



Penrhiwronen, Rhandirmwyn,  
Llandovery, Carmarthenshire, SA20 0NH.



**\* 186 Acre Livestock Farm \***  
**\* 3 Bedroom Farmhouse \***  
**\* In Need Of Renovation \***  
**\* Range Of Traditional & Modern Outbuildings \***  
**\* Upper Towy Valley Location With Unspoilt Rural Aspect & Idyllic Views \***

**GUIDE PRICE £1,250,000 as a whole or in 3 lots.**

**Description** If you are looking for peace and quiet this 3 bedroom farm is just for you. This charming rural former livestock farm is set in approximately 186 acres of land and located in a fine position enjoying ever changing views of the surrounding area. The area itself is almost entirely agricultural or forestry based and is particularly well endowed with wildlife. It is ideal for bird watching, walking, fishing and other country pursuits.

The main farmhouse which is in need of renovation comprises; kitchen, living room, parlour, utility and bathroom to the ground floor with 3 bedrooms to the first floor. To the side of the property is a former coach house with potential for conversion, subject to planning for additional living space. To the front of the property is off road parking for several vehicles with several convenient outbuildings.

The property is situated about 2 miles from the village of Rhandirmwyn which has a public house with the large town of Llandovery being just over 6 miles distance and offers comprehensive shopping facilities with a variety of shops, post office, patisserie, butcher, doctors surgery, cottage hospital, public houses/restaurants, junior school and Llandovery College in the private sector together with swimming pool and supermarket on the outskirts of town.

The house accommodation comprises as follows:

**Entrance Hall** with staircase to first floor. Understairs cupboards. Part panelled walls.

**Living Room** 16' 6 x 9' 3 with open fire.

**Dining Room** 16' 6 x 12' 02 with open fire in tiled surround. Part panelled walls. Radiator and storage cupboard.

**Rear Hall** with door to rear. Beamed ceiling. Part panelled walls and radiator.

**Kitchen** 11' 7 x 9' 7 with beamed ceiling.

**Utility** 9' 8 x 6' 11 with stainless steel sink and drainer. Radiator. Storage cupboard.

**First Floor**

**Landing**

**Bedroom 1** 16' 3 x 9' 2

**Bedroom 2** 10' 1 x 6' 3 with access hatch to roof space.

**Bedroom 3** 16' 5 x 7' 11 increasing to 12' 3 with radiator. Undereaves storage area. Access hatch to roof space.

**Externally** The property is accessed just off the minor road heading towards Rhandirmwyn. To the rear and side of the property is an external Grant oil fired boiler, coal shed and oil tank.

Adjacent to the farmhouse is a stone built **Former Coach House**. Nearby is a block and stone **Storage Shed** and **Former Cow Shed** of block and stone construction with asbestos roof. Just off the main yard is a **Former Cow Shed** measuring 46' x 18' 9 of stone construction with asbestos roof with **Former Dairy** to the side of block construction. **General Purpose Shed** measuring 60' x 28' being steel framed with part block part asbestos walls with asbestos roof.

To the top of the yard is a further range of outbuildings consisting of a **Stone Barn** with asbestos roof with **Further Stone Barn** being a **Former Cow Shed** with

a further stone and block extension. **Dutch Barn** measuring 44' x 13' 6 being part block and part corrugated construction with corrugated roof. **Lean To Shed** to side measuring 44' x 21'.

**Land** The land extends to approximately 186 acres in total as shown on the enclosed plan.

**Services** With main water and electricity. Private drainage and oil fired central heating with external Grant oil fired boiler.

**Guide Price** The guide price given is for the whole. However, as can be seen from the land plan, the farm can be split into 3 lots and offers for the individual blocks would be considered.

**Lot 1** - House, Outbuildings - Set in Approximately 28.7 Acres

**Lot 2** - Approximately 29.3 Acres

**Lot 3** - Approximately 128.4 Acres

**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** We have been informed by the sellers that there is a public footpath that runs through the yard under footpath code 37/76/1. There is also a Byway Open to All Traffic under code 37/74/1 running along the boundary of 2 fields. Information on the location can be obtained from the agents.

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.

**Council Tax** Band E.

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

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



**VIEWING: CONTACT THE AGENTS: Llandovery Office**  
**Tel: 01550 720 440 E-Mail: [llandovery@ctf-uk.com](mailto:llandovery@ctf-uk.com) Web Site: [www.ctf-uk.com](http://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

