



- An Attractive Detached Large Three Bedroom Farmhouse
- Fantastic Range of Modern and Traditional Barns ● Four Loose Boxes & Tack Room
- Extensive Hard Surfaced Yard Providing Ample Parking inc. Space for Tractor, Horsebox etc.
  - Pasture Paddocks ● Approx. 4 Acres In All ● Generous Gardens
- Elevated Position with Spectacular Views ● Access to Good Outriding

REF: EO8264





## GENERAL AND SITUATION

Approximate Distances:

Laugharne 1.5 miles • Pendine Beach 3.5 miles • St Clears / A40 6 miles  
Carmarthen 14 miles • Tenby 14 miles

A highly attractive large three bedroom farmhouse set in approx. four acres with a fantastic range of modern and traditional barns, with pasture paddocks, in a glorious elevated position with spectacular views towards Laugharne and the coast.

The barns and paddocks are ideal for smallholding or private equestrian use having four loose boxes and a separate tack room, plus a hay storage area. The parking area provides ample space for multiple vehicles, tractor, horsebox etc. The vendor informs us that there is very good, quiet hacking in the local area.

In the Agent's opinion the traditional barns have potential for conversion, subject to gaining the necessary permissions.

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 six miles south of St Clears which has a range of local amenities and access on to the A40 dual carriageway and Carmarthen beyond.

## THE FARMHOUSE

A highly attractive, traditional style farmhouse believed to date back to the 1800's with some interesting character features remaining including exposed timbers and fireplaces with log burners. 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 door which opens into a **Reception Hall** from which stairs rise to the first floor.

A door to the left opens into the **Living Room** which has a feature fireplace housing a log burner and French doors opening out to the rear garden.

The adjoining **Family Room** is a fantastic large room with exposed timbers and French doors opening out to the front.

There is a separate **Dining Room** which has a fireplace with log burner, leading onto the **Kitchen** which is fitted with a range of units with worksurfaces incorporating 1 ½ bowl sink, double electric oven with gas hob and extractor above, integral dishwasher, fridge and freezer, breakfast bar, tiled flooring and a door to the front porch.

The **Utility Room** has built-in base units with worksurface, stainless steel sink and plumbing for a washing machine.

There is a **Rear Hall / Boot Room** housing the oil fired boiler with an external door to the rear and access through to a **Ground Floor Bathroom** which is fitted with a matching white suite comprising a bath with shower over, WC, wash hand basin and fully tiled walls and floor.

On the first floor there are **Three Good Sized Bedrooms** and a further **Bathroom** fitted with a white suite comprising a bath, WC, wash hand basin, bidet and a cubicle with electric shower.







## OUTSIDE, OUTBUILDINGS & LAND

The property is approached off a minor country lane through private gates which open onto a large hardstanding and attractive walled gardens to the front of the farmhouse.

To the rear of the farmhouse is a paved patio with a covered seating area and steps leading up to a lawned garden which is bordered by mature hedging and stocked with a wide variety of shrubs and flowering plants.

Beyond the garden is an **Orchard** of fruit trees, soft fruit bushes and a **Glasshouse**.

The barns lie to the front of the farmhouse and comprise as follows with approx. sizes:

**Traditional Barn** with stone and block elevations set on a concrete base with a slate roof, light and power supplies incorporating:

**Garage / Log Store** 18' x 16'7 (about 5.5m x 5m).

**Open Barn** 27' x 15'7 (about 8.2m x 4.7m) with double doors and steps up to a **Loft** 57'6 x 16'8 (about 17.6m x 5m).

**Former Dairy and Milking Parlour** 56'8 x 16'6 (about 17.3m x 5m) (overall) divided into two areas.

**Covered Yard** 59' x 43'5 (about 17.9m x 13.2m) steel portal frame set on a concrete base with a corrugated roof, box profile cladding, light and power supplies, incorporating **Three Loose Boxes** 14'6 x 14'6 (about 4.4m x 4.4m), **Further Loose Box** 14'6 x 13'6 (about 4.4m x 4.1m) and **Tack Room** 14' x 13'9 (about 4.3m x 4.2m).

**Covered Yard** 31'8 x 29'6 (about 9.6m x 9m) divided into two, steel and timber frame under a corrugated roof.

**Further Barn** 44' x 19'4 (about 13.4m x 5.9m) steel and timber frame under a corrugated roof.

**Sand Arena** enclosed with post and rail fencing.

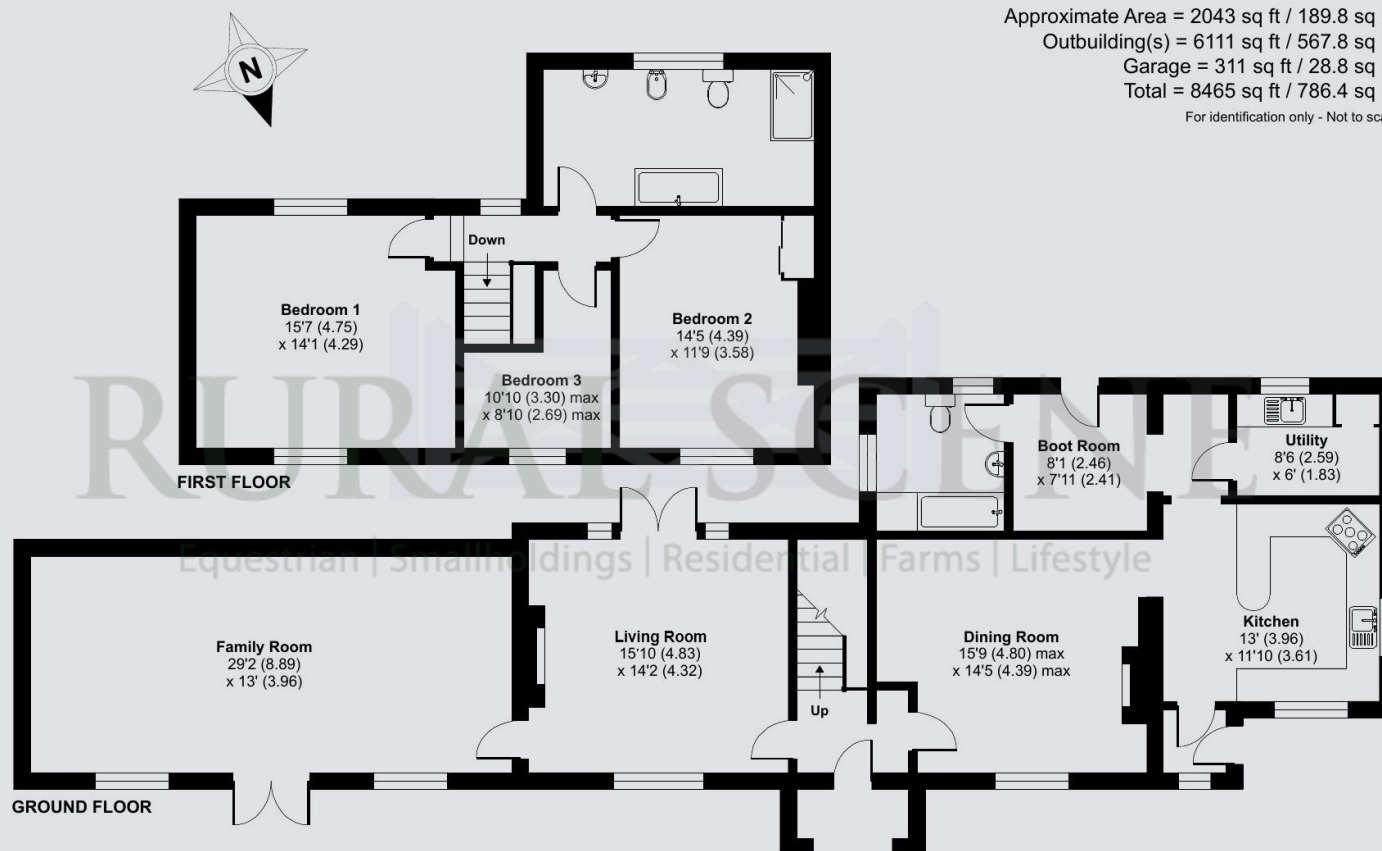
**The Land** adjoins in an attractive block of gently sloping pasture, enclosed with mature hedges and sub divided into two main paddocks with stock fencing. There is a separate gated access onto the lane from one of the paddocks.

**IN ALL APPROX. 4 ACRES**  
(About 1.6 Hectares)

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Approximate Area = 2043 sq ft / 189.8 sq m  
 Outbuilding(s) = 6111 sq ft / 567.8 sq m  
 Garage = 311 sq ft / 28.8 sq m  
 Total = 8465 sq ft / 786.4 sq m

For identification only - Not to scale

## 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** D **COUNCIL TAX** D

## DIRECTIONS

From the centre of Laugharne by the Cross House Inn,  
 head west along Water Street for 1.5 miles and the  
 property will be found on the left hand side.

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
 Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025.  
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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 **Buildings 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.



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