



Pantyffynnon Isaf, Cwmifor, Llandeilo,
Carmarthenshire, SA19 7AT



- * 85 Acre Farm *
- * House In Need Of Total Renovation *
- * Small Range Of Outbuildings *
- * About 3 Miles Llandeilo Town *
- * Peaceful Location Enjoying Fine Views *

GUIDE PRICE £750,000

Description An 85 acre former dairy farm lying in a secluded position about 3 miles north east of Llandeilo. The farm lies just off the Towy Valley within 2 miles of the A40 trunk road and from the upland enjoys almost panoramic views over the Towy Valley and of Llandeilo town together with the surrounding countryside.

This is the first time that the farm has been on the market since the late 1960's following instructions received from executors of the deceased. The farm house is in need of complete refurbishment and the farm land likewise needs improvement works.

The house accommodation comprises as follows;

Entrance Hall with understairs cupboard

Living Room 14' 7 x 12' 6 with dual aspect windows, 2 radiators

Living Room 14' 4 x 12' 5 with radiator and fireplace

Kitchen 13' 11 x 13' 9 with LPG fired Baxi boiler, 2 radiators, sink unit

Utility Room with separate wc

Integral Garage 19' 0 x 10' 9

First Floor

Landing Off which are the following;

Inner Staircase to **Integral Garage** below. Please note, this staircase is believed to be unsafe and should not be traversed

Bedroom 19' 9 x 19' max

Bedroom 14' 5 x 12' 5 max with dual aspect windows, radiator

Bathroom with pedestal wash hand basin, low level wc, bath, radiator

Bedroom 14' 2 x 12' 4 max with radiator

Externally The land extends to approximately 85 acres or thereabouts. As shown on the enclosed Land Registry Plan, the land lies in one convenient block. The land slopes up plateauing on the northern side of the farm. Based on year 2022 SAF, the area of the farm which was GR2 was 23.91 hectares.

Outbuildings

Cattle Shed of pole, timber and corrugated construction (rudimentary)

Former Milking Parlour of stone/corrugated/slate construction

Former Dairy of stone and corrugated construction with adjoining **Cattle Shed** of part stone, brick and timber walls beneath a corrugated roof

Dutch Barn of steel and corrugated construction (rudimentary)

Services We are advised that the house is served by mains electricity, mains water and private drainage together with LPG fired central heating.

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 & Rights Of Way There is a Public Footpath which runs down the entrance drive and then through the farm yard between the farmhouse and the outbuildings Ref No. 44-141-1.

The farm is 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.

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.

Directions The agents will accompany all viewings.

From Llandeilo, take the A40 going east for approximately a mile then turn left off the A40 sign posted Cwmifor. Continue on this road for approximately 1 mile then take the first left hand turn. Continue for approximately quarter of a mile and take the first left hand turn at a small crossroads. Continue on this no through road for about half a mile to the end of the public highway, and the entrance to Pantyffynnon Isaf will be seen on the right hand side.

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.

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

