



Dugoedydd, Rhandirmwyn, Llandovery,  
Carmarthenshire, SA20 0UH





- \* 291 Acre Livestock Farm \*
- \* 5 Bedroom Grade II Listed Farmhouse In Need Of Upgrading \*
- \* 2 Ranges Of Traditional Outbuildings \*
- \* Located Within Its Own Valley \*
- \* Upper Towy Valley Location Bordering River Towy \*

GUIDE PRICE £1,400,000

**Description** Dugoedydd is a 291 acre livestock farm situated in the upper Towy Valley to the south of the village of Rhandirmwyn with the western boundaries fronting the River Towy. Recorded history of Dugoedydd Farm dates from about 1660 and for many years it was part of the Cawdor Estate. Dugoedydd also has religious significance in that it was the place where the first Methodist leaders met on 7<sup>th</sup> January 1742. The house is Grade II listed and is feature in Francis Jones 'Historic Homes Of Carmarthenshire'. An interesting feature of the house is a small room beneath the staircase which is understood to have been used as an office for collecting rents from farms on the estate.

The outbuildings lie to the side of the farmhouse and mainly comprise; a courtyard which is bounded on 2 sides by traditional stone and slate ranges with more modern outbuildings lying behind these.

The house accommodation comprises;

**Utility** 14' 6 x 10' 3 (4.42m x 3.12m) with Belfast sink, separate low level WC.

**Dining Room** 18' 7 x 15' 5 max (5.66m x 4.70m max) with open fireplace with Oak bressumer and former bread oven with solid fuel Rayburn supplying hot water.

**Rear Hallway**

**Kitchen** 19' 1 x 12' 2 (5.82m x 3.71m) with sink and drainer and a range of floor drawers and cupboards and shelving, triple aspect windows.

**Living Room** 14' 11 x 14' 3 (4.55m x 4.34m) with fireplace having solid fuel burner, dual aspect windows. Understairs office understood to be the rent collectors office for the estate which faces the entrance hall.

**Entrance Hall** with staircase to first floor.

**Drawing Room** 15' 6 x 14' 11 (4.72m x 4.55m).

**First Floor**

**Landing**

**Bedroom 1** 15' 4 x 14' 11 (4.67m x 4.55m).

**Bedroom 2** 10' 9 x 7' 10 (3.28m x 2.39m).

**Bedroom 3** 14' 11 x 10' 7 (4.55m x 3.23m).

**Landing** 19' 2 x 15' 8 (5.84m x 4.78m).

**Bedroom 4** 11' 8 x 10' 0 (3.56m x 3.05).

**Bathroom** With low level WC, bath, airing cupboard with hot water tank.

**Bedroom 5** 14' 7 x 10' 2 (4.45m x 3.10m).

**Outside** To the front of the house is a lawned area and to one side is an extensive garden area. To the other side of the house is a courtyard which principally comprises; **2 Stone and Slate Ranges** each measuring approximately 89' x 21' which form two sides of the courtyard and include **2 Coach Houses**.

There is also a **Former Dairy** and **Open Fronted Shed**. **4 Traditional Pig Sties** of stone and slate construction. **Hay Barn** of rudimentary construction. **Dutch Barn** of steel framed construction with part block walls and corrugated roof with side lean-to of block walls and profile roof in use as **Machinery Shed** and further lean-to **Cubicle Shed** of timber framed construction with cubicles for 24.

**Land** The most recent field declaration suggests a total acreage of the farm of 117.96 hectares (291.4 acres) of which 103.79 hectares has been claimed for the Basic Payment Scheme. As can be seen from the enclosed plan the farm lies in a compact block with the house and outbuildings situated towards the centre. The land to the south of the farmhouse and along the enclosures which run along the River Towy are mostly flat pasture land and lie at around 350 feet above sea level. The land to the east of the farmhouse rises to about 700 feet above sea level. Good access is provided to the farm via a Council maintained road which runs to the farmhouse.

It should also be noted that the farm includes one field extending to nearly 6 acres which lies on the opposite side of the River Towy and can not be accessed except by crossing the river. We are informed that no fertiliser has been applied to the farm since 2007.

**Services** Mains electricity, private water and drainage.

**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.

**After Hours** Mick Gough 07971 111096.

**Tenure** Freehold with vacant possession. There is a private right of way which runs through the land to access a property in third party ownership known as Dugoedydd Fach.

Fishing Rights on the western boundary are not included in the sale.

**Directions** From Llandovery continue north on the Upper Towy Valley road to Rhandirmwyn. After leaving Llandovery take the third left hand turn which is about 4 miles from Llandovery. Continue down this road for a few hundred yards and take the first right on a Council road (if you reach the bridge you have gone too far) continue down this Council road and Dugoedydd will be found at the end of the roadway.

**VIEWING: CONTACT THE AGENTS: Llandovery Office**

**Tel: 01550 720 440**

**E-Mail: [llandoverly@ctf-uk.com](mailto:llandoverly@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



