and bathrooms, there is a large two room studio space on the opposite side of the landing offering great versatility of use, with an oak staircase leading down to a workshop. Coming back to the landing, a single flight elm staircase leads down to the bright ground floor hallway, finished with high quality brass door furniture and a flagstone floor.

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A cloakroom and ground floor bathroom with a pennant stone sink and brass taps are interlinked and a large utility room positioned adjacently with four bays of linen cupboards and a laundry chute. There is also a library and second snug room with a wood-stove on this level.

Wonderfully varied and productive gardens wrap the house; an orchard has been restored, dense borders brim with foxgloves, scented climbing roses and violet shots of verbenas. A willow hedge divides the lawn from the expansive no-dig organic vegetable plot, large enough to feed a family. Sheds and outbuildings offer ample storage provision and there is a separate pottery studio next to the house. Broadband connections from the house are strong, enabling ease of homeworking.

Goetre is surrounded by rolling Welsh countryside and superbly remote, sitting in the beautiful and wild Cothi Valley, ten minutes' walk from the salmon river itself. Carmarthen is a 25 minute drive away and has a good selection of independent shops and restaurants, namely Wrights Food Emporium in nearby Llanarthne which plays host to food events with chefs such as Honey & Co and Rachel Roddy and has a great deli, cafe / restaurant.

The pretty town of Llandeilo is also within easy reach and the area is well-known for its extensive walking and cycling routes through The Tywi valley, up onto the Carmarthen Fans and breath-taking Brecon Beacons. There are nationally important mountain biking trails in the Brechfa forest, four miles away, and the Pembrokeshire coast is a fifty minute journey north, south and west. London is approximately three and a half hours by car.

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.