



- Former Farmhouse with 5/6 Bedrooms, 3 Bathrooms and 3 Reception Rooms
- Self-Contained 1 Bedroom Annexe ● Detached 2 Bedroom Holiday Cottage
- Two Optional Shepherd's Huts ● Large Gardens ● Poultry Enclosure, Vegetable Patch and Goat Pen
- Elevated Position with Glorious Coastal Views over the Gower Peninsula & Loughor Estuary
- Approx. 1.4 Acres In All

REF EO7629



GENERAL AND SITUATION

Approximate Distances:
Burry Port 2.5 miles • Llanelli 2.5 miles • M4 motorway (J48) 8 miles
Swansea 14 miles • Carmarthen 16 miles

A substantial six bedroom former farmhouse with an attached one bedroom annexe, separate two bedroom holiday cottage, two optional shepherd's huts and spacious grounds, in a fantastic elevated position with glorious coastal views over the Gower Peninsula & Loughor Estuary

The property has been gradually developed over a period of years by the present owners and it now provides a highly desirable family home with potential to generate good holiday income. We understand that the current owners have let the holiday cottage since April 2004, the annexe since February 2018 and then the two shepherd's huts were added in 2019. Bookings have been generated through the vendors' website www.bronllysfarm.co.uk, as well as Airbnb, Booking.com, Pitchup.com and VRBO/Expedia. Further details of the business and income will be provided by the vendors during viewing appointments.

The property lies in an elevated position over-looking a number of residential properties, on the fringe of the village of Pwll. It is just over half a mile from the coast and there are magnificent views over the Loughor Estuary towards Gower. There are ranges of local shops and amenities in Pwll and nearby Burry Port, with more comprehensive shopping facilities provided by Llanelli, including retail park shopping. The city of Swansea is also easily accessible.



THE RESIDENCE

A substantial former farmhouse with mains gas central heating and solar PV panels providing the following spacious accommodation, please refer to the floor plan for approximate room sizes

The **Main Entrance** is through a **Front Porch** with a glazed door opening to a **Reception Hall**, which has a communicating door leading through to the **Annexe**. There is a **Ground Floor Shower Room**, fitted with a cubicle with mains shower, WC, wash hand basin, tiled walls and floor.

The wonderful open-plan **Kitchen/Dining/Living Room** has glazed double external doors opening out to the garden, slate floor, fitted units and island unit with granite worksurfaces, range cooker with extractor hood, double sink with drainer and mixer tap, integral microwave, separate **Utility Area** with a stainless-steel sink and built-in storage cupboards. A Stanley solid fuel range is in situ (though currently disconnected) but offers the opportunity to integrate with the central heating system to heat radiators, if desired. From the **Kitchen** a door leads via a **Utility Room** which has a Belfast sink, plumbing for washing machine and external stable-style door, through to a **Downstairs Study/Bedroom** which has a wooden floor.

The **Main Living Room** has a lovely high ceiling, attractive cast-iron radiators and a brick fireplace with logburner (which has a back boiler for hot water).

The **Inner Hall** has external glazed double doors, stairs leading to the **First Floor**, built-in storage cupboards housing the gas-fired boiler and access through to an **L-shaped Sitting Room/Library** with Victorian timber panelling, built-in bookshelves and storage cupboards, brick fireplace and a door leading through to a **Porch** with an external **Front Door**.





On the **First Floor** the largest **Bedroom** has a walk-in wardrobe, cctv monitor system and an **Ensuite Bathroom** fitted with a panelled bath with mains shower over, WC and wash hand basin.

There are **Four Further Bedrooms** and a **Family Bathroom** fitted with a panelled bath with mains shower over, WC, wash hand basin and airing cupboard.

SELF-CONTAINED ANNEXE

From the **Reception Hall** in the **Main House** a communicating door opens through to a **Kitchen/Living Room** with glazed external double doors to the side, built-in storage units, 1½ bowl sink with drainer and mixer tap, electric cooker point with extractor hood and a door opening through to a **Bedroom** with an **Ensuite Shower Room** fitted with a cubicle with mains shower, WC, wash hand basin and plumbing for washing machine.



BLUEBELL COTTAGE

A detached, single-storey **Holiday Cottage**, a short distance from the house, with oil-fired central heating and solar PV panels. The accommodation in brief is as follows, please refer to the floorplan for approximate room sizes.

Kitchen/Living Room with a half slate floor, built-in storage units, stainless steel 1 ½ bowl sink with drainer and mixer tap, electric cooker point with extractor hood and plumbing for a washing machine.

Two Bedrooms, one of which has an **Ensuite Shower Room** with a cubicle with mains shower, WC and wash hand basin. There is also a separate **Bathroom** with a panelled bath with a mains shower over and glass screen, WC, wash hand basin and tiled floor.



OUTSIDE, OUTBUILDINGS & LAND

The property is set on a hillside and has two private drives, one each side of the farmhouse, leading to a large tarmac **Parking and Turning Area**.

There is a front lawned garden with a low wall and several mature oak and sycamore trees. To the far side is a **Patio** with an adjoining **Wood Store** and **Two Sheds** which have light and power supplies.

To the rear is a further **Large Patio** with a variety of soft fruit beds and two grape vines, leading up to an **Orchard** with a number of apple, pear, plum and cherry trees. A **Useful Shed** 19'2 x 11'8 (5.9m x 3.6m), **Poultry Enclosure** and **Vegetable Patch**. Additionally, there is a **Partly Wooded** sloping **Paddock** leading down to an attractive **Stream**.

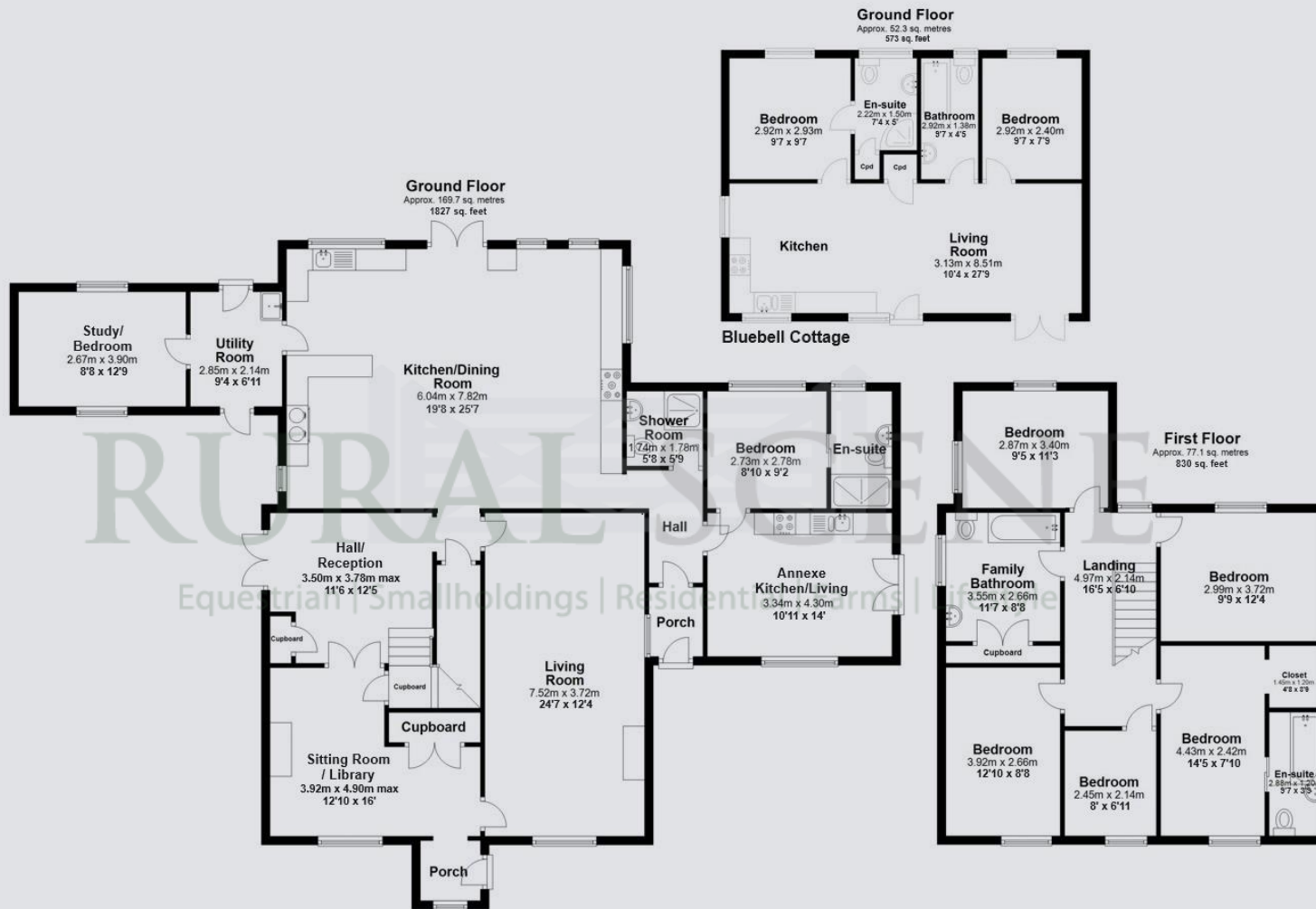


IN ALL APPROX. 1.4 ACRES (About 0.6 Hectares)

There are **Two Refurbished Shepherd's Huts** alongside the **Holiday Cottage** which the current owners use as additional holiday letting units, with an adjacent building providing a shower and toilet. The **Shepherd Huts** are optional.

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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

CARMARTHENSHERE COUNTY COUNCIL
Tel: 01267 234567

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE (septic tank), MAINS GAS FIRED CENTRAL HEATING (farmhouse), OIL-FIRED CENTRAL HEATING (holiday cottage) PHOTOVOLTAIC SOLAR PANELS (with feed-in tariff), TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations), TWO ELECTRIC VEHICLE CHARGING POINTS

TENURE Freehold COUNCIL TAX E
ENERGY RATING House - D Cottage - C

DIRECTIONS

From the A4 at Pwll, turn north into Maesyrfhaf, continue for a couple of hundred yards and the entrance to Bronllys Farm will be seen on the left-hand side.

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Equestrian | Smallholdings | Residential | Farms | Lifestyle

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