



## Carnary Farm , Whitland, SA34 0RB

**Offers In The Region Of £1,200,000**

A traditional Pembrokeshire farmhouse and outbuildings, set in approximately 82 acres altogether, situated privately down a small minor road within a beautiful rural location just outside the village of Lampeter Velfrey, only a couple of miles from Whitland town and 4 miles from Narberth town. The house is of an excellent size and provides 4 double bedrooms with generous living accommodation which boasts delightful features typical of an old farm house. There is an old stone building adjoining the house which has excellent scope for use as an Annex or extra accommodation (subject to any necessary consents) and might suit a family with an elderly relative etc. There are a good array of mixed traditional and more modern farm outbuildings, some with potential to convert (stp) being ideal for general purpose farming or could be adapted for equestrian uses. The land is of excellent quality, being level to gently sloping, is fenced and has good gated access. This is a wonderful lifestyle opportunity not to be missed.



### Situation

The property is privately situated, being all on its own, at the end of a small minor council road just outside the village of Lampeter Velfrey. The village is found on the eastern border of Pembrokeshire, within an area of highly regarded and productive agricultural land. The property is within easy driving distance of the main A40 road which links to the M4 and is some 4 miles or so from the town of Narberth and 2 miles or so from Whitland. Between them they offer a good range of local services and facilities that cater for most everyday requirements including doctors' surgeries, primary schooling. In addition, there is a comprehensive school in Whitland and a train station in both towns. Further afield lie the market towns of Haverfordwest and Carmarthen which provide a greater range of amenities including supermarkets, shopping centres, hospitals etc. Also within easy reach is the superb scenery of the renowned Pembrokeshire coastline being approximately 6 miles to the nearest beach.

### Accommodation

Double glazed front door opens to:

### Entrance Porch

Door opens to:

### Lounge/Diner



Double glazed windows to front, fireplace housing a wood burning stove, radiators. Door opens to:

### Inner Hall

Stairs rise to first floor, doors open to:

### Dining Room



fireplace housing an oil fired stove, external double glazed sliding patio doors, built in storage cupboard, radiator.

## Kitchen



Fitted with a range of wall and base storage units, worktops over, single drainer sink, eye level double oven, gas hob, pull out extractor hood, tiled splash backs, integrated dish washer, double glazed window to rear, tiled floor, built in pantry cupboard, radiator, door to:

## Utility

Tiled floor, external door to side, double glazed window to side, plumbing for washing machine, door to:

## Wash Room



Tiled floor, pedestal wash hand basin, part tiled walls, frosted double glazed window, radiator, door to:

## Shower Room

Comprising a shower cubical, W.C, tiled floor, radiator, double glazed window to side.

## First Floor Landing

Double glazed window to rear, access to loft, doors to:

## Bedroom 1



Double glazed window to rear, radiator, fitted wardrobes and cupboards.

## Bedroom 2



Double glazed window to rear, radiator.



### Bedroom 3



Double glazed window to front, airing cupboard housing a hot water cylinder, radiator.

### Bedroom 4



Double glazed window to front, fitted wardrobes, radiator.

### Bathroom



Comprising a bath, W.C, pedestal wash hand basin, tiled walls, radiator, frosted double glazed window to front.

### Adjoining Buildings



### Workshed

Power and lighting connected. With conversion potential subject to planning.

### Possible Annex

This building adjoins the workshop, and is accessed independently. It has been used as overflow accommodation in the past. There is excellent potential here for use as an annex subject to consent/building regulations etc. The services to this building are currently redundant.

### Externally

The property is accessed from its own private entrance, which leads from a minor council maintained no-through road. The entrance leads onto a yard which provides ample parking and turning space. From this yard access continues onto the outbuildings. The buildings comprise:

## Range Of Outbuildings

To include:

Traditional stone buildings

Steel framed cattle shed

Multipurpose sheds

Garage

Silage clamp

Cow Kennels

Yard

2 x stables within separate shed

Isolation pen and box

Sheep shed

Lean-to hay shed

## The Land



The land itself amounts to approximately 82 acres or thereabouts. A plan of the land is available from our office.

## Utilities & Services

Heating Source: Oil

Electric: Mains and Solar Panels

Water: Mains

Drainage: Private

Local Authority: Carmarthenshire County Council

Council Tax: Band D

Tenure: Freehold and available with vacant possession upon completion.

## Directions

From Narberth town centre, take the B4314 road and turn left signposted the Crematorium. Proceed on this road passing through Llan Mill and onto Lampeter Velfrey. Travel through the village, passed the trout fishery and on for a short distance until reaching the right hand turning for the property, identified by our JJMorris for sale sign. Turn up this minor road and the property is found at the end of the road.

What Three Words: [///outbid.canny.thread](https://outbid.canny.thread)

## Broadband Availability

According to the Ofcom website, this property has standard broadband available, with speeds up to Standard 1mbps upload and 6mbps 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 - Limited & Data - Limited

Three Voice - Limited & Data - Limited

O2 Voice - Limited & Data - Limited

Vodafone. Voice - None & Data - None

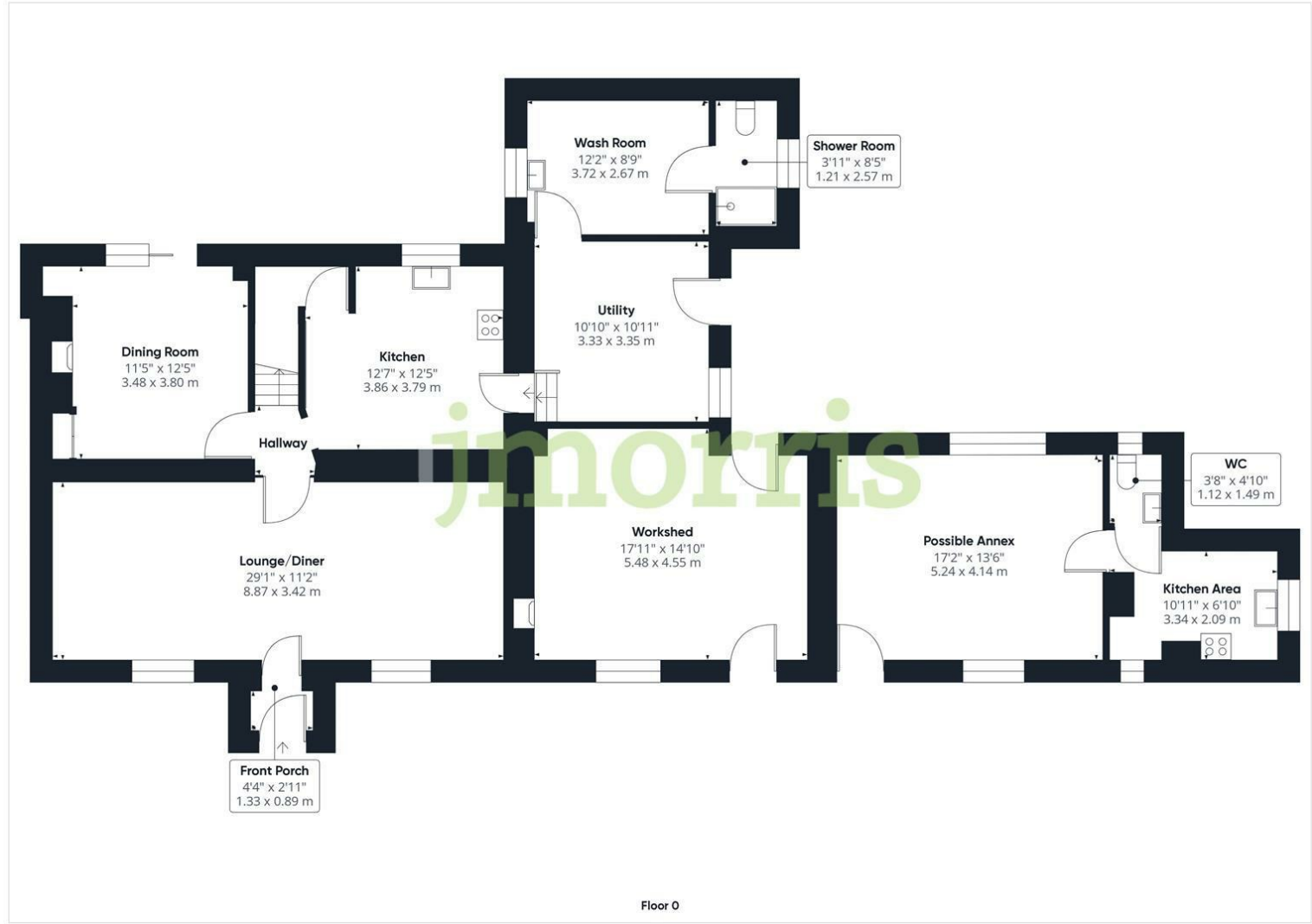
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their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

## Anti Money Laundering & Ability To Purchase

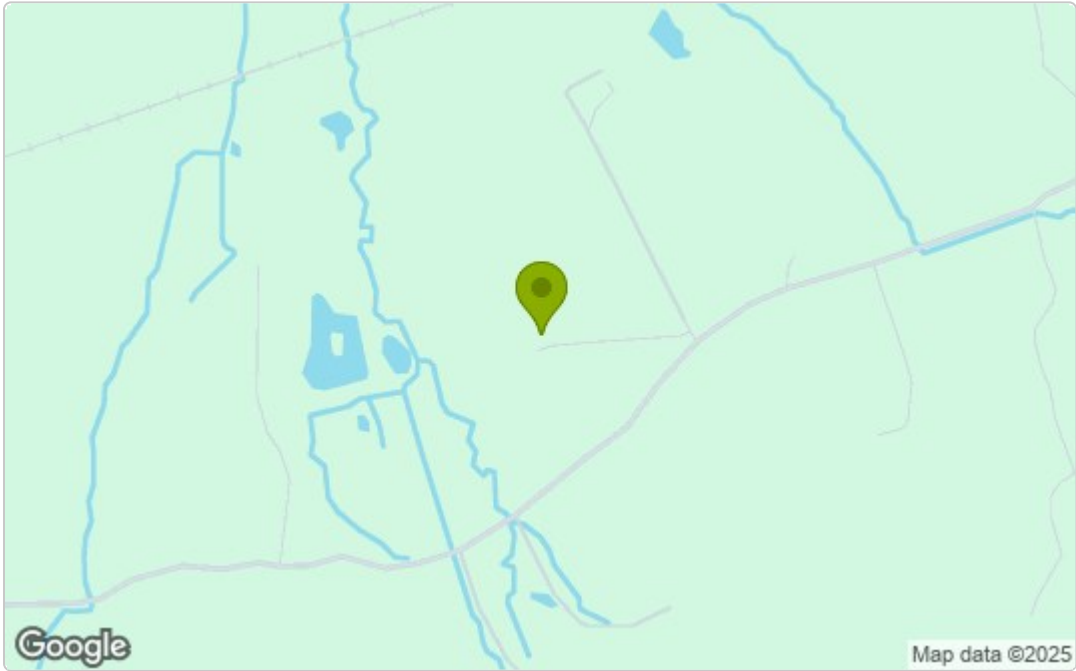
Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

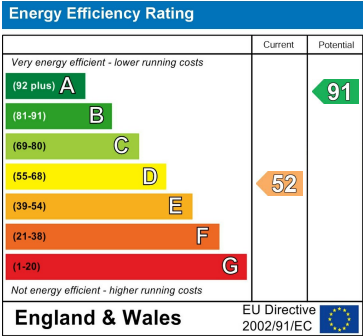
Floor Plan



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.

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