



Penlantelych, Llandoverly,
Carmarthenshire, SA20 0JZ



- * 115 Acre Livestock Farm *
- * Traditional 3 Bedroom, 2 Reception Room Farmhouse In Need Of Renovation *
- * A Range Of Useful Outbuildings *
- * Hill Rights For 480 Sheep *
- * Outstanding Views Of The Towy Valley & Llandovery *
- * Settled Hill Flock Available By Separate Negotiation *

GUIDE PRICE £1,100,000

Description Penlantelych is a 115 acre livestock farm situated in a renowned farming area which lies towards the periphery of the Brecon Beacons National Park. The farm is located in an elevated position enjoying ever changing views of the surrounding countryside. The property offers the best of both worlds in terms of its wonderful location in an area almost entirely agricultural and forestry based and yet situated just over 2 miles from the market town of Llandovery. The property comprises a traditional 3 bedroom farmhouse in need of updating with 2 reception rooms, kitchen and first floor bathroom. The farm includes a useful range of traditional and more modern outbuildings along with a sheep handling system which offers possibly the best view in Carmarthenshire.

The market town of Llandovery benefits from comprehensive shopping facilities with a variety of shops, doctors surgery, cottage hospital, public houses/restaurants, junior school and Llandovery College in the private sector together with a swimming pool and a supermarket on the outskirts of the town.

The accommodation comprises as follows:

Kitchen/Diner 19' 0 x 12' 06 with solid fuel Rayburn, floor level cupboards and stainless steel sink and drainer. 2 storage cupboards. Part tiled walls. Tiled floor. Beamed ceiling.

Pantry with tiled floor. Plumbing for washing machine.

Living Room 18' 06 x 14' 0 with quarry tiled floor. Open fireplace (unknown working condition).

Rear Hallway with stairs to first floor.

Parlour 18' 06 x 11' 01 with understairs cupboard.

Landing with access hatch to roof space.

Bedroom 1 18' 09 x 8' 02

Bedroom 2 11' 09 x 7' 05

Bedroom 3 18' 08 x 9' 01 with airing cupboard and hot water tank.

Bathroom 7' 10 x 7' 06 with low level wc, pedestal wash hand basin, panelled bath and part tiled walls.

External WC & Attic Room to the side of the property is an outside toilet and attic storage room accessed via a ladder.

Externally

Outbuildings Adjacent to the house is a corrugated **Storage Shed** and stone and slate **Former Carhouse**. Further **Traditional Stone Range** with slate and corrugated roof being Former Milking Parlour together with adjacent **2 Storey Stone and Slate Building**. **Dutch Barn** with part block and part corrugated walls and roof with **Lean To** to side of block and corrugated wall with corrugated roof. **Sheep Handling System**.

Grazing Rights We understand the land benefits from grazing hill rights for 480 sheep. **Settled Flock** The settled flock on the Black Mountain can be purchased by separate negotiation if so required.

Land Extending in all to approximately 115 acres (46.53 hectares). As shown on the enclosed plan the land lies in one block with the exception of one field which lies the other side of the minor county road. The fields to the East of the holding are generally flat or gently sloping with the enclosures on the west and north being more steeply sloping.

BPS Entitlements In the 2023 Single Application Form the total number of entitlements claimed for was 102.2. The vendor will retain the 2023 payment and will undertake to transfer the entitlements to the purchaser for future claims.

Services Mains electricity and water. Private drainage. Solid fuel Rayburn providing hot water.

Local Authorities Carmarthenshire County Council, District Offices, 3 Spilman Street, Carmarthen, SA31 1LE. Tel: (01267) 234567.

Viewing Strictly by appointment please through the selling agents Messrs Clee Tompkinson & Francis through whom all negotiations should be conducted. Please contact our Llandovery Office (01550) 720440

Tenure We understand that the property is freehold with vacant possession.

Council Tax Band E

Health & Safety Given the potential hazards of a farm, we ask you to be as vigilant as possible for your own safety when making your inspection, particularly around the buildings, machinery and livestock.

Plans, Areas & Schedules A copy of the plan is attached for identification purposes only. The purchasers shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

Wayleaves, Easements and Rights of Way The property is being sold subject to and with the benefit of all rights including rights of way, (public or private), light, support, drainage, water & electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables drains, water and gas and other pipes whether referred to in these details or not.

Fixtures, Fittings & Machinery Unless specifically described in these particulars, all fixtures, fittings & machinery are excluded from the sale though may be available by separate negotiation. Further information available from the selling agent.

Directions The agents will accompany all viewers.

VIEWING: CONTACT THE AGENTS: Llandovery Office
Tel: 01550 720 440 E-Mail: llandovery@ctf-uk.com Web Site: www.ctf-uk.com

Property Misdescriptions Act 1991

All dimensions are approximate and for guidance purposes only. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not tested any services nor the central heating system.

Professional Services

Our 14 Chartered Surveyors based at our offices in Powys, Herefordshire, West Glamorgan and Carmarthen, value and survey all types of property including RICS Home Buyers Reports and structural surveys for house buyers. Our Chartered Surveyor Department can advise upon the preparation of plans, grants, building regulations and planning applications.

MORTGAGE SERVICES - In order to assist our customers we offer a confidential mortgage advisory service without obligation or charge. This service is available by appointment in any of our offices

