



Llwyncrwn Fach, St. Clears, SA33 4BA

For Sale By Online Auction On Wednesday 16th July 2025, Between 12pm - 3pm. Guide Price £370,000 - £380,000.

An exciting and rare opportunity to acquire this derelict smallholding with approximately 41 acres of adjoining good quality grazing land, situated in a quiet and private rural setting, with views over rolling countryside in all directions, yet is only a short drive from the town of St Clears and the A40 dual carriageway to Carmarthen. The property comprises a detached farmhouse in need of complete refurbishment, plus an adjoining stone barn ripe for conversion (subject to planning) and a selection of other outbuildings in need of repair. Properties such as this are not commonly found, offering the buyer a wonderful lifestyle opportunity with enormous appeal and potential, set in wonderful country surroundings and extensive land.

Situation

The property is privately situated off a minor no-through country lane, accessed only across one of its fields, in a rural yet convenient location, only 1 mile from the main A40 and 3 miles from the popular town of St Clears, which has a range of shops and services. If heading West on the A40, Narberth, Haverfordwest and the Pembrokeshire coast are within comfortable driving distances, or alternatively if heading East, Carmarthen and the M4 corridor are equally within easy reach.

Description

Llwyncrwn Fach offers a huge amount of potential, being once a moderately sized working smallholding, situated in a glorious countryside position, off the beaten track and set within its own extensive land. As mentioned, the house and buildings require complete refurbishment, but promise to become something quite special when completed.

The Land

Please see the attached boundary plan for identification. The land comprises approximately 41 acres of thereabouts, adjoining the house and buildings. The land has been looked after and farmed, keeping the fields in good condition and providing quality grazing. A moderately large smallholding setup being ideal for livestock and cropping. Current use has been mainly sheep grazing.

The Outbuildings

Next to the house is a lovely traditional stone barn with a pitched slate roof, in need of some attention but offering excellent multi-purpose potential or could be considered for conversion subject to planning. Other corrugated buildings and smaller sheds are situated behind the house, all in need of repair and attention.

Directions

Travelling from Narberth/Whitland to St Clears, along the A40, take the turning signposted "Llangynnin 2 miles". Travel over a small railway bridge and past Glascoed B&B. Continue for a short way and take the next left hand turning signposted Penparc & Llwynrwn. Proceed down this no-through road and the gated entrance to the property is on the left hand side, identified by our JJB Morris Auction sign. Please note, the access to the property is over one of the adjoining fields, with no actual track or driveway. We strictly stipulate that no vehicles attempt to cross this field and that anyone interested should park by the gateway and walk down to the property, ensuring all gates are closed on route, as there are sheep currently grazing the land.

Viewings

Strictly by appointment only via JJB Morris Narberth Office - 01834 860 260.

Utilities & Services.

Heating Source: N/A

Services -

Electric: Please check legal pack

Water: Please check legal pack

Drainage: Please check legal pack

Local Authority: Carmarthenshire County Council

Council Tax: Deleted / Derelict

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: [///issue.gravitate.orbit](#)

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 - Limited

Vodafone Voice - Limited & Data - Limited

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.

Broadband Availability.

According to the Ofcom website, this property has broadband available, with speeds up to Standard 1mbps upload and 1mbps 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.

Auction Details

The property is to be sold via online auction on Wednesday the 16th July 2025 between 12pm and 3pm. Completion will be within 28 days.

You have to register via our website to view the legal pack and to bid. Please contact the office if you require any assistance.

Please note that we charge a buyers administration fee of £1,000 plus VAT (£1,200 Inc VAT), upon completion of the sale.

The property will be offered for sale subject to the conditions of sale and unless previously sold or withdrawn and a legal pack will be available prior to the auction for inspection. For further information on the auction process please see the RICS Guidance <http://www.rics.org/uk/knowledge/consumer-guides/property-auction-guide/>

Guide prices are issued as an indication of the expected sale price which could be higher or lower. The reserve price which is confidential to the vendor and the auctioneer is the minimum amount at which the vendor will sell the property for and will be within a range of guide prices quoted or within 10% of a fixed guide price. The guide price can be subject to change.

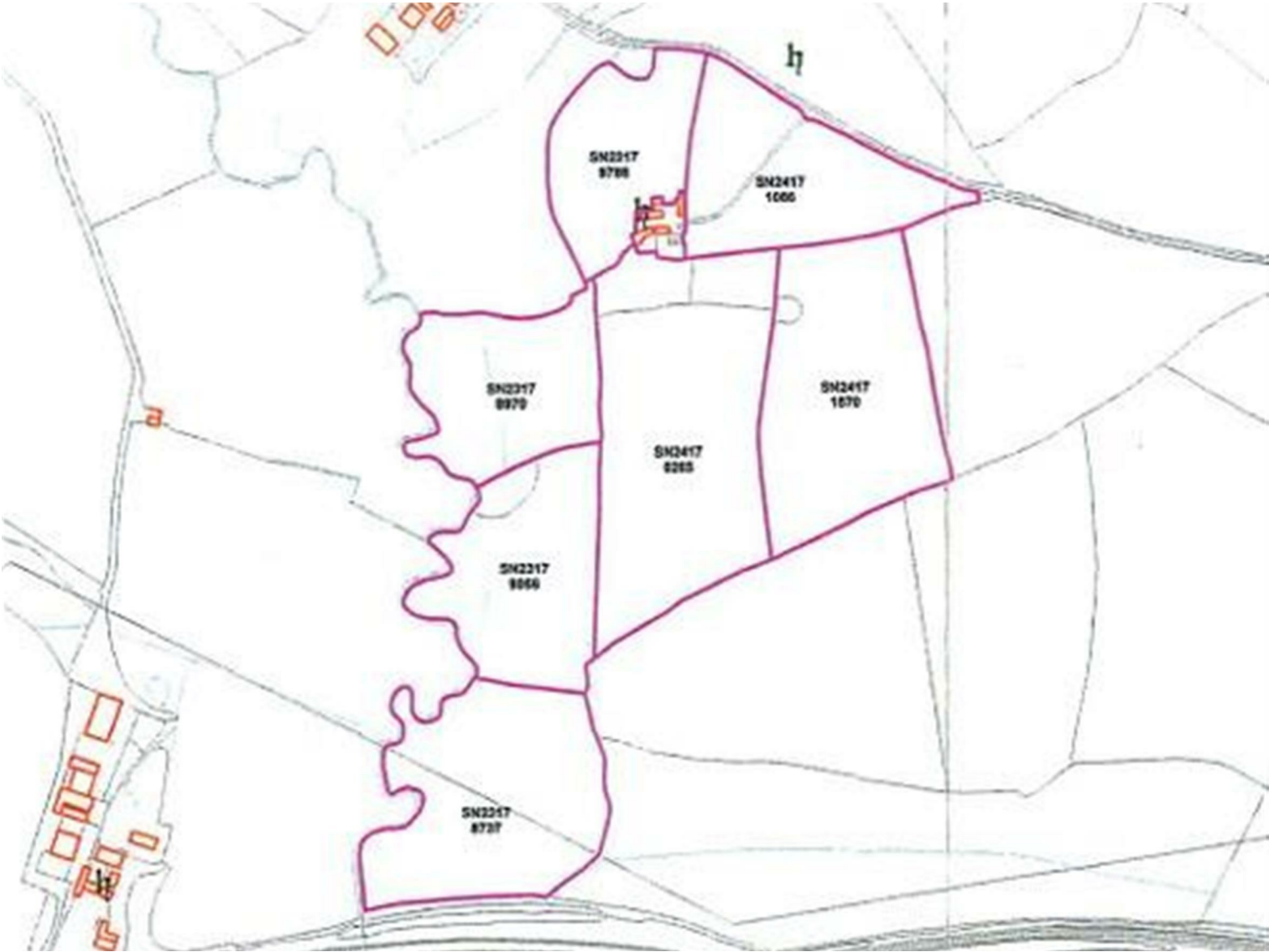
How To Bid

Please visit our website, jjmorris.com, then select the sales tab, then auctions and click on the selected property. You will then be able to register to bid and view the legal pack.





Area Map



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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