



- Secluded Five Bedroom Farmhouse
  - Separate Two Bedroom Cottage
- Traditional Stone Barns with Scope for Conversion (STPC)
- Indoor Stables ● Manège c. 40m x 25m ● Pasture Paddocks and Some Woodland
  - Approx. 7 Acres In All

## GENERAL AND SITUATION

Approximate Distances:

Kidwelly 2 miles • Pembrey / Coast 3miles • Llanelli 6.5 miles  
M4 (junction 48) 11 miles • Carmarthen 12 miles

A secluded five bedroom former farmhouse set in approx. seven acres with a separate two bedroom cottage, traditional stone barns with scope for conversion (STPC), stables, manège, pasture paddocks and some woodland in a lovely private location surrounded by its own land.

The current owners have lived at the property for the last twenty years and have used it primarily for private equestrian purposes. It is ideally suitable for this use and there is potential to generate some income by renting the cottage as a holiday let.

The village of Trimsaran offers a good range of local amenities including a village shop, primary school, take-away, doctor's surgery and chemist. There is a wider range of amenities in Kidwelly and the popular coastal resorts of Pembrey and Buryport are close by.

## THE MAIN RESIDENCE

An attractive traditional style former farmhouse in an elevated position with lovely views over its own land to the countryside beyond. There is oil fired central heating and the windows are double glazed. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes:

The main entrance is through a **Front Porch** with a front door opening to a **Dining Room** which has a terracotta tiled floor and stairs rising to the first floor.

The spacious **Living Room** has one exposed stone wall with a log burner, laminated floor and a door at the far opens through to the **Conservatory**.

The **Kitchen / Breakfast Room** is fitted with a range of built-in units with an electric cooker point, stainless steel extractor hood, oil fired Rayburn, sink with drainer and red and black tiled floor.

From the kitchen there is access through to a **Utility / Boot Room** which has an external door to the garden and a downstairs **Cloakroom** with a WC.

On the first floor there are **Five Bedrooms** and a **Family Bathroom** fitted with a panelled bath, WC and wash hand basin.



**The Cottage**



## THE COTTAGE

Converted from part of a traditional stone barn about twenty years ago, the cottage has a separate oil fired central heating system and provides the following additional accommodation:

**Living Room** with exposed ceiling beams, laminated floor and a door leading through to the **Kitchen** which is fitted with a range of built-in base units, stainless steel sink, tiled floor, oil fired boiler and external half glazed door opening through to a garden area.

There are **Two Bedrooms** and a **Shower Room** fitted with a shower cubicle, WC, and wash hand basin.

## OUTSIDE, OUTBUILDINGS & LAND

The property is approached from a country lane along a tarmac driveway which extends over 400m and is partly flanked with post and rail fencing. The drive leads to a large arrival yard with plenty of parking and turning space.

There is a lovely garden behind the house with a large lawn and flower beds stocked with a wide variety of ornamental shrubs, a **Greenhouse**, patio and separate vegetable patch. Additionally, there are a number of fruit trees including apples, pears and plums.

There is a separate garden area behind the cottage with a patio and lovely views over the neighbouring farmland.

Attached to the cottage is a **Traditional Stone Barn** c. 24'6 x 15' (about 7.5m x 4.6m) and **Coach House** c. 16'2 x 14'2 (about 4.9m x 4.3m) with external steps leading up to a **Mezzanine Storage Loft**. This building has scope for conversion, subject to the necessary permissions.

On the opposite side of the yard is a **Second Barn** built of stone and slate on a concrete base with light and power supplies incorporating a **Main Area** c. 32'6 x 18'6 (about 4.9m x 5.7m) with **Two Internal Loose Boxes** each with rubber matting, a **Utility Area** with built-in cupboards, sink and hot and cold water, and a **Workshop** c. 28' x 17'2 (about 8.5m x 5.2m ). Again, this building has scope for conversion, subject to the necessary permissions.

In the lower paddock there is a **Manège** c. 40m x 25m post and railed, requiring a new surface.

**The Land** adjoins in gently sloping good quality pasture paddocks with water supplied to two taps. There is also about three acres of **Mature Deciduous Woodland** with frontage to a small river.

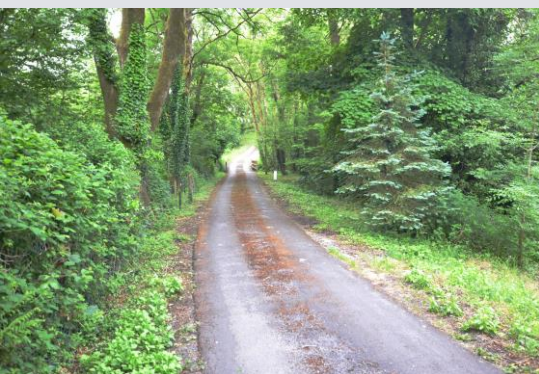
**IN ALL APPROX. 7 ACRES**  
**(About 2.8 Hectares)**

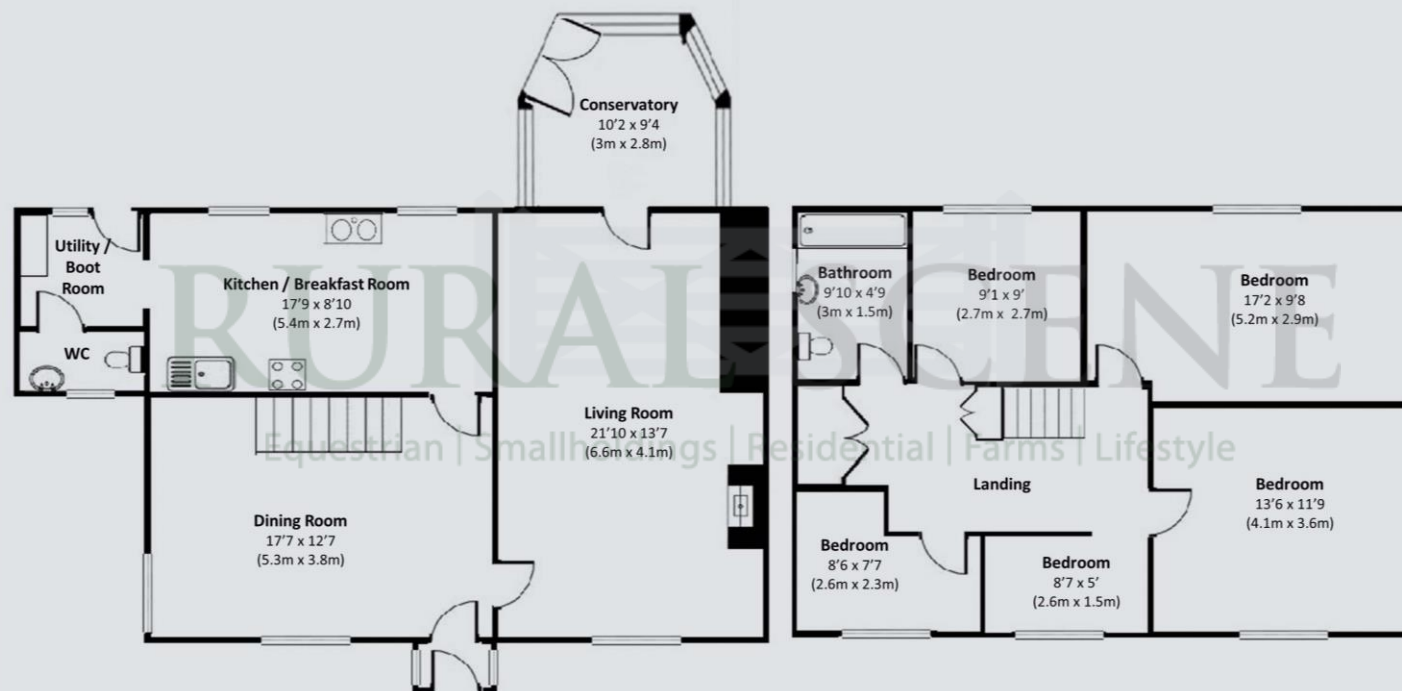
# RURAL SCENE

Equestrian | Smallholdings | Residential | Farms | Lifestyle

01264 850700 | [postbox@ruralscene.co.uk](mailto:postbox@ruralscene.co.uk) | [www.ruralscene.co.uk](http://www.ruralscene.co.uk)

**The Cottage**





**MISCELLANEOUS**

We understand the mining rights with this property are owned by the Coal Board

**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 E**  
**ENERGY RATINGS:** Main House E : The Cottage F

**DIRECTIONS**

From Kidwelly, head east on the B4308 towards Trimsaran and turn right onto the B4317 towards Llandry. Follow the lane for just under quarter of a mile and the entrance to Cil-Rhedyn Farm will be seen on the left hand side.

what3words ///strutting.rails.used



01264 850700 | [postbox@ruralscene.co.uk](mailto:postbox@ruralscene.co.uk) | [www.ruralscene.co.uk](http://www.ruralscene.co.uk)

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 Cil-Rhedyn 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.

