



Rhos Farm , Clunderwen, SA66 7XG

**Offers In Excess Of £850,000**

\*Livestock Farm extending to 90 acres or thereabouts

\* Within 1/2 mile of A478 Narberth to Cardigan roadway, Approx. 1 mile from Glandy Cross

\*Character Farmhouse with flexible accommodation with the potential as a main residence and annex

\*Range of Buildings with potential for a variety of uses subject to planning

\*Productive Parcel of Land. Viewings by Prior Appointment



### Situation

Rhos Farm is situated on the periphery of the village of Efailwen, which is located on the borders of the counties of Carmarthenshire and Pembrokeshire.

Efailwen lies on the A478 - Tenby to Cardigan roadway and has the benefit of a Primary School, together with a Petrol Station and Convenience Store being located within the nearby settlement of Glandy Cross. Further facilities, including a Comprehensive School, are available in the larger village of Crymych which lies some three miles or so to the north with the larger towns of Cardigan, Whitland and Narberth also being within easy reach. The administrative towns of Carmarthen and Haverfordwest, being the county towns of Carmarthenshire and Pembrokeshire respectively also lie within easy car driving distance and benefit from further amenities.

### Directions

From our Narberth Office, Travel north on the A478 and upon reaching the village of Efailwen, turn right towards the school and within quarter of a mile or so turn right again. Follow this road for half a mile or so and then bear right and the entrance to Rhos Farm will then be seen on the right.

### Description

Rhos Farm is a livestock farm, extending to 90 acres or thereabouts in total including a spacious residence and a useful range of buildings. It was, like many farms in this area a dairy farm, but in recent years, has been farmed as a livestock unit.

The property is approached from the council maintained roadway via a private access lane which leads to the residence and buildings. The farmhouse provides spacious accommodation that we feel capable of division to self contained areas for two generations of the same family or for letting, but the buildings have the potential for a variety of uses.

### Accommodation

#### The Farmhouse

The farmhouse comprises a detached, traditionally constructed residence of solid stone walls with part rendered elevations, all under a slate roof. The walls incorporate uPVC double glazed windows and doors and offers the following accommodation which could be restyled to form a principal residence together with annexe style accommodation in required. The accommodation includes:- uPVC double glazed French doors open into:

#### Kitchen 14'0" x 18'0" ( 4.29m x 5.51m)



with tiled floor, beam ceiling, well equipped with a range of fitted base units with work surfaces over and further storage in matching wall mounted units, stainless steel single drainer, part tiled walls, plumbing for dishwasher, electric cooker with extractor hood, oil fired rayburn (which is currently not working.). Set of stairs rising to the First Floor.

#### Reception Room 1 14'0" x 16'6" ( 4.29m x 5.03m)



with radiator, feature stone walls with wood burner in timber surround, slate floor, beamed and clad ceiling, recess cupboard, china cupboard.

#### Entrance Hall

uPVC door to the fore, slate floor, radiator, stairs, under stairs storage cupboard, open beamed and clad ceiling.

#### Reception Room 2 12'9" x 13'10" (3.89m x 4.22m)

with radiator, cast iron fireplace, sink and cupboard.

#### Rear Porch

with radiator, part tiled walls and uPVC door to the rear.

### Utility Room 14'2" x 11'3" ( 4.34m x 3.43m )

with open beamed ceiling, stainless steel sink unit, plumbing for automatic washing machine and radiator.

### Inner Hallway

with radiator.

### Shower Room

with tiled floor, shower, WC and wash basin

### Office 16'9" x 11'1" ( 5.11m x 3.38m)

with radiator, tiled floor and open beamed ceiling.

### First Floor

### Rear Landing

with radiator.

### Bedroom 1 15'10" x 11'3" ( 4.85m x 3.43m)

to the rear with double aspect windows, radiator

### Bathroom

with radiator, three pieced with shower attachment over the bath

### Landing

with radiator, uPVC window to the fore.

### Bedroom 2 14'0" x 12'9" (4.29m x 3.89m)

with uPVC windows to the fore, recess shelves, beamed effect ceiling.

### Bedroom 3 16'7" x 14'0" ( 5.08m x 4.27m)

with beamed ceiling, timber floor, radiator, inset fireplace and connecting door to:-

### Bedroom 4 14'6" x 14'11" (4.44m x 4.55m)

with uPVC window to the fore, airing cupboard and built in wardrobe, radiator, tongue and groove ceiling. Second staircase leading to the kitchen.

### Externally

The Residence stands within its own domestic grounds that includes plenty of space for car parking and are within easy reach of the farm buildings.

### The Buildings



To the side of the farmhouse and currently used for storage is a traditionally constructed outbuilding of stone and block walls under a corrugated asbestos roof. There is a further stone small building adjoining the farmstead.

The traditionally constructed buildings may well have conversion potential subject of course to any necessary planning consents being obtained.

The farm buildings are typical of a progressive farmstead development, with the majority of the livestock buildings and feeding yards being on concrete. As the majority of the buildings are steel portal framed we feel they are readily adaptable to a variety of other uses subject of course to any necessary planning consents being obtained.

### The Land



The land extends to 90 acres or thereabouts as per the plan attached. The land is predominantly level or gently sloping being divided into useful sized enclosures within well defined stock proof hedgerows that are internally fenced. There is access to water at several locations. The land is typical of the area including permanent pastures and

conservation areas etc., and is ideally suited for equestrian or smallholding use.

### Services

Private water and electricity. Private drainage. The property benefits from full central heating via an air source heat pump and is uPVC double glazed.

### Tenure

Freehold with vacant possession. There are public footpaths crossing the holding. No basic payments are included in the sale.

### Local Authority

Carmarthenshire County Council, County Hall, Carmarthen, Carmarthenshire SA31 1JP. Tel: 01267 234567.

### General Remarks

Rhos Farm is a conveniently located livestock farm that includes a substantial character residence that we feel has the potential for occupation of two generations of the same family. The accommodation is deceptively spacious and the property benefits from traditional outbuildings that may well have conversion potential together with an extensive range of farm buildings that with a little imagination could be adapted to a variety of other uses perhaps even commercial use subject of course to the necessary planning consents being obtained.

The land is a productive parcel of land ideally suited for grazing and cropping. This is a property that does now require some upgrading to realise its full potential, but is realistically priced and viewing is highly recommended.



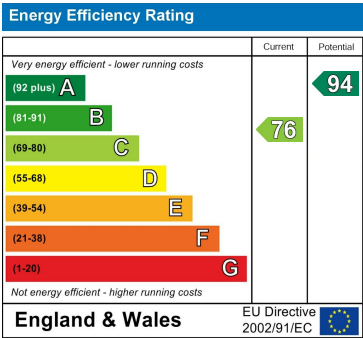
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Rhos Farm, Efailwen  
For Identification Purposes Only

# SCHEDULE OF AREAS

Field no:	Acres:
Pt. 1474	3.10 est.
0003	7.76
0012	12.03
0028	9.65
0047	6.42
6224	9.00 est.
7600	11.26
0086	6.82
0073	2.47
0368	0.14
0067	1.95
8882	4.82
7974	7.24
7484	0.66
6000	4.03
5715	0.69
5219	2.92
TOTAL	90.96 acres (36.82 hectares) or thereabouts estimated.

