



Tyngarn, Myddfai, Llandovery,
Carmarthenshire, SA20 0PJ



- * 100 Acre Very Productive Livestock Farm *
- * Well Maintained 4 Bedroom House *
- * Extensive Range of Outbuildings *
- * Outstanding Views Over Myddfai Village & Prince Charles' Welsh Estate Beyond *
- * Grazing Rights for 514 Sheep *
- * Option To Purchase Extra 60 Acres *

PRICE ON APPLICATION

Description Tyngarn is a 100 acre livestock farm (with option to purchase extra 60 acres) situated on the outskirts of the village of Myddfai in a renowned farming area which lies towards the western periphery of the Brecon Beacons National Park. The house enjoys outstanding views over the village of Myddfai, beyond which lies Llwynyermwod the farm chosen by Prince Charles as the base for his visits to Wales. To the side of the farmhouse is an extensive range of outbuildings which form the basis of the farming enterprise. The majority of the land lies to the south of the farmstead either side of a minor county road.

The land in the Myddfai area is world renowned as a result of the Physicians of Myddfai who in the 14th Century produced a collection of herbal remedies which were made from only natural products grown in the Myddfai area. It has been claimed, with some justification, that the birth of modern medicine can be traced back to these Physicians of Myddfai. Myddfai benefits from a community hall and visitor centre. The market town of Llandovery lies within 4 miles with a range of shopping facilities, high street banks, cottage hospital and doctors surgery and educational facilities including the renowned Llandovery College.

The house accommodation which is double glazed comprises:

Entrance Porch

Kitchen 29 x 8' 7 (8.84m x 2.62m) with fitted kitchen having range of floor and eye level drawers and cupboards, stainless steel sink and drainer, Zanussi electric oven and 4 ring electric hob, plumbing for automatic washing machine, timber boarded ceiling, radiator, oil fired Rayburn providing hot water set in stone fireplace with bread oven.

Living Room 15' 8 x 13' 6 (4.78m x 4.11m) with feature stone fireplace with LPG coal effect fire set in hearth. Former bread oven. Radiator.

Hallway with radiator, understairs cupboard, staircase to first floor.

Reception Room 15' 10 x 10' 7 (4.83m x 3.23m) with Victorian fireplace having tiled surround with built-in part glazed cupboards to either side, radiator.

First Floor

Landing with radiator.

Bedroom 15' 10 x 10' 7 (4.83m x 3.23m) with radiator.

Bedroom 9' 4 x 6' 6 (2.84m x 1.98m) with radiator.

Bedroom 9' 2 x 13' 4 (2.79m x 4.06m) with radiator, built-in wardrobe.

Bedroom 16' 5 x 9' 7 (5m x 2.92m) with radiator, access hatch to boarded roof space.

Bathroom 12' 2 x 9' 7 (3.71m x 2.92m) having Heritage bathroom suite comprising low level wc, wash hand basin, bath with jacuzzi, separate double shower cubicle, tiled walls and tiled floor, airing cupboard with hot water tank, floor and eye level cupboards, recessed ceiling lights.

Externally The house is surrounded by its own garden which is laid principally to lawn with flower borders, lean-to garden shed of stone and slate construction with adjoining boiler room housing oil fired Grant boiler.

Separate kitchen garden with vegetable patch. To the side of the farmhouse is the extensive range of outbuildings comprising as follows:

Extensive range of outbuildings which are accessed from the main road by a concreted driveway. All outbuildings have concreted floors.

Lambing Shed measuring 90' x 32' being of steel framed construction with part block and part ventair walls and corrugated roof with lean-to of similar construction measuring 45' x 20'.

Traditional barn of stone and slate construction measuring 27' x 16' with adjoining stable measuring 18' x 15' 6 with loft over.

Garage of block and corrugated construction measuring 24' x 15'.

Former cowshed measuring 40' x 18' now in use as general workshop and being of stone construction with profile sheet roof.

French Barn measuring 40' x 20' with steel frame and corrugated roof with lean-to lambing shed measuring 45' x 14' of stone and corrugated construction.

Slurry Pit.

Lambing Shed measuring 78' x 16' being formally a cubicle shed of concrete frame construction with part block walls and part corrugated walls with corrugated roof and feed barrier.

Further lambing shed being of steel frame construction and measuring 84' x 26' 6 with part block/concrete/ventair/corrugated walls and corrugated roof.

Concrete pad for big bale storage.

Sheep handling system with concrete floor and capacity for up to 1000 sheep.

Further sheep pens on land to south of holding.

Land Extending in all to about 100 acres (with the option of purchasing extra 60 acres) being split by a minor county road being in very good heart throughout and being exceptionally well fenced and gated. The majority being in permanent pasture but with small areas of woodland, many of the enclosures being suitable for cutting for silage.

Grazing Rights We understand the land benefits from grazing rights for 514 sheep and followers & 5 ponies exerciseable over common land unit CL 15, CL 16 and CL 18.

Services Mains electricity, bore hole water supply, private drainage and oil fired central heating.

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

Planning Brecon Beacons National Park, Plasyffynnon, Cambrian Way, Brecon, Powys, LD3 7HP. Tel: 01874 624437.

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.

After Hours Barrie Stone 01550 760252 or Mick Gough 01550 720204.

Tenure Freehold.

Directions From Llandovery office proceed east on the A40 for about 200 yards and take the first right hand turn for Myddfai. Proceed over a hump back bridge and after about ½ mile take the first right hand turn, continue into the village of Myddfai, pass through the village and on exiting the village take the first left hand turn. Proceed for about ½ mile and on ascending the short hill the farmstead will be on the left hand side at OS Map Ref: SN775298.

VIEWING: CONTACT THE AGENTS: Llandovery Office

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Property Misdescriptions Act 1991

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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

