

- Impressive Lifestyle Property with Holiday Income Potential
- Characterful Three Bedroom Period Farmhouse ● Two, Three Bedroom Holiday Cottages
- Barn Conversion with Three High-End B&B Suites ● Superb Modern Barn with Scope for Multiple Uses
- Further Outbuildings / Workshop / Stables ● Good Quality Pasture Paddocks and River Meadows with Long Frontage to the River Gwendraeth Fach
- Approx. 14.75 Acres In All



GENERAL AND SITUATION

Approximate Distances:

Pontyates 4 miles • Kidwelly 5 miles • Carmarthen 6 miles • Pembrey Country Park 8 miles

A fabulous rural lifestyle property with a characterful three-bedroom period farmhouse, two three-bedroom holiday cottages and three high-end B&B suites, set in approx. 14.75 acres with superb multipurpose barns, good quality pasture paddocks and river meadows with long frontage to the River Gwendraeth Fach.

Ystradfach Farm is in a truly beautiful, slightly elevated setting with gorgeous views over its own land and the Gwendraeth Valley beyond. It has been successfully run as a holiday letting and B&B business and additionally the current owners have operated their own business known as the Welsh Reindeer Retreat. There is masses of potential for alternative business uses such as a wedding venue, conferences, educational centre, etc. subject to the necessary permissions.

The property is conveniently located between Carmarthen and Kidwelly and is easily accessible off the M4 motorway which makes it convenient for guests staying for short breaks and holidays. Pontyates and Kidwelly provide ranges of local shops and amenities, there is a railway station in Kidwelly with regular services to Swansea, Cardiff and beyond. Local leisure facilities include golf courses at Glyn Abbey and Ashburnham, the popular sandy beach at Pembrey Country Park and horse racing at Ffos Las Racecourse.



ACCOMMODATION

The properties briefly comprise the following, please refer to the floorplan for approximate room sizes.

The Farmhouse

Entrance Porch, Kitchen, Shower Room, Utility, Lounge and Dining Room on the Ground Floor. Three / Four Bedrooms and Bathroom on the First Floor.

Wren Cottage

Open Plan Kitchen / Lounge / Diner, Utility Area, Shower Room and Bedroom on the Ground Floor. Two Further Bedrooms on the First Floor.

Barn Owl Cottage

Open Plan Kitchen / Lounge / Diner, Cloakroom, Bedroom with Ensuite and Shower Room on the Ground Floor. Two Bedrooms on the First Floor.

Barn Conversion providing three B & B Suites:

Bluebell has a Lounge and Bedroom with Ensuite.

Daisy and Buttercup have Bed / Sitting Rooms with Ensuite.





OUTSIDE, OUTBUILDINGS & LAND

The property is set down a private drive over which one neighbouring property to the south has a right of way to access their land. The drive leads to a **Large Arrival** yard with ample parking and turning space for multiple vehicles.

The farmhouse has an enclosed garden with a patio, lawn, raised vegetable beds and greenhouse. There are further garden areas adjoining both cottages.

Set behind the barn conversion there is a **Multipurpose Barn** c. 60' x 40' (about 18.4m x 12.2m) steel portal frame with block walls, concrete base, light and power supplies.

A spur off the main drive leads down to the impressive **"Shufflebottom" Barn** which has a steel portal frame, block walls, box profile cladding, corrugated roof, light, power and water supplies, providing on the ground floor a **Main Barn Area** c. 72' x 40' (about 21.9m x 12.2m) with **Two Loose Boxes** and LED lighting, Toilet, Kitchen c. 12' x 11' (about 3.6m x 3.3m) with a range of commercial kitchen units and a **Further Room** c. 24'10 x 16'9 (about 7.5m x 5.1m) that is currently used as an education room, shop and dining area for B&B guests. **First Floor Room** c. 40' x 18'6 (about 12.2m x 5.7m).

There is a rainwater harvesting system with a 10,000 litre storage tank and UV filter. To the far side is a enclosed with deer fencing with a **Field Shelter**.

Sand Paddock.

Lower Yard Area with Outside WC and Four Electric Hook-Up Points.

The Land is a particularly attractive feature of the property comprising good quality pasture paddocks and river meadows with long frontage to the River Gwendraeth Fach which is extremely picturesque and a haven for wildlife. The river supports a population of brown trout and a small run of seatrout (sewin). We are informed that fishing rights are included.

**IN ALL APPROX. 14.75 ACRES
(About 5.9 Hectares)**

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle

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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

CARMARTHENSHIRE COUNTY COUNCIL
Tel: 012267 234567

SERVICES

MAINS ELECTRICITY, MAINS and PRIVATE WATER SUPPLIES, PRIVATE DRAINAGE (Three Septic Tanks), OIL FIRED CENTRAL HEATING (Farmhouse, Barn Owl Cottage and B&B Suites), LPG HEATING (Wren Cottage), TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold COUNCIL TAX F

ENERGY RATINGS

The Farmhouse E : Wren Cottage G : Barn Owl Cottage E

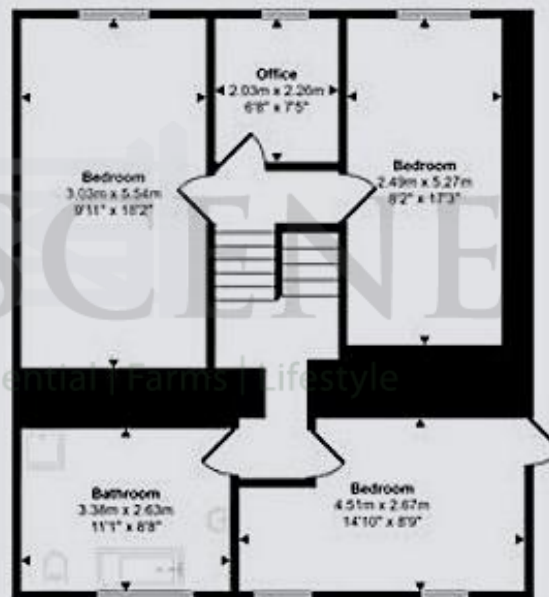
DIRECTIONS

From the A484 proceed through the village of Llandyfaelog for about 1 mile and the entrance to the property is clearly signposted on the right hand side.

what3words ///blubber.broker.collected



Main House - Ground Floor
Approx 83 sq m / 894 sq ft



Main House - First Floor
Approx 74 sq m / 799 sq ft

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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 Ystradfach 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.