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Sarngoch, Llanboidy, Whitland, Carmarthenshire, SA34 0EE

Offers Around £850,000 ono

A Charming & Versatile 17.73 Acre Smallholding with an Option to Expand by an Additional 22.87 Acres. This picturesque smallholding offers a rare opportunity for those seeking a peaceful rural lifestyle, whether as a family home, equestrian retreat, or small-scale farming venture. Nestled in the heart of the stunning Carmarthenshire countryside, this charming 4-bedroom detached farmhouse combines character and modern comfort, boasting lovely countryside views, well-maintained living spaces, and versatile outbuildings. The property also features high-quality grazing land, ideal for livestock, horses, or expanding its renowned meadow grass hay production, which apparently attracts loyal customers from Mid Wales year after year.

LOCATION & DIRECTIONS

What3Words Location ///pedicure.dupe.prosper Peacefully set at OS Grid Ref SN 233 219 at the end of a private drive the property offers peace and seclusion while remaining well connected. From Carmarthen, take the A40 west as if heading towards Tenby or Haverfordwest. At St Clears head north for approx 3 miles, driving through the village of Llangynnin. Proceed for a further 1.8 miles as if heading towards Llanboidy and the entrance to the property will be seen on the right, immediately after a small crossroads. The entrance should be identified by an Evans Bros "For Sale" board. 1 mile to Llanboidy – Local amenities, school and a strong rural community. 4.5 miles to Whitland – Local amenities, school and a railway station. 5.5 miles (10 mins) to St Clears – Shops, services, and easy access to the A40. 15 miles (25 mins) to Carmarthen – A thriving market town with excellent transport links.

CONSTRUCTION

We assume the property is built of part traditional solid stone walls with a more recent brick / block cavity extension under a duo-pitched tiled roof to provide the following well maintained accommodation. Due to the dual-landing layout, the dwelling allows for an easy conversion into a self-contained annexe, making the place particularly attractive for multi-generational buyers or those looking for a rental income. FRONT ENTRANCE LOBBY / BOOT ROOM. A practical space for outdoor gear, leading into the heart of the home.

LOUNGE

18'1" x 13'10" (5.52 x 4.24)



A warm and inviting space featuring solid oak flooring, a cast iron wood-burning stove set within an exposed stone fireplace, and an open-beamed ceiling. The staircase leads to the first floor, maintaining the property's traditional charm.

KITCHEN / BREAKFAST ROOM

18'0" x 14'2" (5.51 x 4.32)



A recently fitted kitchen offering a range of quality units, a Belfast sink, two built-in ovens, a four-ring ceramic hob, and matching eye-level units with marble-effect worktops. This spacious area also accommodates an American-style fridge/freezer and features a half-glazed rear door for easy outdoor access.

DINING ROOM

13'11" x 9'4" (4.26 x 2.87)



Perfect for family meals or entertaining guests, boasting exposed oak flooring and elegant ceiling-mounted spotlights.

STUDY

12'0" x 6'11" (3.67 x 2.13)



A peaceful, light-filled space ideal for home working or a hobby room.

UTILITY ROOM

8'7" x 6'10" (2.64 x 2.1)



A convenient and well-equipped space housing the Grant oil-fired boiler, with plumbing for a washing machine and tumble dryer.

GROUND FLOOR SHOWER ROOM

6'11" x 6'3" (2.13 x 1.91)



A modern three-piece suite comprising a large walk-in shower, WC, and pedestal washbasin, complemented by a wall-mounted heated towel rail.

FIRST FLOOR

Due to the configuration, there are 2 LANDINGS which means it would be relatively easy to one door to create a self-contained 1 bed annexe for dependent relatives or an investment income if needed.

MAIN BEDROOM 1

17'8" x 9'9" max (5.40 x 2.98 max)



A spacious, dual-aspect room featuring built-in storage and direct access to the

ENSUITE SHOWER ROOM

5'0" x 4'5" (1.53 x 1.35)



Equipped with a modern suite, including a corner shower cubicle, WC, and washbasin.

DOUBLE BEDROOM 2

13'6" x 11'10" (4.13 x 3.63)



A generously sized bedroom with a rear-facing window offering picturesque views.

DOUBLE BEDROOM 3

13'9" x 9'7" (4.20 x 2.93)



Another well-proportioned bedroom with a bright and airy feel.

DOUBLE BEDROOM 4

12'4" x 7'7" (3.78 x 2.33)



A beautifully presented half-tiled suite featuring a freestanding roll-top bath, WC, and pedestal washbasin, along with a built-in airing cupboard for additional storage.

FAMILY BATHROOM

9'5" x 7'8" (2.88 x 2.35)



A beautifully presented half-tiled suite featuring a freestanding roll-top bath, WC, and pedestal washbasin, along with a built-in airing cupboard for additional storage.

OUTDOORS FEATURES & LAND



Generous Gravelled Parking Area – Ample space for multiple vehicles. Traditional Stone Outbuildings – An L-shaped stone range (approx. 1,880 sq ft), perfect for conversion into additional accommodation, subject to necessary planning permissions. Modern Multi-Purpose Building – A steel-framed structure (approx. 2,720 sq ft), offering huge potential for agricultural, storage, or commercial use. Portacabin (330 sq ft) – Plumbed-in and versatile, suitable for a variety of uses.

High-Quality Grazing Land – The property sits within approximately 17.7 acres of clean, level to gently sloping pasture, divided into four enclosures, making it perfect for livestock, horses, or small-scale farming. Established Hay Production Business – Sarngoch Farm is widely known for its exceptional meadowgrass hay, with customers apparently travelling from Mid Wales to purchase its produce. We are informed the farm benefits from a strong and consistent customer base, ensuring that the hay is sold year after year. This provides an excellent existing revenue stream with potential for further expansion.

OPTION TO PURCHASE ADDITIONAL ADJOINING LAND. For those looking to expand their farming or

equestrian operations, Sarngoch offers the unique opportunity to acquire a further 22.87 acres of prime grazing land - edge Blue on the boundary plan. This additional land enhances the property's agricultural capabilities, whether for increased hay production, additional livestock, or equestrian facilities. The ability to scale up to a total of 40.6 acres makes this an exceptional investment for those seeking a working farm, a horse-training facility, or a self-sufficient rural retreat.

SERVICES

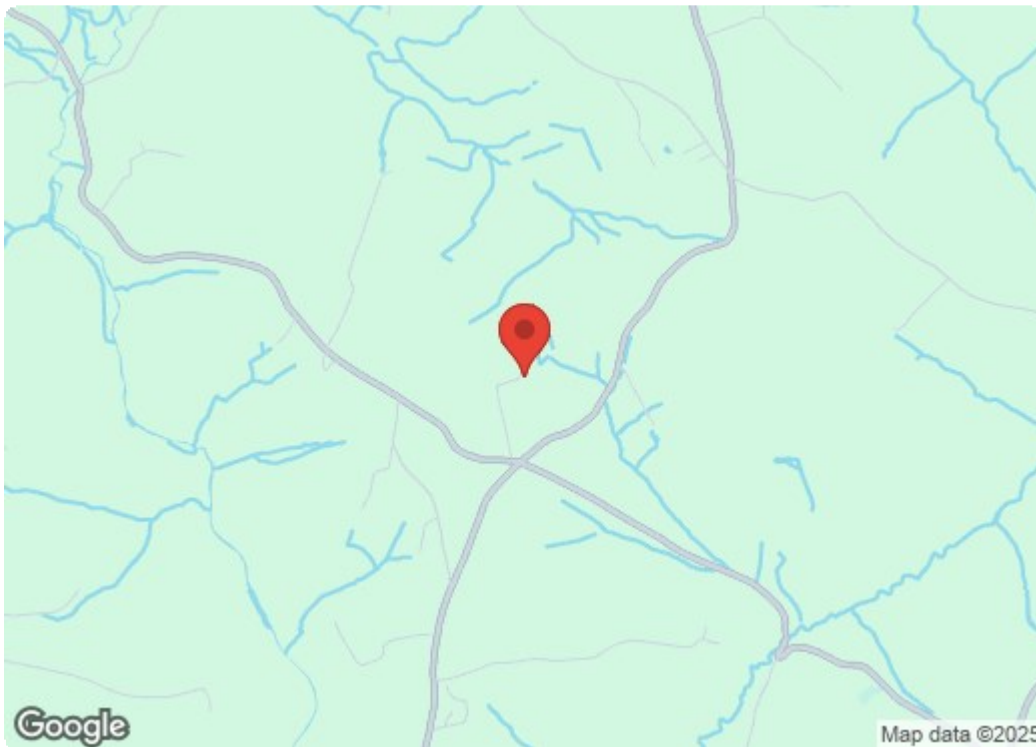
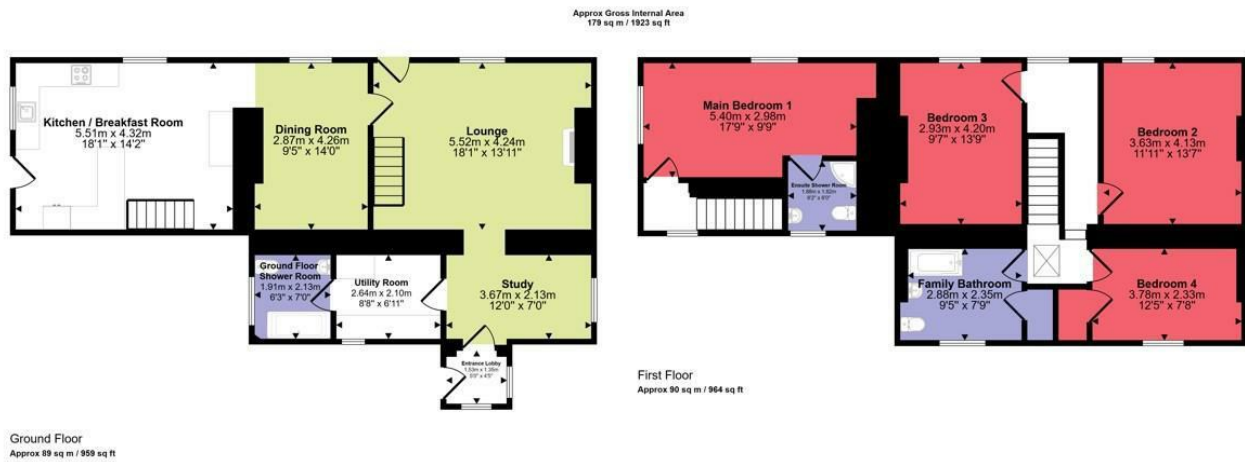
Mains electricity and water. Private drainage to a septic tank. Full oil central heating. Full double glazing.

BOUNDARY PLAN

PLEASE NOTE THIS PLAN IS FOR IDENTIFICATION PURPOSES ONLY.

COUNCIL TAX

We understand the property is in Council Tax band E and that the Council Tax payable for the 2024 / 2025 financial year is £2,503 which equates to approximately £208.53 per month before discounts.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		99
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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