

This document is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any other area are approximate and do not include the area covered by any external structure or any other area. Measurements are given in metres and feet. All measurements are given to the nearest millimetre. Measurements are given to the nearest millimetre. Measurements are given to the nearest millimetre. Measurements are given to the nearest millimetre.



**Ystradfach Farm Llandyfaelog, Kidwelly, Carmarthenshire, SA17 5NY**

- DETACHED THREE BEDROOM HOUSE
- FAR-REACHING VIEWS
- INVESTMENT OPPORTUNITIES
- TWO THREE BEDROOM COTTAGES
- THREE SELF CONTAINED EN-SUITE B&B ROOMS
- APPROX 14.75 ACRES
- STABLES
- RIVERSIDE
- BARN
- EPC RATING: E

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

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Property House, 12 Victoria Place, Haverfordwest, Pembrokeshire,  
SA61 2LP

Email: [finest@westwalesproperties.co.uk](mailto:finest@westwalesproperties.co.uk)  
Telephone: 0345 094 3006





## We Say...

If you are looking for a property with the wow factor, then this really is the one for you! Although, I think even the wow factor might be underselling this truly incredible and special property and all it has to offer.

Located on the edge of the township of Kidwelly, in an elevated position is Ystradfach Farm, with its absolutely breath-taking, far-reaching countryside views, multiple properties, breakfast room, stables, sand school and 15 acres (approximately) this really is an amazing opportunity to purchase something unique.

Entering the property you approach via a private driveway, building the anticipation of what awaits, the driveway then splits into two paths. Following the driveway to left, you access the stables, the retreat with kitchen and WC, shepherd's hut with a decked area to the front, stores which are located above the stables, sand school and the land which is split into paddocks, with access down to the river, perfect for fishing or taking a picnic down for lunch. To the right, the driveway leads up to where the accommodation is. This includes. a three-bedroom detached house, a three-bedroom detached cottage, and three en-suite letting/B&B rooms, one of which also has its own lounge and adjoined to these rooms is another three-bedroom cottage. Each of the cottages also has its own private garden. The current vendors whilst living in one of the properties have rented the other rooms, shepherd's hut and cottages out as holiday lets and have created a fantastic business. The B&B suites and Barn Owl Cottage can be left furnished ready for the new owners to start straight away. As well as the work they do with their animals, using the stables, paddocks and sand school. There are so many options for the new owners, whether you would like to continue doing something similar to how it runs now or are looking for that dream set-up where you can have multi-generational living, but allow everyone to have their own space, this property offers it all.



## Location

The ancient township of Kidwelly made famous by its famous Norman castle is conveniently situated midway between Carmarthen and Llanelli. Kidwelly offers a wide range of amenities including schools, shops, etc. There is also a railway station making Cardiff, Swansea, and other destinations easily accessible. Local leisure facilities include golf courses at Glyn Abbey and Ashburnham, the nearby Pembrey country park, and horse racing at Ffos Las.

### The Owners Say...

***"We originally moved from Berkshire to achieve a lifestyle change geared around our son completing his A Levels and we were attracted to this location as it is so easy to get on the M4 motorway which suited for my sons University, my work as an Animal Trainer for the Tv and Film Industry and ease for guests coming to stay.***

***We obtained the various planning permissions and set about the development of the "Retreat" and the new animal accommodation.***

***We have enjoyed the farm immensely especially Charlie and his dog fishing our own stretch of water here. It is a beautiful part of the world and the scenery is just stunning. We are close to the beach and many places of interest.***

***With heavy hearts we have decided to sell at this point because I want somewhere more suitable for the Reindeer for a new breeding programme and also a location where I can set up a permanent Christmas Grotto through the Christmas period. We have discovered the Welsh love Christmas and there is nothing like my proposed new project within a few miles of Carmarthen."***



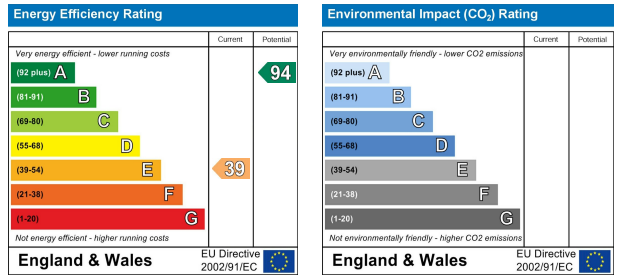


**DIRECTIONS**

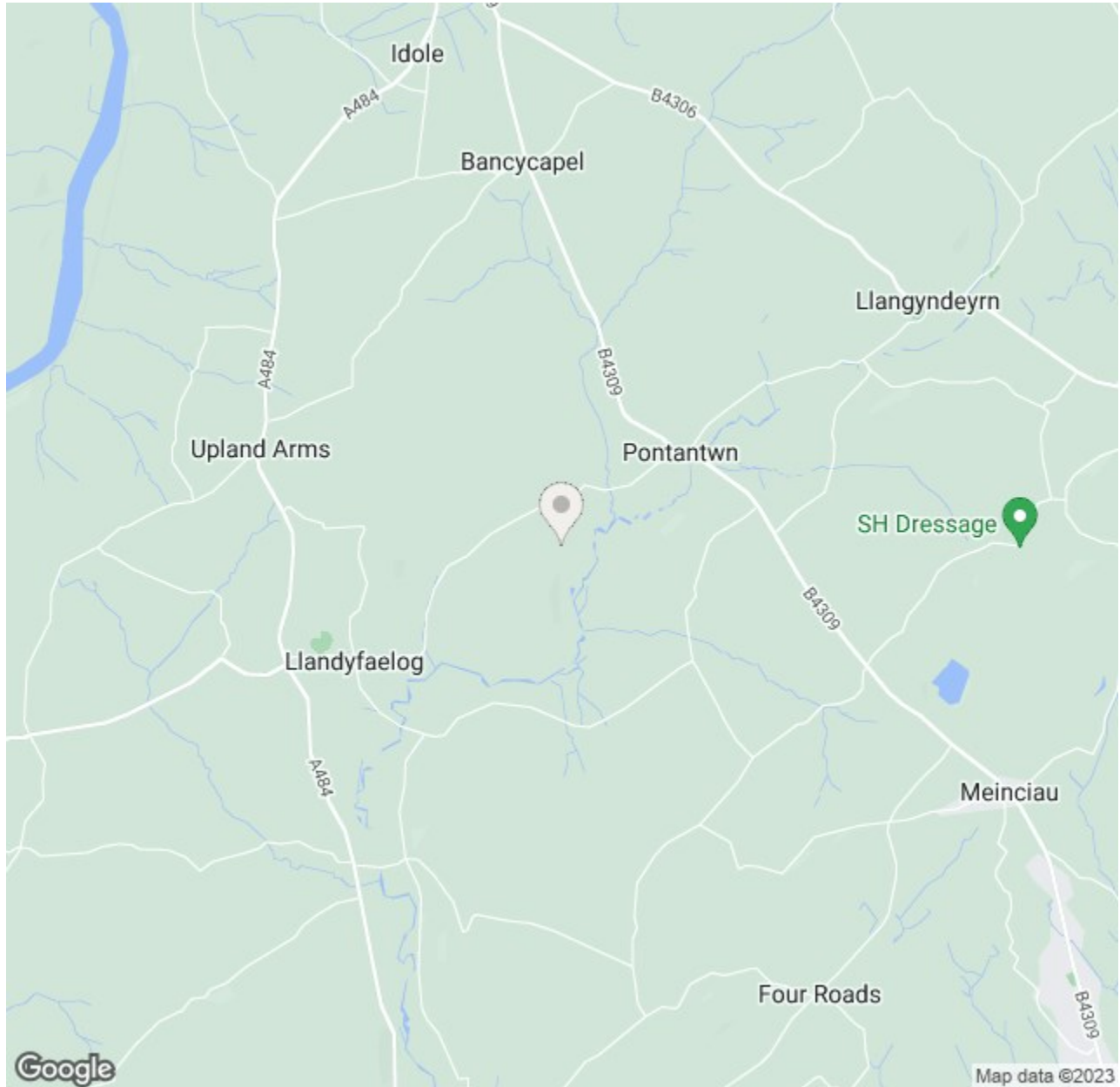
From our office in Carmarthen, Head west on Dark Gate towards Heol Y Felin/Mill St, Continue onto Lammas St, Turn left onto Morfa Ln/B4312, At the roundabout, take the 2nd exit onto A4242, At the roundabout, take the 1st exit onto A40, At Pensarn Roundabout, take the 3rd exit onto A484, At the roundabout, take the 3rd exit and stay on A484, At the roundabout, take the 2nd exit and stay on A484, Turn left onto B4309, Turn right 0.5 mi, Turn left. Property will be on your left-hand side, signposted Welsh Reindeer Retreat. What3Words reference: decoded.isolating.caveman

**GENERAL INFORMATION**

GENERAL INFORMATION  
 VIEWING: By appointment only via the Agents.  
 TENURE: We are advised Freehold  
 SERVICES: We have not checked or tested any of the services or appliances at the property.  
 TAX: Band F  
 FACEBOOK & TWITTER  
 Be sure to follow us on Twitter: @ WWPProps  
<https://www.facebook.com/westwalesproperties/>  
 Any floorplans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only.  
 Dimensions are approximate. NOT TO SCALE.  
 EJL/CFP/12/22/OK EJL



**AERIAL VIEW**



**The properties briefly comprise -**

- Farm House**  
 Entrance Porch/Reception  
 Kitchen  
 Shower Room  
 Utility  
 Lounge  
 Dining Room  
 Three Bedrooms  
 Bathroom  
 With its own garden
- Bluebell B&B Room**  
 Lounge  
 Bedroom  
 En-suite
- Daisy B&B Room**  
 Bedroom  
 En-suite
- Buttercup B&B Room**  
 Bedroom  
 En-suite
- Wren Cottage**  
 Open Plan  
 Kitchen/Lounge/Diner  
 Utility Area  
 Shower Room  
 Three Bedrooms  
 With its own garden
- Barn Owls Cottage**  
 Open Plan  
 Kitchen/Lounge/Diner  
 Three Bedrooms  
 Shower Room  
 Additional Shower Room and WC  
 With its own garden





