



Maesllan , Llandysul, SA44 5JE

Offers In The Region Of £1,450,000

Productive former dairy farm extending to 137.71 acres or thereabouts
Detached farmhouse offering an abundance of character features and 3/4 bedrooms
Extensive range of traditional and more modern farm buildings
Useful block of pastureland which is capable of early growth
Occupying a pleasant rural setting yet only 14 miles from the town of Carmarthen
EPC E. A quality livestock farm worthy of an early inspection

Situation

Specifically at OS Grid Reference: SN 3536 in the rural community of Penboyr in the county of Carmarthenshire. Enjoying a pleasant rural setting and accessed by a network of minor council roads within 2 miles west of the A484 Carmarthen (14 miles distant) to Cardigan (17 miles distant) roadway. Carmarthen is considered the administrative town for the county of Carmarthenshire and provides a comprehensive array of commercial, educational and recreational facilities together with excellent road and rail connections to the larger towns of south Wales. The M4 connection at Pont Abraham is only a 20 minute drive from the town of Carmarthen.

Directions

See location plan.

Description

A former dairy farm extending to 137.71 acres or thereabouts to include an extensive range of traditional and more modern farm buildings which are suitable for livestock production. The farmhouse comprises a detached two storey traditionally constructed residence offering an abundance of character features and residential appeal, providing well proportioned living accommodation and 3/4 bedrooms, being ideally suited for family occupation. Selective upgrading is now required to the residence which offers considerable potential and there is an excellent opportunity to re-develop the outhouse which is situated to the rear of the farmhouse. Situated within a belt of productive land the sale of Maesllan offers an excellent opportunity to acquire a quality livestock unit which offers extensive farm buildings in a pleasant rural setting. Maesllan is described in more detail (approx. dimensions only):

Ground Floor

Front Hallway

With stairs rising to the first floor and doors to:

Parlour 15'6" x 13'6" (4.72m x 4.11m)

Overlooking the fore with radiator and wash hand basin.

Living Room 16'4" x 16' (4.98m x 4.88m)

The focal point of the room being the inglenook fireplace with beam above and housing the wood burning stove, beamed ceiling, radiator and access to:

Conservatory 19' x 7'6" (5.79m x 2.29m)

Overlooking the front garden with flagstone floor and door to:

Wet Room 7'6" x 7' (2.29m x 2.13m)

Incorporating a pedestal wash hand basin, W.C., and an electric 'Mira' shower unit.

Kitchen 21'3" x 16'3" and 17' x 13' (6.48m x 4.95m and 5.18m x 3.96m)

Well proportioned affording a range of base and wall

mounted units with complimentary work surface above, incorporating a single stainless steel sink and drainer unit, valuable island unit with built in wine rack, tiled flooring and radiator. The focal point being the 'Stanley' oil fired range, space for an electric cooker, windows to the side, two 'Velux' windows and door to the rear entrance. Due to the layout of the kitchen, an area is currently utilised as a study but could be incorporated into a dining area.

Rear Entrance

With access to either side of the property, steps rise to the kitchen whilst access is also provided to:

Shower Room

With W.C., wash hand basin and 'Triton' shower, also housing the oil fired central heating boiler.

Out House 15' x 11'9" (4.57m x 3.58m)

With loft above 15' x 12' under a corrugated sheeted roof.

Storage Area 13' x 7' and 15' x 12' (3.96m x 2.13m and 4.57m x 3.66m)

Returning to the main house

First Floor

Landing

With doors leading to:

Bedroom 1 16'1" x 13'6" (4.90m x 4.11m)

Overlooking the fore with radiator.

Bedroom 4/Study 9'8" x 5'7" (2.95m x 1.70m)

Window to the fore and radiator.

Bedroom 2 16' x 12'3" (4.88m x 3.73m)

Overlooking the fore with radiator.

Bedroom 3 11'6" x 8'6" (3.51m x 2.59m)

With sloped ceiling and radiator.

Grounds

The level front garden is laid to lawn and incorporates a variety of established shrubs and is bordered to the roadside by a stone wall with ornamental garden gate.

Side Grounds

To the side lies a generous kitchen garden which includes numerous raised fruit and vegetable beds, polytunnel, glasshouse, timber garden shed and summer house. The gardens provide a very appealing setting and are ideally suited to any keen gardener or those looking for generous outside space.

Farm Buildings

An extensive range of farm buildings are located within the homestead combining both modern and traditional stone ranges from the 18th/19th century, former stables with loft above, former cowshed (68' x 38', solar panels to the roof structure) which have considerable conversion appeal. Other traditional farm buildings include a workshop,

generator shed grain store etc.

The more modern agricultural farm buildings were previously used for dairy production and comprise a number of steel and block cubicle housing, various barns, former dairy and parlour pit, two open silage clamps, farm yard manure store and above ground slurry store. To the side of the dairy lies an open fronted steel framed building (88' x 39').

Traditional Farm Buildings

Farm Buildings

Opposite the homestead, lies a modern steel framed building (80' x 39') with hardcore floor and used for the storage of machinery, but could be adapted and used for livestock production is required.

Land

In total to the farm extends to some 137.71 acres or thereabouts which includes the homestead and is mainly laid to pasture with the exception of 20.1 acres or thereabouts of steeper woodland and tracks.

Divided by a minor council maintained roadway the land is mainly level to gently sloping being well fenced and straddling the 170m contour with the steeper slopes positioned along the west boundary. Capable of excellent productivity the land offers a very good grazing or cropping platform and there is a piped water system to a number of field troughs sourced from the mains supply.

Within the land stands the remains of a Motte and Bailey castle.

Services

We understand the property has the benefit of mains electricity and water together with a private drainage system. Oil fired central heating system.

Tenure: Freehold with vacant possession upon completion (legal advisor to confirm).

Local Authority: Carmarthenshire County Council, County Hall, Carmarthen

Property Classification: Band E (online enquiry only)

Entitlements: Units to be transferred with the sale of the property

Public Rights of Way: Please note that a footpath crosses the farm but is away from the residence. Being situated around the slurry store and follows the track.

General Remarks

An excellent opportunity to acquire a productive livestock farm which offers a traditional farmhouse, range of traditional outbuildings which no doubt offer conversion

potential subject to consent together with a range of more modern farm buildings which are ideally suited for livestock production. A versatile former dairy unit situated in a productive grass growing area suitable as a standalone unit or the farm would superbly compliment an existing farming business. An early inspection is strongly advisable.

Broadband Availability

According to the Ofcom website, this property has both standard and ultrafast broadband available, with speeds up to Standard 1.0 Mbps upload and 7 Mbps download and Ultrafast 220 Mbps upload and 1000 Mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Mobile Phone Coverage

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice - No & Data - No

Three Voice - No & Data - No

O2 Voice - Likely & Data - Likely

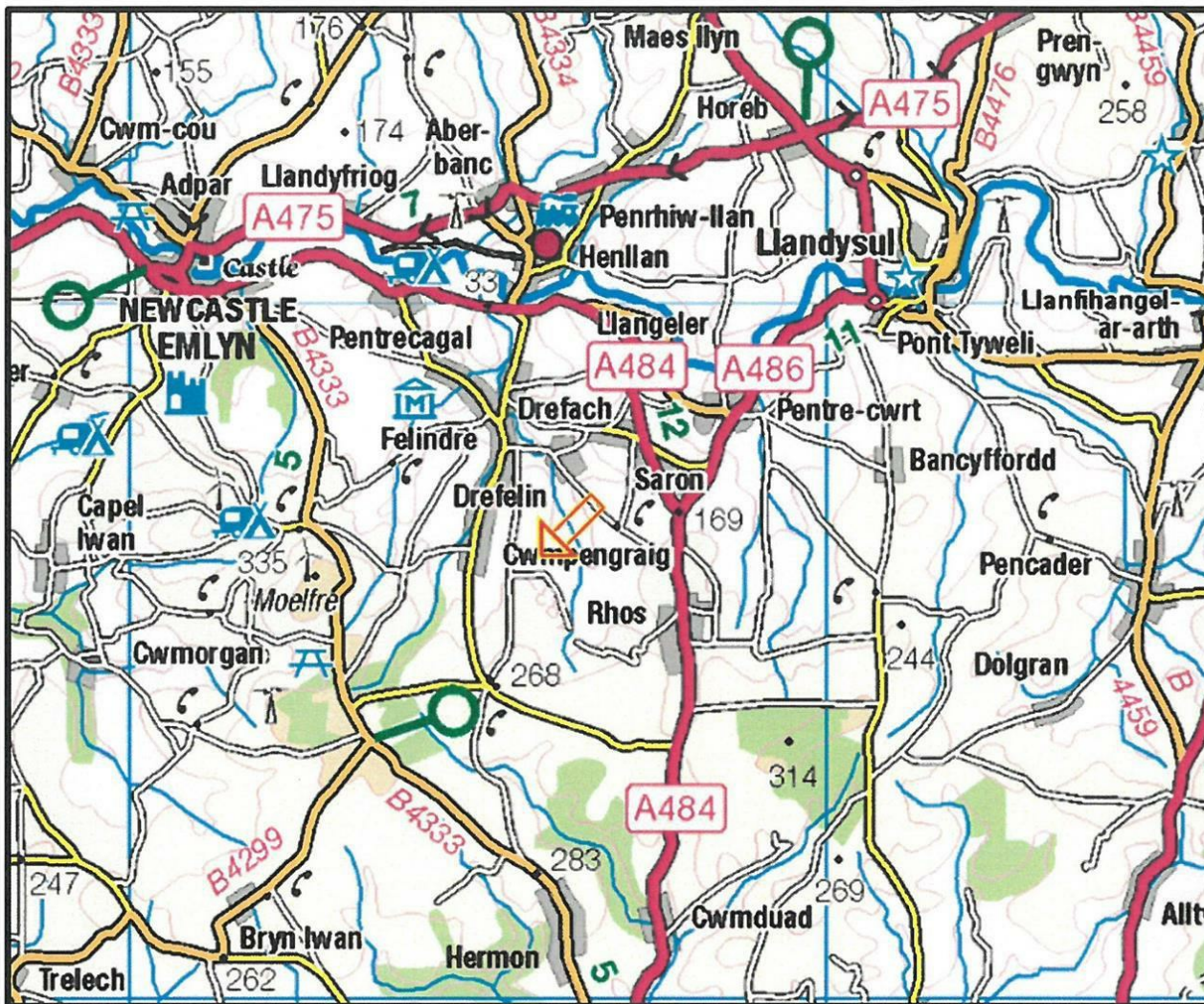
Vodafone. Voice - Likely & Data - Likely

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

General Remarks

An excellent opportunity to purchase a quality stock farm which offers extensive farm buildings in a very productive grass growing area. Equally suited as a stand alone or second unit. The substantial farmhouse offers an abundance of character features and considerable potential to create a lovely family home. To fully appreciate the quality of this farm an early inspection is highly recommended.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

5 High Street, Cardigan,
Ceredigion, SA43 1HJ
T: 01239 612 343
E: cardigan@jjmorris.com

21 West Street, Fishguard
Pembrokeshire, SA65 9AL
T: 01348 873 836
E: fishguard@jjmorris.com

4 Picton Place, Haverfordwest
Pembrokeshire, SA61 2LX
T: 01437 760 440
E: haverfordwest@jjmorris.com

Hill House, Narberth,
Pembrokeshire, SA67 7AR
T: 01834 860 260
E: narberth@jjmorris.com