



The Grove Llangynin, St. Clears, Llangynin, St. Clears, SA33 4AZ

**£1,400,000**

- \* Conveniently located 100 acre farm.
- \* Substantial residence.
- \* Level and productive land.

## SITUATION

The Grove occupies a most convenient location a couple of miles west of the small town of St Clears and within a mile or so of the A40, which is one of the principal access routes into the coastal county of Pembrokeshire.

St Clears benefits from a range of local services that cater for most everyday requirements, with the county town of Carmarthen, being some 10 miles or so distant and reached via a dual carriage way. There is a further dual carriage way that ultimately links to the M4 and Carmarthen benefits from an extensive range of services and facilities being the principal administrative centre for the area.

Agriculturally, livestock and dairy farming are the predominant land uses in this locality with land being renowned as being a highly productive parcel of inherently fertile and early land.

## DESCRIPTION

The Grove comprises a 100 acre farm including a substantial residence and is approached off a council maintained roadway by virtue of a private farm lane, which opens into a parking area to the side of the residence that is suitable for numerous vehicles.

The residence is traditionally constructed and provides extensive accommodation that does not now require some further upgrading in order to realise its potential, but nevertheless is a well proportioned residence that perhaps could be reconfigured to provide accommodation for 2 generations of the same family.

## ACCOMMODATION

### Ground Floor

#### Entrance Porch

with a stained glass door set within a timber door opens into.

#### Entrance Hall

With mosaic tile floor and stair rising to the First Floor.

#### Sitting Room 13'7" x 13'5" (4.15m x 4.10m )

having an Oak block floor and a focal point of a fireplace, wall lights and radiator. There is a bay window to the fore and the ceiling is coved with an ornate light surround.

#### Dining Room 13'9" x 13'2" (4.20m x 4.03m )

Having a bay window to the fore, fireplace, radiator, door to the inner hallway and with coving and a cornice

#### Sitting Room 20'4" x 14'2" (6.20m x 4.33m)



With radiator, double aspect window, a focal point of a stone fireplace with an inset Calor gas fired stove on a slate hearth and TV shelving to the side, wall lights.

#### Kitchen/Dining Room 26'0" x 15'8" (7.95m x 4.80m )



Having a tiled floor. There are windows to the rear and a sliding patio door opening into the side garden and the fitted units include a breakfast bar which divides the Kitchen from the Dining area. The kitchen is well equipped with a range of fitted base units together with further storage in matching wall mounted units and incorporate a stainless steel one and a half bowl single drainer sink unit together with an oil fired AGA and larder cupboard.

#### Utility Room 11'5" x 10'2" (3.50m x 3.10m )

With a range of fitted base and wall mounted cupboards, tiled floor, plumbing for automatic washing machine, sink unit, oil fired boiler, part tiled walls and larder cupboard.

#### Shower Room

With tiled floor, WC, shower cubicle, wash hand basin and radiator.

#### Side Entrance Hall

With tile floor, cloaks cupboard and door opening into a :

#### Side Porch

Which has a quarry tile floor, uPVC double glazed door to the side and a boot room with a Belfast sink, store cupboards and tongue and groove clad ceiling.

#### Office 10'9" x 11'10" (3.30m x 3.62m )

With fitted wall cupboards and radiator.

## First Floor

### Landing

With window to the fore.

### Bedroom 1 13'9" x 14'5" (4.2m x 4.4m )

With fitted wardrobes and dressing table, bay window to the fore and radiator.

### Bedroom 2 13'7" x 14'1" (4.15m x 4.30m )

With timber floor, bay window to the fore and radiator.

### Bedroom 3 12'9" x 15'5" (3.90m x 4.72 )

With window to the rear and radiator.

### Bathroom

With radiator, part tiled walls and corner bath with shower attachment, WC, bidet and vanity wash hand basin.

### Bedroom 4 11'10" x 15'1" (3.61m x 4.6m)

With window to the rear, radiator and built in wardrobes.

### Bedroom 5 10'2" x 20'0" (3.10m x 6.10m)

With two windows to the fore and radiator.

### Bathroom

With tiled walls and suite comprising bath, WC and wash hand basin together with towel rail style heater.

### Bedroom 6 12'1" x 15'2" (3.70m x 4.63m )

With radiator and window to the side.

## EXTERNALLY

The residence stands within its own grounds that include an orchard and lawned areas. There is a small range of buildings that are now principally used for storage and are constructed of stone walls under a slate roof that has some conversion potential, subject to planning consent.

## The Land



The Land extends to 100 acres or thereabouts as shown on the plan attached for identification purposes only.

The land is all predominantly level or gently sloping pasture land in good heart within good sized, easily worked enclosures, that are reasonably well fenced and gated. The Land is ideally suited for grazing and cropping, being located within a belt of highly productive, early land, with natural hedgerows providing a degree of shelter.

## SCHEDULE OF AREAS

PARCEL	ACREAGE
SN2518 4512	11.30
SN2518 6305	7.55
SN2517 5089	7.31
SN2517 6582	6.33
SN2517 8197	12.24
SN2517 8182	8.73
SN2517 8769	11.37
SN2517 6258	11.18
SN2517 4450	6.99
SN2517 3138	5.21
SN2517 3151	4.83
SN2517 1851	2.02
SN2517 0253	0.55
HOUSE AND LANE	1.67
<b>TOTAL</b>	<b>97.28</b>

## SERVICES

Private water is connected. There is oil fired central heating to the residence together with mains electricity and a private drainage system.

## TENURE

Freehold with vacant possession upon completion.

N.B. No Basic Payment is included in the sale.

## LOCAL AUTHORITY

Carmarthenshire County Council, County Hall, Castle Hill, Carmarthen, SA31 1JP.

## GENERAL REMARKS

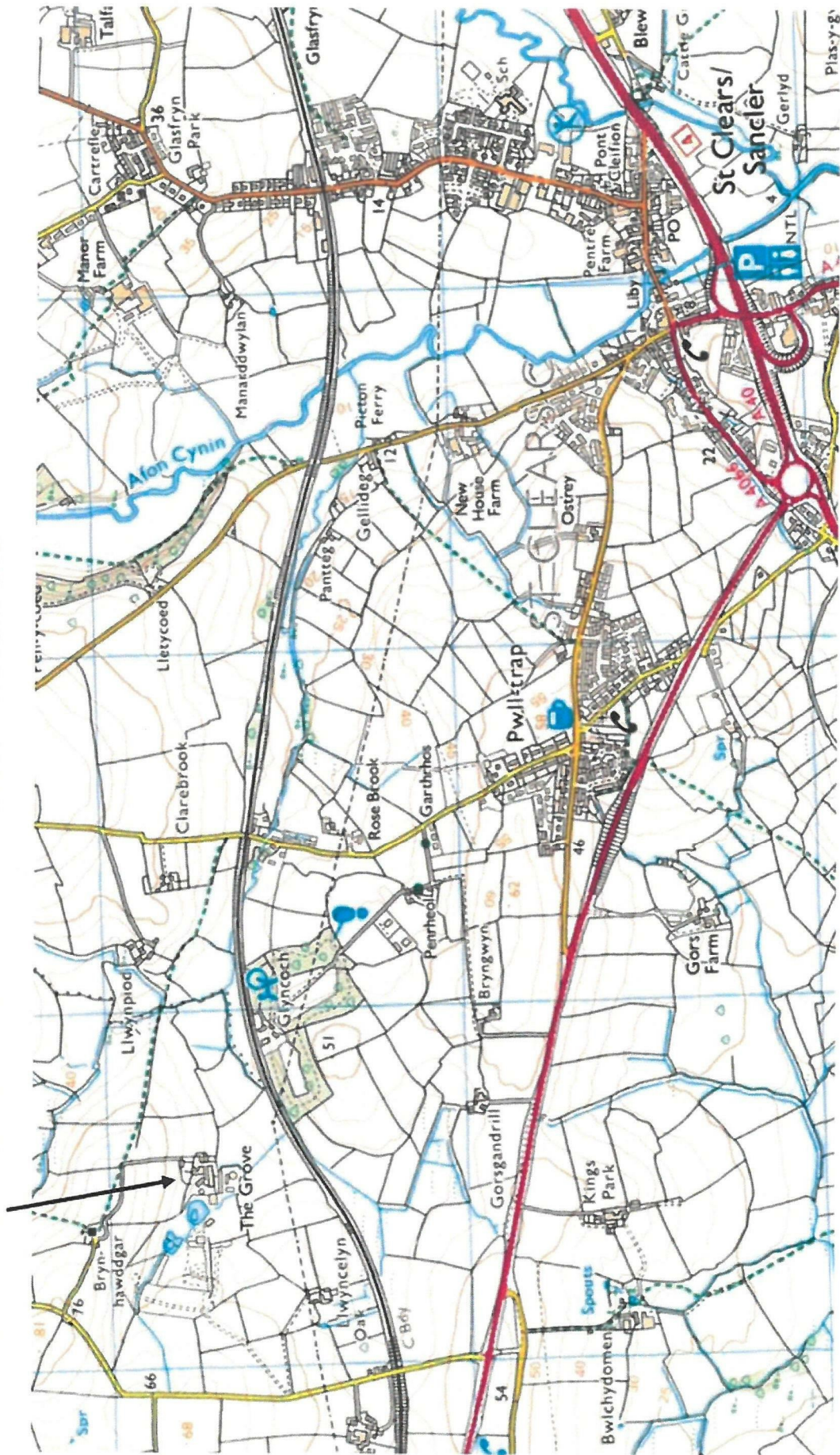
The sale of The Grove offers the opportunity to acquire a conveniently located farm with a substantial residence, that could be reconfigured to provide accommodation suitable for two generations of the same family. The farm lies within easy reach of the A40, a few miles west of the small town of St. Clears, within a belt of highly regarded early land, ideally suited for livestock or cropping.

The Farm is being offered for sale a whole but offers on suitable lots maybe considered.

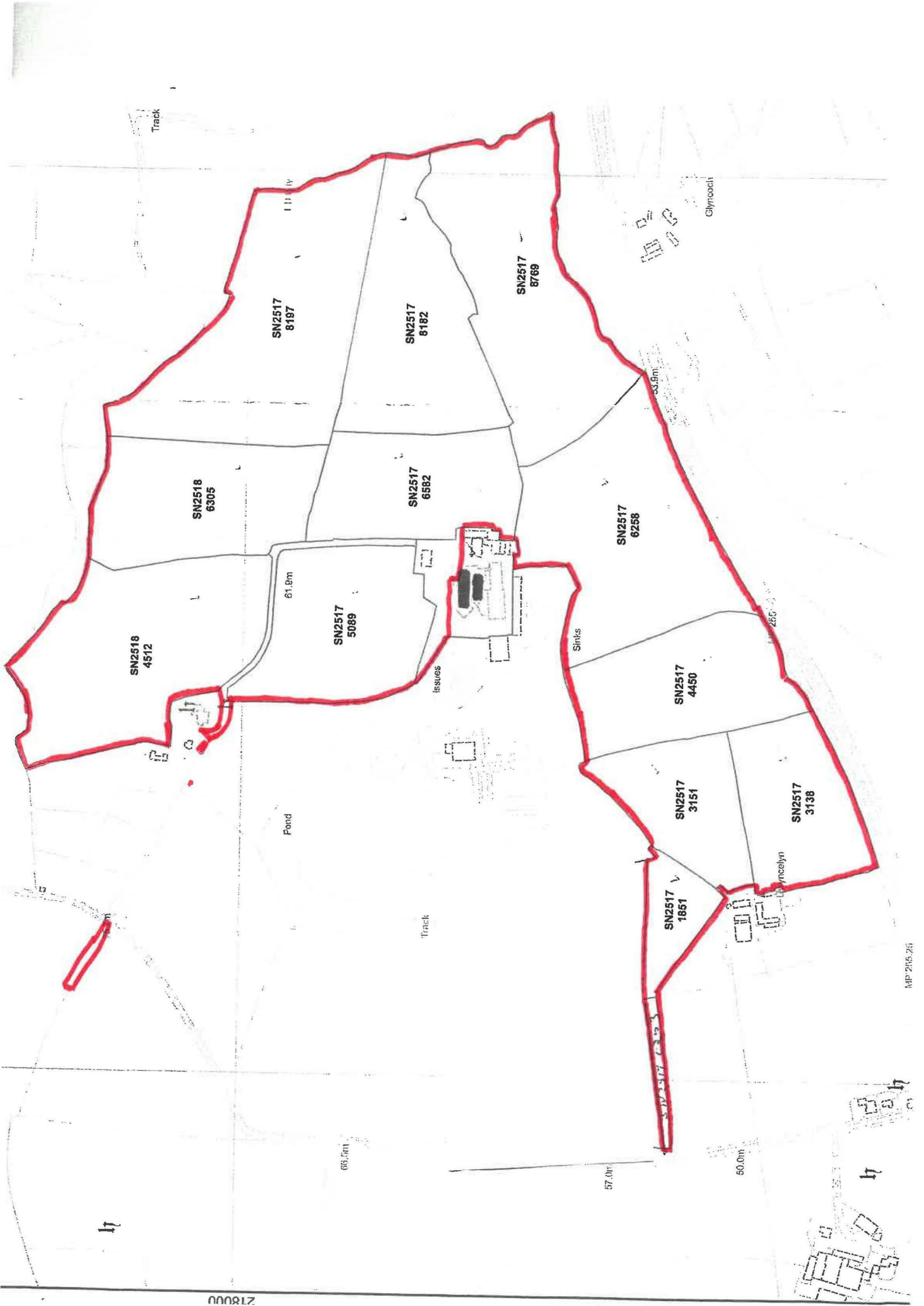
Viewing is highly recommended.



LOCATION OF THE GROVE, LLANGYNNIN – FOR IDENTIFICATION PURPOSES ONLY



Plan of the Land - For Identification Purposes Only

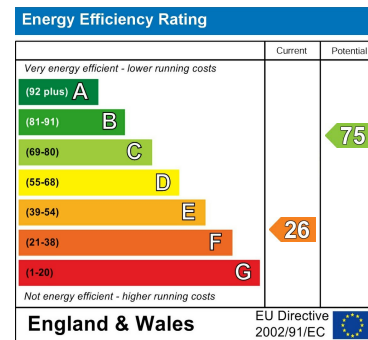


# Floor Plan

## Area Map



## Energy Efficiency Graph



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