



- Characterful Detached Five Bedroom Farmhouse
 - Multi-Purpose Barn c. 60' x 30'
- Dutch Barn, Workshop & Storage ● Two Superb Fenced Pasture Paddocks
 - Approx. 5 Acres In All
- Accessible Location in the Highly Desirable Towy Valley

GENERAL AND SITUATION

Approximate Distances:

Llandeilo 2.5 miles • Cross Hands/A48 6 miles • Carmarthen 15 miles • Swansea 21 miles

A characterful five bedroom detached farmhouse, set in approx. five acres with a good range of outbuildings and two superb pasture paddocks, in the highly desirable Towy Valley

In the Agent's opinion the property is ideally suited to smallholding or private equestrian use. It is situated in an extremely accessible position, with direct access onto the A476, just over two miles south of Llandeilo and there are some lovely views from the land over the Towy Valley towards Dinefwr Castle.

Llandeilo is a bustling market town offering a good range of local shops, schools, doctors' surgery etc, whilst fuller ranges of facilities are provided further afield in Carmarthen and Swansea.

THE RESIDENCE

A spacious family home with oil-fired central heating. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Main Entrance** is to the rear, through a door which opens into a large **Garden Room** with exposed stone walls, and doors leading into a **Walk-in Pantry/Freezer Room** and a **Ground Floor Shower Room** that is fitted with a cubicle with mains shower, WC and wash hand basin.

There is also a **Utility Room** with external rear door and a **Cloakroom** with WC and wash hand basin.

There is an **Inner Hall** with an external **Front Door** and stairs leading to the **First Floor**, with understairs cupboard.

The **Kitchen** is fitted with a range of built-in storage units with worksurfaces incorporating a stainless-steel sink, space for range cooker with extractor hood, integral fridge freezer and plumbing for dishwasher. It opens to a **Dining Area** with built in storage and back stairs to the first floor.

The **Lounge** has an exposed stone wall and a fireplace with newly installed inset logburner, and there is a separate **Dining Room** which also has a fireplace.

On the **First Floor** there are **Five Good-sized Bedrooms** and a **Family Bathroom** fitted with a panelled bath, WC, wash hand basin, bidet, airing cupboard and linen cupboard.



OUTSIDE, OUTBUILDINGS & LAND

The property is approached off the A476 along a drive, the first part of which is shared with the neighbouring property Lonwen, and an adjacent landowner. The drive continues past Lonwen and leads to a private hardcore yard and spacious **Parking Area**.

There is a good-sized **Lawned Garden** with views over the property's paddocks and a number of fruit trees.

The **Outbuildings** are set adjacent to the farmhouse and comprise as follows, with approximate sizes:

Dutch Barn 30' x 19' (9.2m x 5.8m) with oval GI roof, concrete base, roller shutter door, mezzanine storage area, light and power supplies.

Workshop 30' x 15' (9.2m x 4.6m) two roller shutter doors, light and power supplies.

Open-sided Store 19'10" x 18'7" (6.1m x 5.7m)

Multi-Purpose Barn 60' x 30' (18.4m x 9.2m) steel portal frame with box profile cladding and roof, concrete base.

The **Land** adjoins in **Two Excellent Pasture Paddocks** enclosed with stock fencing and mature hedges. A **Natural Stream** runs along the border of one of the paddocks

**IN ALL APPROX. 5 ACRES
(About 2 Hectares)**

MISCELLANEOUS

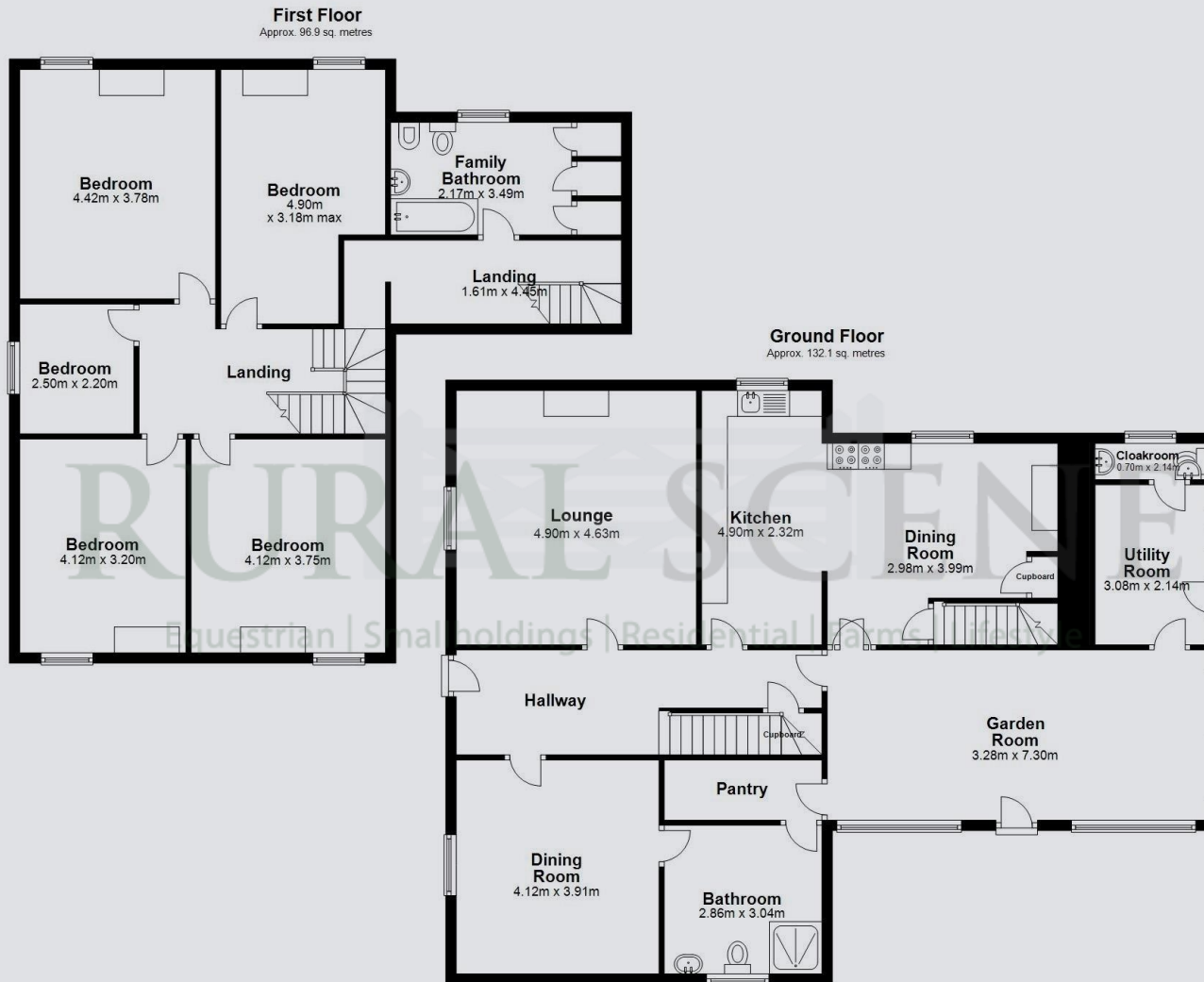
1. There is a right of access along the drive and through the property for services companies to maintain pipework on adjacent land.
2. We understand that one neighbouring property has a private right of access by foot across one of the paddocks
3. Sporting Rights are NOT included in the sale of the property. They were retained by Cawdor Estate.

RURAL SCENE

Equestrian | Smallholdings | Residential | Farms | Lifestyle

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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

CARMARTHENSIRE 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 ENERGY RATING E COUNCIL TAX F

DIRECTIONS

From Cross Hands take the A476 north towards Ffairfach and Llandeilo. Continue for about six miles and as the road bends to the right the entrance to the property will be seen on the left-hand side.

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N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes.

Rural Scene have visited GARNWEN 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.

