



Carregfoelgam, Bethlehem, Llangadog,
Carmarthenshire, SA19 9DP



- * 135 Acre Livestock Farm Located In The Brecon Beacons National Park *
- * Traditional 3/4 Bedroom Farmhouse *
- * Good Range Of Outbuildings *
- * Totally Secluded Location In Its Own Valley *
- * Well Maintained Productive Pastures *
- * First Time On The Market In Over 120 Years *

GUIDE PRICE £1,300,000

Description The sale of Carregfoelgam presents a rare and exciting opportunity to purchase a 135 acre livestock farm lying about 1 mile from the village of Bethlehem. The farm is completely secluded lying in its own valley in one block.

This is a retirement sale with the vendors and their descendants being in occupation of the farm for four generations, and indeed it is the first time that the property has been on the open market in over 120 years.

Within the village of Llangadog is a junior school, mini market, butchers, post office/newsagent, public houses, restaurants, community hall and doctors surgery. The market town of Llandovery offers good shopping and recreational facilities with a variety of shops, post office, swimming pool, local authority junior school with Llandovery College in the private sector. There is also a cottage hospital and doctor's surgery. Also the popular town of Llandeilo lies 6.5 miles away to the west and also has a wide range of facilities and amenities with a wide variety of shops, sporting organisations, doctors surgery and most other outlets for day to day living. The town also benefits from Primary schools and a newly built Secondary school.

The farm house accommodation comprises;

Kitchen 16' 09 x 7' 05 with sink, range of floor and eye level drawers and cupboards, electric hob, Neff electric double oven. Beamed ceiling.

Conservatory 18' 08 x 7' 10 with tiled floor. Electric fan heater.

Living Room 16' 09 x 11' 01 with oil fired Rayburn doing hot water with oak bressummer over. Quarry tiled floor. Beamed ceiling. Understairs cupboard.

Rear Porch

Living Room/Bedroom 4 16' 02 x 8' 02 with radiator.

Bathroom 8' 00 x 5' 08 with low level wc, pedestal wash hand basin. Radiator.

Separate wc with tiled floor and part tiled walls.

Hallway

Living Room 16' 09 x 9' 07 With Efel oil fired stove.

First Floor

Landing off which are the following;

Bedroom 1 16' 09 x 9' 07 with radiator. Fireplace (blocked up).

Bedroom 2 8' 04 x 6' 0 with radiator.

Bedroom 3 14' 03 max x 12' 06 with radiator.

End Room 15' 03 x 7' 07 with radiator. Built in wardobes

Shower Room 14' 06 x 3' 10 with shower cubicle. Wash hand basin. Radiator. Part tiled walls.

Outbuildings Adjoining the house is a store shed. Beyond this is a **Garage** of stone and corrugated construction measuring 17' 06" x 14' 09". Further lean-to **Garage** of block and profile sheet construction. Double bunded oil tank.

Barn of stone and corrugated construction with lean-to storage shed of block and corrugated construction. Adjoining **Former Dairy** with loft over. Lean to oil storage shed of stone and corrugated construction housing Grant oil fired boiler.

Open fronted **Dutch Barn**. **Former Silo**, now in use as machinery shed, of part block and corrugated construction. **Former Milking Parlour** of stone and slate construction. **Former Bulk Tank** shed of block and asbestos construction. **Former Stable** of stone and corrugated construction with loft over and adjoining **Carthouse** of stone and corrugated construction.

General Purpose Steel Frame Shed measuring approximately 105' x 50' with part shuttered walls and part vent air walls beneath fibre cement roof with sheep barriers and walk throughs together with feed bin. Further **General Purpose** shed of concrete frame construction with rendered block walls and asbestos roof measuring 90' x 30' plus two side lean-to cattle cubicle sheds being each 22' wide.

Services Mains electricity. Private water. Private drainage. Oil fired central heating.

Land The land extends to approximately 135 acres or thereabouts. As shown on the enclosed plan, the land lies in one block. The farm lies in its own valley with the pasture land being in good heart, mainly sloping up from the northern enclosures to the highest fields on the southern boundary.

In the 2024 SAF Land Declaration, the total land area was given as 54.74 hectares and the claimed area 41.58 hectares. The farm also benefits from hill rights.

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 A Public Footway 48/94/2 runs to the north of the farmyard. There is also a Green Lane on the edge of the farm. Details of these can be witnessed at time of viewing. 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.

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 Clee 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: llandoverly@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

