



**The Cowshed Penback Farm, Whitland, SA34 0NG**

**Offers Over £270,000**

Detached converted barn in a rural location

A mile or so from town facilities

Change of use granted for a holiday letting unit

Currently run as 'The Cowshed', an ice cream parlour and pizzeria

Forming part of Penback Farm (not a private location)

## Situation

The small market town of Whitland has a range of shops including butchers, ironmongers, builders merchants, grocery supermarket, hairdressers, restaurant, cafe, pubs, comprehensive and junior schools and busy railway station.

The town lies on the main A40 which provides excellent accessibility to the larger town of Carmarthen and the M4 connection at Pont Abraham. Just 15 minutes drive away is Narberth a popular town with its range of interesting shops, galleries and amenities. Carmarthen is considered to be the administrative town of the county and is a 20 minute drive away and has a wide range of commercial, educational and recreational facilities.

Whitland is a short drive from the coast at Pendine, Amroth and Wisemans Bridge, whilst to the north are the Preseli Mountains.

## Directions

From Whitland, proceed along Station Road (signposted Tavernspite), crossing the railway track heading for Trevaughan and the entrance to the outbuilding will be seen on the right hand side in a mile or so, signposted 'Cowpots'.

## Description 56'2" x 16'2" (17.12m x 4.93m)

A converted barn of traditional stone construction under a zinc roof currently benefitting from change of use to a letting unit. At present the outbuilding is used as 'The Cowshed' pizzeria and ice cream parlour and includes a kitchen area (15' x 7'10"), the ice cream parlour which also includes the wood fired pizza oven and steps lead to a further seating area with access to the lawned garden.

## Conditions of the planning permission

The work must be commenced before the expiration of 5 years from the date of the permission.

The development shall be carried out strictly in accordance with the schedule of plans and documents.

The development shall be occupied as holiday accommodation only and shall not be occupied as a person's sole or main place of residence or by any persons exceeding a period of 28 days in any calendar year. An up to date register must be kept and made available for inspection by the local planning authority upon request.

## Services

We understand that mains water and electricity are connected. No sewerage connection. Legal adviser to confirm.

Access: A right of way will be granted across the farm lane which will remain in third party ownership.

No parking area to the fore will be granted.

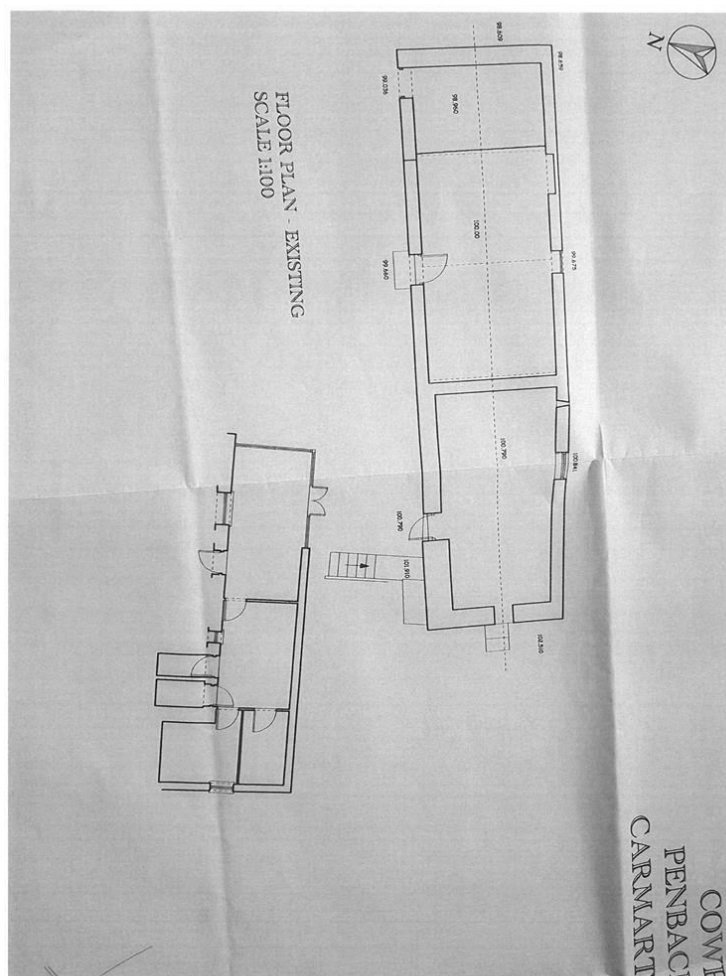
## Tenure

Freehold with vacant possession upon completion.

## Local Authority

Carmarthenshire County Council.


## 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 |   |   |           |
| <b>England &amp; Wales</b>                  |   | 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.

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