



Longridge Farm , Laugharne, SA33 4RS

Offers In The Region Of £1,195,000

A quality 114 acre organic livestock/conservation farm with significant environmental appeal
Enjoying a pleasant, secluded location between Laugharne and the Carmarthenshire coastline

Traditional 4 bedroom farmhouse and adjoining outbuildings offering considerable potential

Range of modern and traditional farm buildings suitable for livestock purposes

A farm that is worthy of an early inspection

EPC F

Situation

Longridge Farm occupies a pleasant rural and coastal setting and is located in a secluded and secure belt of land that is capable of producing very good grass crops and lush grazing for stock. The surrounding area is mainly dedicated to agricultural and conservational use including livestock and dairy farms. The farm is located some 3 miles from the popular and historically important, township of Laugharne which lies on the estuary of the River Taf. Being a popular tourist destination for its connection with Dylan Thomas, the township offers an array of local services and amenities. The small town of St Clears is approximately 4 miles from Laugharne and provides a range of services for all day to day needs, and excellent accessibility to the A40 which leads to the County Towns of Carmarthen and Haverfordwest. The M4 connection at Pont Abraham is a further 20 minute car journey from Carmarthen.

Directions

From the direction of Carmarthen, head west on the A40 towards St Clears, turning left onto the slip road signposted 'St Clears/Laugharne' (before St Clears roundabout). At the junction take the right hand turn 'A4066' travelling through Laugharne and Broadway taking a left hand turn signposted 'Nine Acres Campsite', follow this road for a mile or so to the secure gates. Follow the road to the left hand side and the entrance to Longridge Farm will be seen on your left hand side. Viewings are by appointment only.

What 3 Words Location: [///rider.momentous.besotted](https://rider.momentous.besotted)

Description

The ring fenced farm was built in 1819 by G. P. Watkins and is being sold with the original acreage extending to some 114 acres or thereabouts of productive, permanent, improved pasture which is laid to ridge and furrow and has high carbon capture ability.

The land is in one block with a green lane leading from the farmyard to most of the fields providing easy movement of livestock, in addition there is roadside access to most of the fields. The farm is ideally suited for a livestock unit and has been much improved by the current owner.

Holding full organic status, the farm has been sensitively managed with silage and grazing fields and is a wildlife haven being a Site of Special Scientific Interest (SSSI) with designation for the Golden Plover and Water Voles with many other rare species making it their home including Lapwings and Red Kites etc.

The homestead, approached via a long private drive, has a range of appealing, traditional stone built outbuildings some of which adjoin the farmhouse. The farmhouse has been renovated by the current owner, however there is further potential to extend, convert and remodel, subject to the necessary consents to create a magnificent home. In addition, there is a selection of modern agricultural buildings. Recent renovations completed on the

agricultural buildings have ensured that they are compliant to the NVZ regulations.

As the country transitions to the net zero target, the carbon capture capabilities, environmental benefits, and size of Longridge Farm give a rare potential for a sustainable, environmental friendly, low density, practical unit to be purchased.

To fully appreciate what this pleasant farm has to offer, an early inspection is strongly recommended.

Longridge Farm is described in more detail (with approx. dimensions only):

Farmhouse Ground Floor

Entrance Hallway

Enter via a UPVC front door with stairs leading to the first floor and radiator.

Dining Room/Sitting Room 13'03" x 10'8" (4.04m x 3.25m)



Overlooking the fore, original stone fireplace and radiator.

Living Room 20'0" x 13'1" (6.10m x 3.99m)



An open plan style living room which leads in to the kitchen/dining area. Overlooking the fore with original stone fireplace and radiator.

Kitchen 21'03" x 11'02" (6.48m x 3.40m)



Enjoying a double aspect with windows to both the rear and side, door leading to the rear garden and radiator. A newly installed kitchen affording a range of matching base and wall mounted units with complimentary solid wood surface above, incorporating a 1.5 bowl stainless steel sink and double drainer unit, built in electric cooker, ceramic 4 ring hob with hood above and ample space for a freestanding fridge/freezer.

Utility Area 5'07" x 5'09" (1.70m x 1.75m)



With plumbing for an automatic washing machine and tumble dryer. Leading to:

Shower Room 5'07" x 7'03" (1.70m x 2.21m)

With wash hand basin, W.C., shower cubicle and a stainless steel heated towel rail.

Farmhouse First Floor

Landing

Steps lead up to:

Bedroom 1 12'10" x 11'11" (3.91m x 3.63m)



Overlooking the fore with radiator. Currently concealed door leading to historical staff quarters.

Bathroom/ Storage Room 9'0" x 4'11" (2.74m x 1.50m)

Bedroom 2 12'09" x 7'11" (3.89m x 2.41m)



Overlooking the rear with radiator.

Bedroom 3 12'06" x 9'01" (3.81m x 2.77m)



Overlooking the fore with radiator.

Bedroom 4/ Office 8'05" x 6'05" (2.57m x 1.96m)



Overlooking the fore with radiator.

Externally



To the fore of the property there is a small secure patio area surrounded by a wall.

To the rear of the property is a well proportioned lawned garden which is surrounded by original stone walls with stunning views across to St Johns Hill and the unspoilt beauty of the estuary. Within the garden there are two small stone outbuildings. Original stone cobbled path leading to a private courtyard with original stone steps leading to the flat. Within the courtyard the external Worcester Bosch combination boiler and oil tank are currently situated.

Original Staff Quarters 'The Flat'

Adjoining the main farmhouse there is an attached stone building with ground floor garage and above a two roomed flat (believed to be historical staff quarters) with connecting door to the main house (currently sealed off). There is a separate access door via the original stone steps leading to the rear courtyard.

Room 1 18'0" x 13'0" (5.49m x 3.96m)

Room 2 19'06" x 18'0" (5.94m x 5.49m)

Farmyard

A traditional quadrant concrete farmyard with the stone workshop and garage, farmhouse, garage and staff quarters situated in front of the traditional stone built young stock barn with the traditional stone building of long barn adjoining the garage and staff quarters with access to the fields and modern farm buildings opposite. The farmyard provides ample parking space and easy access to the farm buildings.

Paddock

A small paddock to the side of the garden is surrounded by stone walls.

Pig Pens

Three newly completed pig pens.

Farm Buildings



An excellent collection of farm buildings are seen at Longridge Farm:

Traditional Stone Built Workshop and Garage

Adjoining the property offering considerable potential to form part of the residence subject to gaining the necessary planning consents.

Traditional Stone Built Range 17'9" x 9'6" & 28'4" x 18'2" (5.41m x 2.90m & 8.64m x 5.54m)



Adjoining stone built range (65'7" x 18'2") A two storey long barn with considerable conversion appeal subject to gaining the necessary consents.

Traditional Stone Built Youngstock Barn



Opposite the residence lies a stone built young stock barn which has been improved and is NVZ compliant.

Block Stirk Barn

Loose housing for youngstock again NVZ compliant.

Block Silage Clamp and Barn

Covered.

Block Collecting Yard and Milking Parlour

Covered collecting yard with race leading to the milking parlour with pit.

Block Bulk Tank Room

Adjoining the parlour, the bulk tank room has a dedicated generator room attached.

Bounded Diesel Tank

Borehole

Machinery Shed

Hard Standing

Formally cow kennels, this area has been cleared for the storage of baled silage.

Further hardstanding to the rear of the long barn and adjoining machinery shed.

The Wild Wood

A small copse to the side of the farm.

Schedule of Acreage

Schedule of Acreage

Longridge Farm, Laugharne, Carmarthen, Carmarthenshire, SA33 4RS

Field No:	Hectares:	Acres:
5897	2.19	5.41
8198	1.99	4.91
9693	1.90	4.69
3616	4.57	11.29
3841	3.69	9.11
5115	4.56	11.26
5441	3.90	9.63
6614	4.15	10.25
7040	3.55	8.77
8139	2.21	5.46
8315	3.33	8.22
9540	5.38	13.29
9915	3.47	8.57
0295	1.11	2.74
Total	46 Hectares	113.6 Acres

Services

Mains water and electricity together with private drainage. Newly carpeted and we would advise that the window sills are of solid wood.

Tenure: Freehold with vacant possession upon completion (Legal advice to confirm).

Local Authority: Carmarthenshire County Council

Property Classification: Band D (online enquiry only)

Soil Association: Full organic status was achieved on the 1st of February 2023.

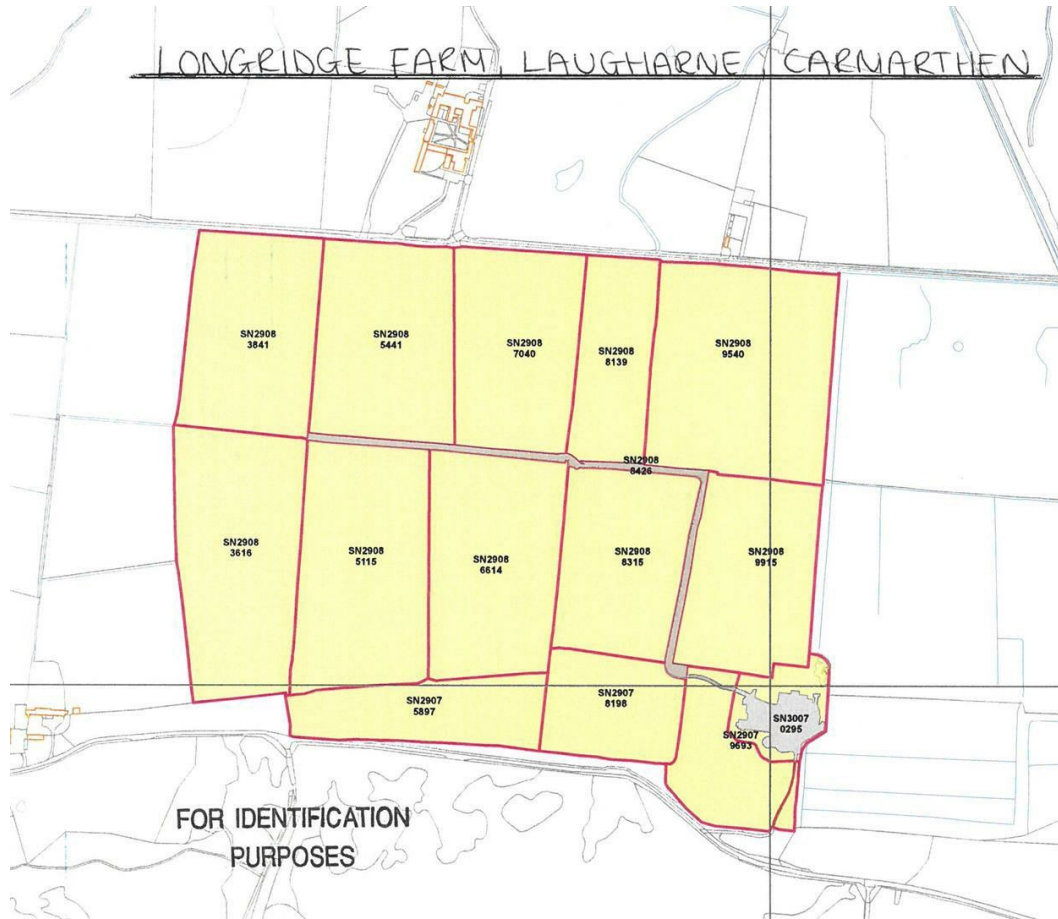
Designation: The farm is situated within a SSSI with designations for Golden Plover and Water Vole. 2022 Water Vole survey is available upon request. Please note field number 9693 is not designated as a SSSI.

Improvements to the residence: Our clients have building regulation approval for improvements to the property, the plans of which are available upon request.

General Remarks

Longridge Farm is ideally suited to those looking for a livestock farm in a pleasant location and having a passion for conservation. The residence and the traditional buildings offer considerable scope for enhancement and the modern livestock buildings are suitable for livestock production. To fully appreciate the quality that this organic farm has to offer an early inspection is strongly recommended.

PLAN OF LONGRIDGE FARM



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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