



- An Historical Five Bedroom Farmhouse in a Glorious Setting
 - Separate Four Bedroom Barn Conversion
- Fantastic Range of Outbuildings ● Good Quality Pasture Paddocks
 - Approx. 11 Acres in all
- Beautiful Secluded Location Near the town of Laugharne

GENERAL AND SITUATION

Approximate Distances:
Laugharne 1 mile • St Clears / A40 5 miles
Carmarthen 14 miles • Tenby 20 miles

A detached five bedroom farmhouse with separate four bedroom barn conversion set in approx. 11 acres with an excellent range of outbuildings and stables, in a secluded area near the popular town of Laugharne.

We understand that Glancorran Farm was originally a working farm until the current owners converted it into a care home around twenty years ago. The farmhouse will require some refurbishment to return it back to a residential home and the property has scope for a multitude of uses.

Laugharne is an extremely popular town on the south coast of Carmarthenshire, lying on the estuary of the River Taff. It is perhaps most famously associated with the Welsh poet Dylan Thomas, who lived there from 1949 until his death in 1953. It is about five miles south of St Clears which has a range amenities and access onto the A40 and Carmarthen beyond.

GLANCORRAN FARMHOUSE

This old farmhouse provides copious amounts of space and lots of potential. It has double-glazed windows throughout. The accommodation in brief is as follows, please refer to the floor plan for approx. room sizes.

As you walk in through the **Rear Entrance** you have a **Utility Room** to your left and then up on the right is a **Bathroom**. The open plan **Kitchen / Breakfast Room** leads into **A Sitting Room** with a wood burner perfect for those cold winter days. There is a **Living Room** that leads into **Bedroom One** with its own **Ensuite**.

Upstairs, **Bedroom Two** and **Three** are next door to each other. Further along the landing is another **Office** and a separate **WC** to its left. Walking down the corridor there are a further **Two Bedrooms** both with **En Suites**.

THE BARN AT GLANCORRAN

This is a separate residential building. It consists of Entrance Porch, Cloakroom, Open Plan Kitchen / Dining Room, Inner Hallway, Utility Room, Home Office, Bedroom One with En Suite, Lounge, Hallway, Bathroom, Bedroom Two, Bedroom Three, Bedroom Four with Wet Room.





OUTSIDE, OUTBUILDINGS & LAND

The property is approached off a country lane which leads to a private driveway with a courtyard to the rear and flanking the converted barn with a centrally positioned former dairy. There is a lawned garden and patio to the rear of the farmhouse.

The outbuildings have a lot to offer and include with approx. sizes:

Steel Framed General Purpose Outbuilding 59' x 43' (18m x 13.2m)

Lean-To 59' x 21' (18m x 6.57m) incorporating **Five Loose Boxes** all with water supply and, masonry dividers.

Open Store Area 25' x 21'3 (7.9m x 6.6m) which in turn leads to:

Further Stable Block 43' x 29' (13.4m x 8.8m) steel framed with **Five Loose Boxes** each with water supply.

Adjoining the last stable area is a further **Open Garage / Store** 19'6 x 19'6 (6m x 6m).

Former Masonry Built Dairy 13' x 12'4 (4m x 3.8m) and **Former Milking Parlour** 25'3 x 16' (7.7m x 4.8m). This building has planning permission for conversion to provide a Workshop, Kitchenette, Office and WC. Planning ref W09180.

The above outbuildings are suitable for someone looking to keep cattle or could be suitable for anyone wanting an equestrian property.

The Land is mainly level and has previously been used for grazing cattle. The majority of the land lies to the right hand side of the property with some timber fencing. The River Coran runs close to the boundary.

**IN ALL APPROX. 11 ACRES
(About 4.4 Hectares)**

MISCELLANEOUS

A public footpath leads up the driveway, around the barn and through the rear field. Carmarthenshire Council have rights over a short section of the driveway to access their neighbouring field. There is a Wayleave in place to enable repairs to the private water supply which runs through neighbouring land.

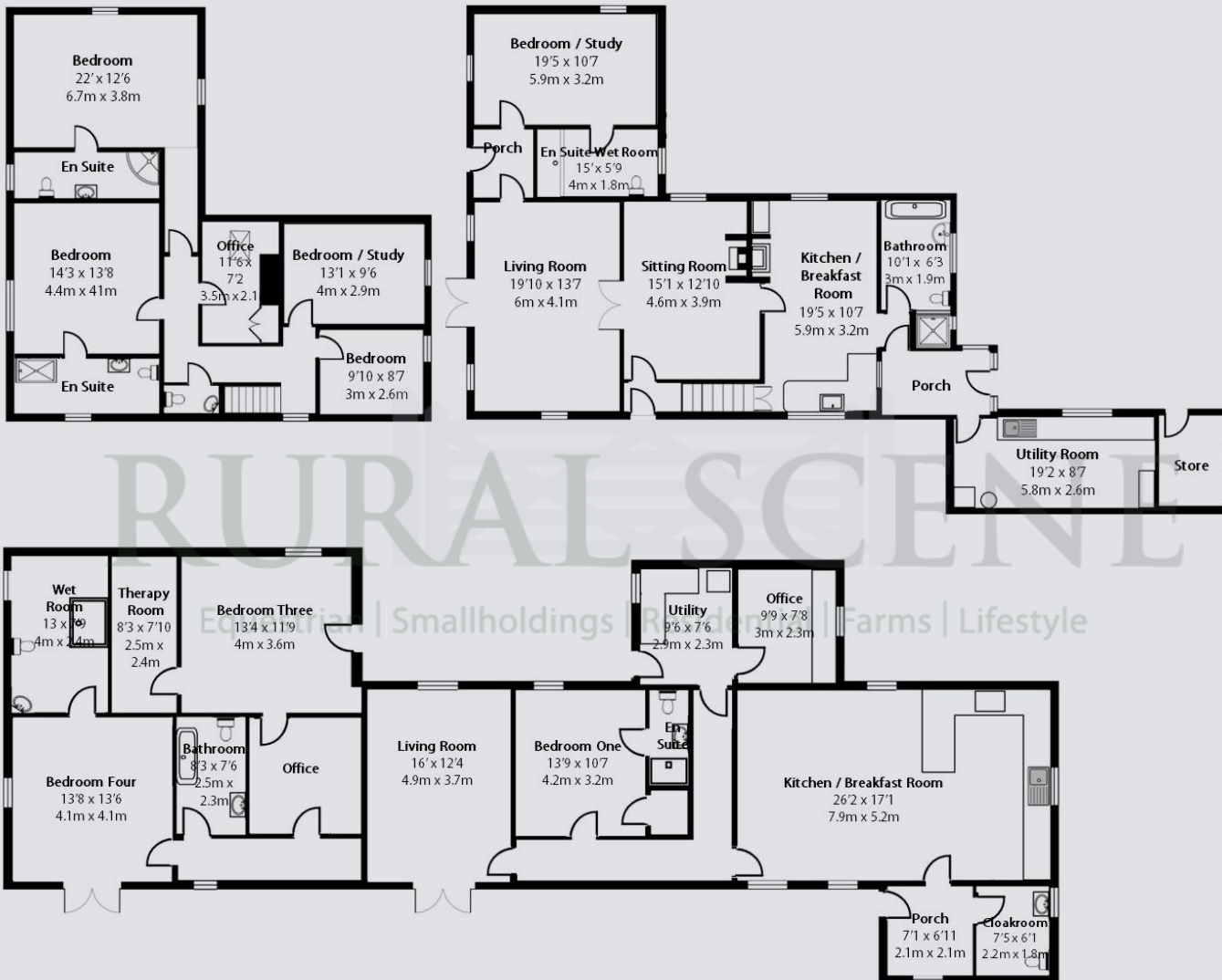
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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

CARMARTHENSHERE COUNTY COUNCIL
Tel: 01267 234567

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, OIL FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold

COUNCIL TAX Farmhouse D : The Barn F

ENERGY RATINGS: Farmhouse D : The Barn D

DIRECTIONS

Only a short drive from the popular town on Laugharne. Drive straight out of Laugharne, down Clifton road and then take a left into Horse Pool Road. Follow the road all the way straight down until you get to a silver gate which is sign posted Glancorran Farm.

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Rural Scene have visited **Glancorran Farm** but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.

