

# CWM FARM Ferryside, Carmarthenshire SA17 5UF

Price Guide £750,000

Additional Barns & Land available by negotiation



- Beautifully Presented, Recently Refurbished Family Home
  - Three Bedrooms plus Two Bedroom Annexe
- Stunning Range of Traditional Stone Barns with Planning for Conversion
  - Set in Large Gardens and Grounds of Approx. 4 Acres
  - Lovely Rural Location Within Easy Reach of the Coast
- Further Land and Outbuildings Available by Separate Negotiation

REF EO8266

**RURAL SCENE**  
Equestrian | Smallholdings | Residential | Farms | Lifestyle



## GENERAL AND SITUATION

Approximate Distances:

Ferryside 1.5 miles • Kidwelly 2.5 miles • Carmarthen 10 miles • Llanelli 12 miles  
M4 J48 16 miles

A beautifully presented, comprehensively refurbished, former farmhouse with an adjoining self-contained annexe, a stunning range of traditional stone barns with planning for conversion, set in approx. 4 acres of gardens and grounds, with further land and outbuildings available by negotiation.

The former farmhouse has been thoughtfully redesigned to provide a bright and spacious three bedroom main house, alongside a separate two bedroom annexe. With a combination of contemporary styling and traditional features the house is beautifully presented, with quality and comfort in mind. The annexe is ideal for dual-family accommodation or alternatively offers potential to generate letting income. Additionally, there is further potential to convert the magnificent traditional barns which have planning permission to provide four holiday lets (planning ref PL/04448)

Cwm Farm is rurally situated with distant views to the coast, and not far from the popular village of Ferryside. A range of local shops and amenities are provided by Kidwelly, with more comprehensive ranges further afield in Carmarthen and Llanelli, both of which provide excellent shopping, dining and leisure facilities.

## THE MAIN RESIDENCE

A former traditional farmhouse with recently replaced double glazed windows and oil-fired central heating. The accommodation is bright and airy with good ceiling heights throughout, and the accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Main Entrance** is through a side door which opens into a welcoming **Entrance Hall** from which stairs rise to the **First Floor**, and a door opens through to the **Kitchen**, which is fitted with a range of high-quality built-in units with quartz worksurfaces, Rangemaster cooker with matching extractor, double sink, integral fridge freezer and dishwasher, and a wide opening leading through to the extremely spacious **Lounge/Diner** which stone fireplaces at each end.

There is a **Utility/Laundry Room** with built-in storage units and quartz worksurfaces, plumbing for washing machine, a **Boiler Room** housing the oil-fired boiler, and a **Ground Floor Shower Room** fitted with a shower cubicle, WC and wash hand basin.

On the **First Floor** the **Landing** has an impressive apex ceiling, and leads to **Three Very Good-Sized Bedrooms**, all of which have high ceilings with exposed beams.

The **Family Bathroom** is fitted with a panelled bath, WC, wash hand basin and cubicle with mains shower.







## THE ANNEXE

The adjoining self-contained annexe is completed to a similar standard to the main house and provides a **Lounge** with stone floor and glazed external double doors opening out to the garden.

The **Kitchen** is fitted with a range of built-in base units with an electric oven, four ring hob, extractor hood, tiled floor and an external glazed door to the rear.

There are **Two Bedrooms** on the **First Floor** and a **Shower Room** fitted with a cubicle with mains shower, WC and wash hand basin.



## OUTSIDE, OUTBUILDINGS & LAND

The property is approached off a minor country lane via a sweeping driveway that elegantly curves around the front lawned garden to a generous stone chip parking area with space for multiple vehicles.

The fantastic **L-Shaped Range of Traditional Stone Barns** are set adjacent to the house, measuring 105' x 16' (32m x 4.9m) plus 61' x 16' (18.6m x 4.9m). Planning permission has been granted for conversion to **Four Holiday Lets** under planning ref. PL/04448.

In addition to the large level front lawned garden there is a **Pasture Paddock** part bordered by newly erected five rail post and rail fencing, plus an area of natural **Broad-leaf Woodland** at the far end.



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

## OPTIONAL OUTBUILDINGS AND LAND

There is an option to acquire an additional range of modern portal framed farm buildings which extend to just under 12,000 sq ft fronting onto a large yarded area with a separate access onto the lane. There is also additional pastureland, plus an area of woodland amounting to just over 14 acres.



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## VIEWING

Strictly by appointment only with the Agents

## LOCAL AUTHORITY

CARMARTHENSHIRE 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)

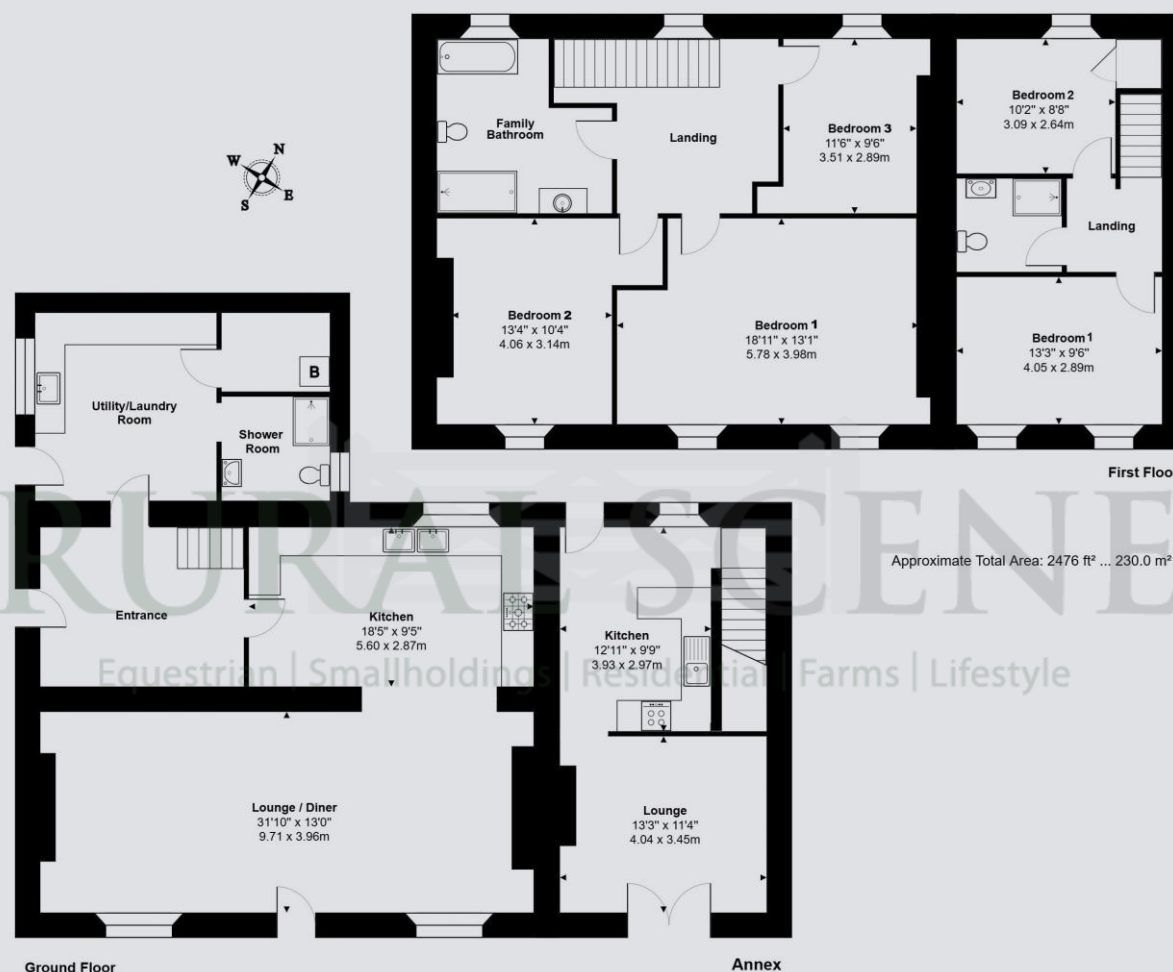
**TENURE** Freehold **COUNCIL TAX** D

**ENERGY RATING** House E / Annexe D

## DIRECTIONS

From Kidwelly head towards Ferryside and after about 2 miles turn left into an un-marked lane. Cwm Farm is the first property along this lane after just under 0.5 mile.

what3words /// ballooned.rides.glossed



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Rural Scene have visited CWM 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.