



Glancorran Farm, Horse Pool Road, Laugharne, SA33 4QL

Offers In The Region Of £775,000

A truly remarkable equine/smallholding, situated in a glorious country setting at the end of a private track, within just 1 mile from the sought after coastal town of Laugharne. The holding comprises 2 x large residential dwellings, a detached 5 bedroom house and a detached 3 bedroom bungalow (barn conversion). Both dwellings offer very spacious accommodation with multiple bathrooms and en-suites, ideal for a large family/2 x families/ multi-generational living or to be used as a guest house/B&B/letting enterprise (subject to any necessary consents). The property offers excellent equine facilities with 10 x loose boxes within an American style stable block, sand school/exercise arena, large yard and approximately 11 acres of adjoining land. There is also a further outbuilding/old diary which has planning permission to be converted into a further cottage as well. Viewing is essential to appreciate this life-style property as a whole and to see the scope and potential on offer.

Situation

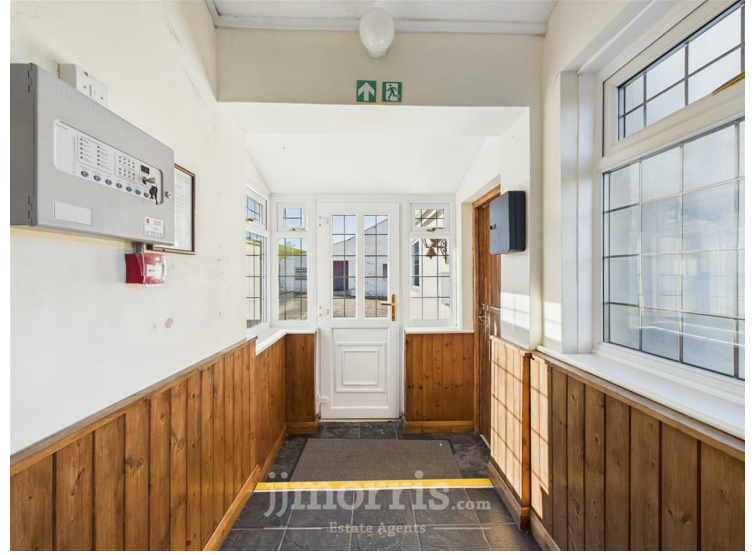
The property is situated in a wonderful private and rural setting, being found at the end of a long gated private track with no immediate neighbouring properties. If you are looking for peace and quiet within a beautiful rolling countryside location, this is for you. The sought after small scenic town of Laugharne, which lies on the western shoreline of the Taf/Towy estuary and is renowned for its association with the author Dylan Thomas, is within just 1 mile distance and benefits from a good range of local services. Some 4-5 miles or so south is the small town of St. Clears, which lies just off the A40 dual carriageway and some 10 miles or so west of the larger town of Carmarthen which benefits from a wide range of facilities and amenities. In recent years this area has become increasingly popular as a year round holiday destination being readily accessible with an excellent road link to the M4 corridor to the east and within easy reach of the renowned Pembrokeshire coastline and Pembrokeshire Coast National Park to the west.

Main House Accommodation



From the main yard parking area, a double glazed door opens into:

Entrance Porch



Double glazed windows, tiled flooring, radiator, doors open to:

Utility



Tiled flooring, fitted wall and base storage cupboards, worktops, sink, plumbing for washing machine and space for further white goods, double glazed window, radiator, Worcester oil fired boiler serving the domestic hot water and central heating.

Bathroom



Comprising a bath with whirlpool jets, shower cubical, pedestal wash hand basin, W.C, frosted double glazed window, karndean flooring, radiator, part tiled walls.

Kitchen/Diner



Fitted with wall and base storage cupboards, granite worktops, Belfast sink, integrated dish washer, range cooker with extractor over, under stairs pantry, karndean flooring, double glazed windows, decorative beams, radiator, space for table and chairs. Door opens to:

Lounge



Fireplace housing a wood burning stove, double glazed window, karndean flooring, door to inner hallway and double doors open through to the living room.

Inner Hallway

Double glazed external door, radiator, stairs rise up to first floor.

Living Room



With double glazed windows and external French doors opening out to a private garden, karndeian flooring, radiators, door to:

Porch

Double glazed external door, radiator, karndeian flooring, door to:

Bedroom 1



Double glazed windows, radiators, karndeian flooring, door to:

En-Suite



Wet room style showering area, pedestal wash hand basin, W.C, radiator, double glazed window.

First Floor Landing

Double glazed window, radiator, doors to all rooms.

Wash Room

W.C, pedestal wash hand basin, heated towel radiator.

Bedroom 2



Double glazed window, radiator, door to:

En-Suite



With shower cubical, W.C, pedestal wash hand basin, radiator and double glazed window.

En-Suite



With shower cubical, pedestal wash hand basin, W.C, double glazed window, radiator.

Bedroom 3



Double glazed windows, radiators, door to:

Bedroom 4



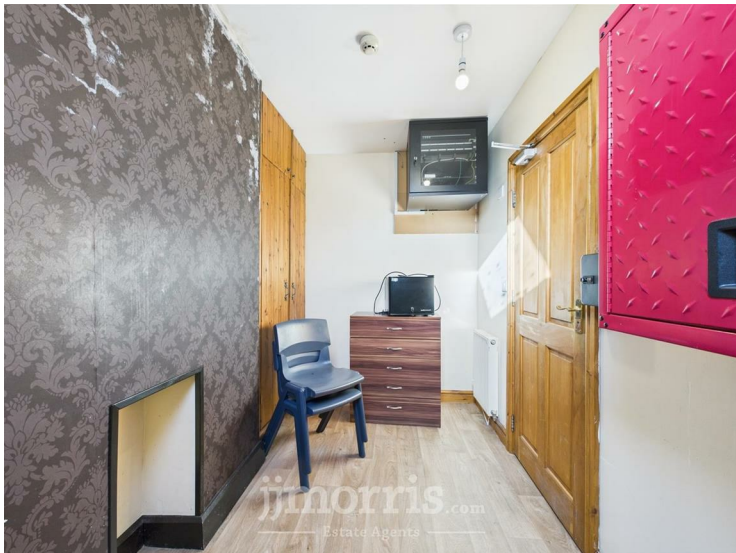
Double glazed window, radiator.

Bedroom 5



Double glazed window, radiator.

Office



Velux roof window, fire recess, built in storage and radiator.

Externally

The house enjoys its own private garden space with lawn, seating area and mature shrubs. Further lawn garden areas for the house are situated on both sides, leading back down to the main yard.

The Cottage Accommodation



Double glazed front door opens into:

Entrance Porch



Double glazed window, radiator, karndean flooring, doors to:

Cloak Room



W.C, pedestal wash hand basin, double glazed window, radiator, karndeian flooring.

Kitchen/Diner/Living Room



Fitted wall and base storage units, worktops, sink, integrated dish washer, range cooker with extractor hood over, part tiled walls, vaulted beamed ceiling with roof sky lights, karndeian flooring, lots of space for dining and lounging, double glazed windows, external French doors, radiators, door to:

Inner Hallway

Continuation of karndeian flooring , radiators, double glazed windows, doors to:

Utility



Worktop and sink, plumbing for washing machine and space for further white goods, Worcester boiler serving the domestic hot water and central heating, karndeian flooring , double glazed window and external door, radiator, door to:

Office



Fitted worktop, double glazed window, karndean flooring, radiator.

Lounge



Double glazed external French doors and windows, karndean flooring, radiator, door to:

Bedroom 1



Double glazed window, karndean flooring, radiator, built in wardrobe, door to:

Inner Hall

Double glazed external French doors, radiator, karndean flooring, doors to:

Office



Fitted worktop, radiator, karndean flooring, door to:

En-Suite

Comprising a shower cubical, W.C, pedestal wash hand basin, heated towel radiator, karndean flooring.

Bedroom 2



Double glazed window and external door, radiator, door to:

Store Room/Wardrobe

Large walk in room which could be used as a wardrobe or play room etc.

Bathroom



Comprising a bath with shower over, pedestal wash hand basin, W.C, radiator, karndean flooring.

Bedroom 3



Double glazed external French doors and window, part exposed feature stone wall, radiator, karndean flooring, door to:

En-Suite



Wet-Room style with showering area, W.C, wash hand basin, double glazed window, radiator.

Externally

The cottage enjoys its own private garden areas with lawn and patio.

The Outbuildings

This property boasts an excellent array of multi purpose buildings to include:

Detached Old Milking Parlour

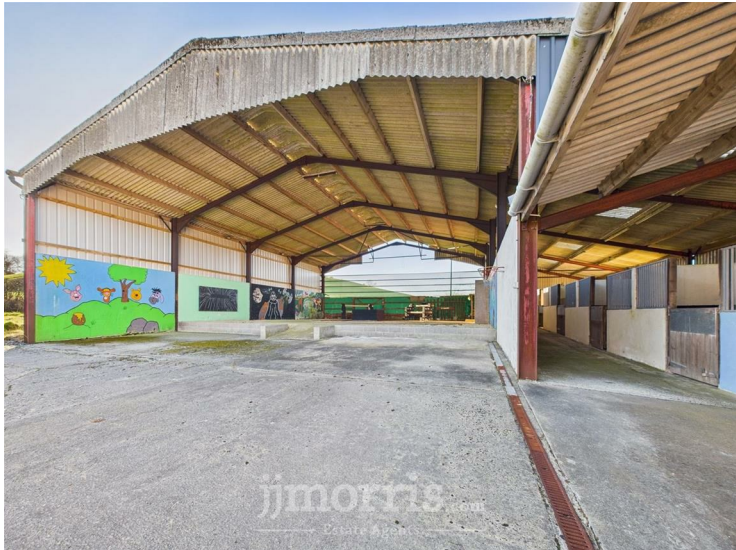


This has planning permission to be converted into another cottage.

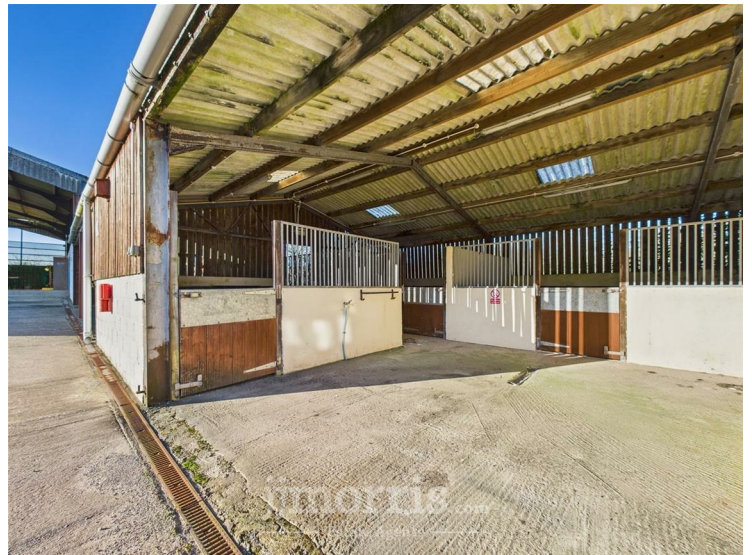
Adjoining American Stable Block



Large Multipurpose Agricultural Shed



Providing excellent cover and storage space, ideal for machinery etc.



Providing 10 stables in 2 x blocks of 5, being serviced with water troughs and ready for immediate equine use.

Adjoining Implement Shed



The Grounds & Land



All the buildings are arranged around a large level concrete yard. This leads to an enclosed Sand School and gated access to the land, comprising approximately 11 acres or thereabouts, as seen by the attached plan. The land offers good pasture and is well fenced, ideal for horses, ponies etc.

Utilities & Services.

Heating Source: Oil

Services -

Electric: Mains

Water: Mains

Drainage: Private

Local Authority: Carmarthenshire County Council

Council Tax: D

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///octopus.thousands.punctuate

Broadband Availability.

According to the Ofcom website, this property has standard broadband available, with speeds up to Standard 1mbps upload and 7mbps 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 - None & Data - None

Three Voice - None & Data - None

O2 Voice - Limited & Data - None

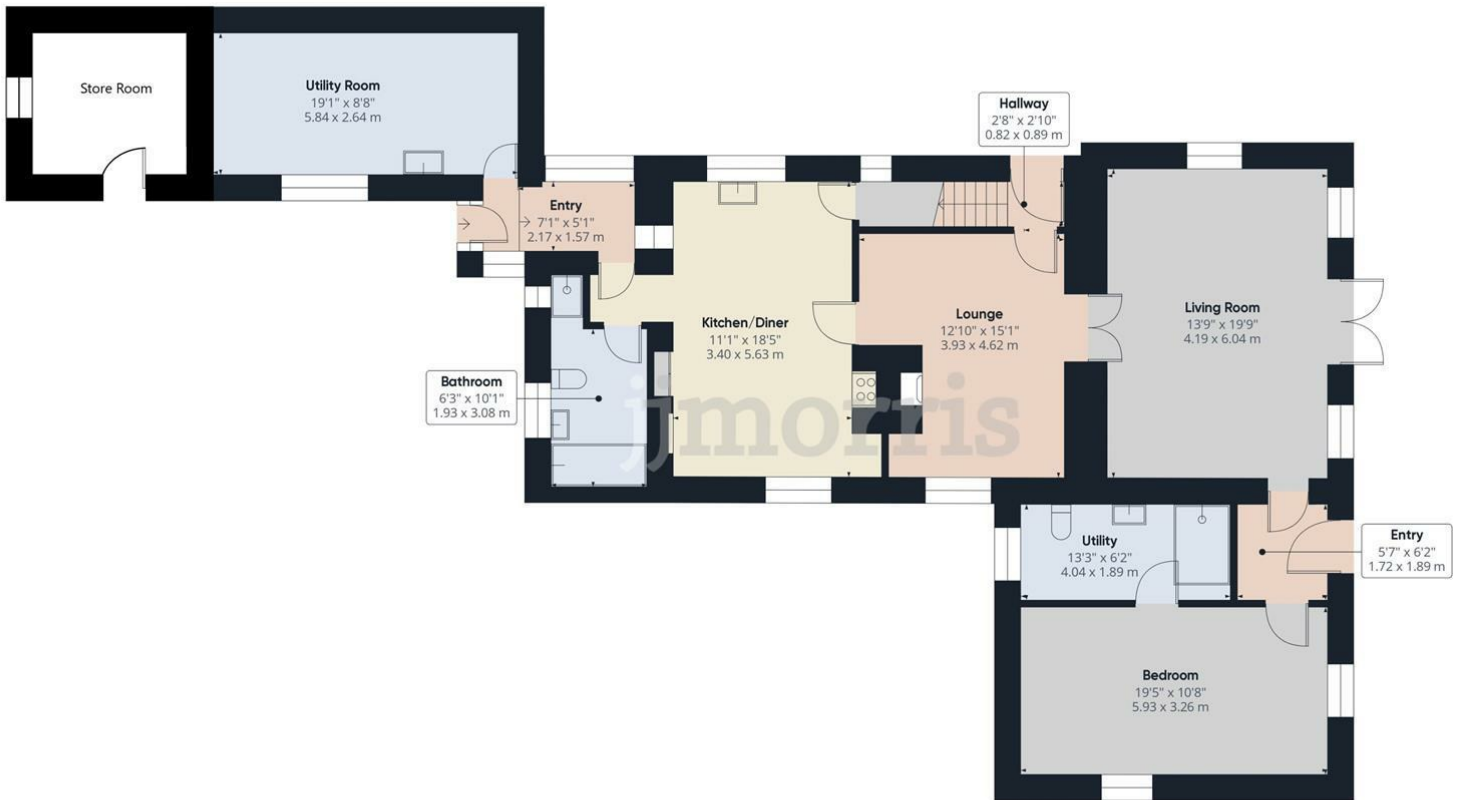
Vodafone Voice - None & Data - None

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 and 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.



Ground Floor Building 1



Floor 1 Building 1



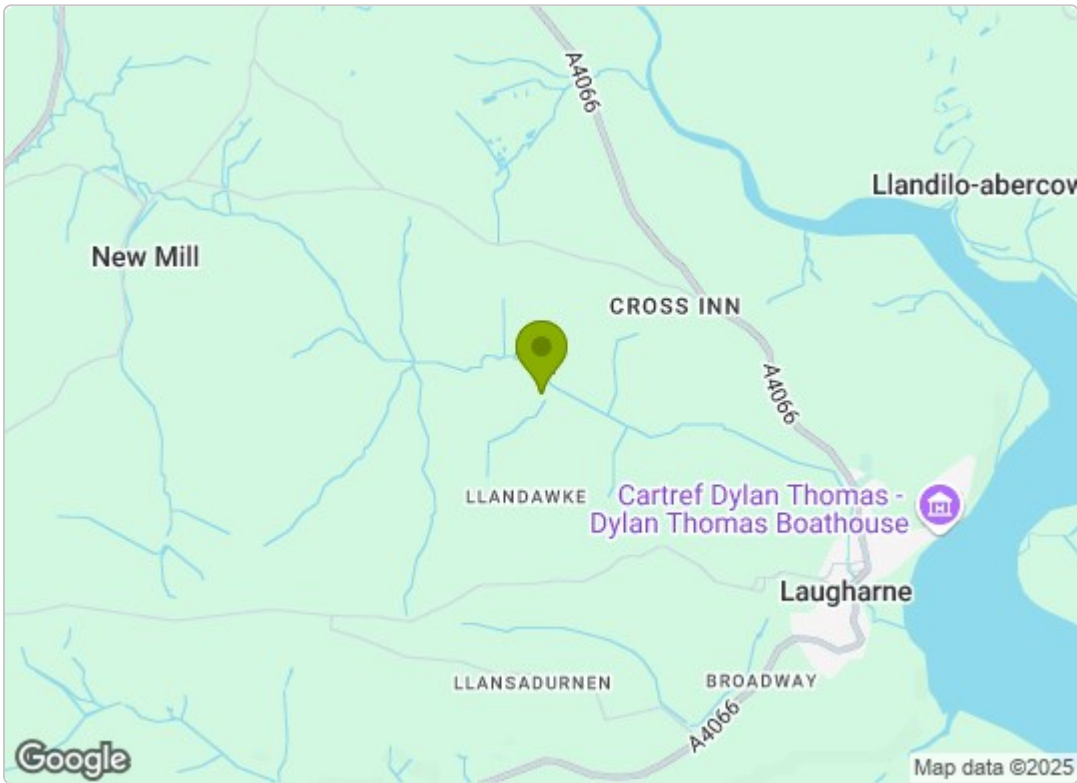
ijmorris.com



Ground Floor Building 2

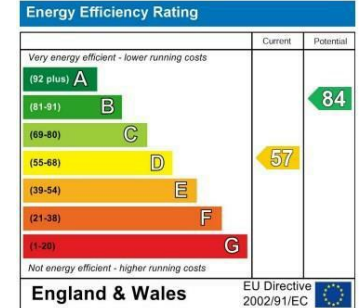


Area Map

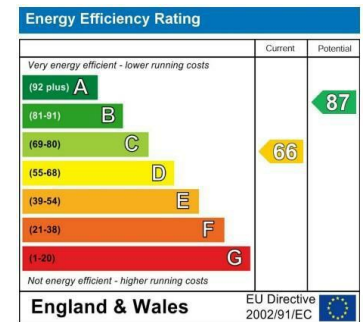


Energy Efficiency Graphs

The House



The Barn



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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