



- Detached Traditional Stone Barn
- Potential for Conversion (STPC)
 - Adjoining Pasture Paddocks
 - Approx. 4 Acres In All

GENERAL AND SITUATION

Approximate Distances:
Cwmdy 1½ miles • Llandeilo 8 miles
Lampeter 18 miles

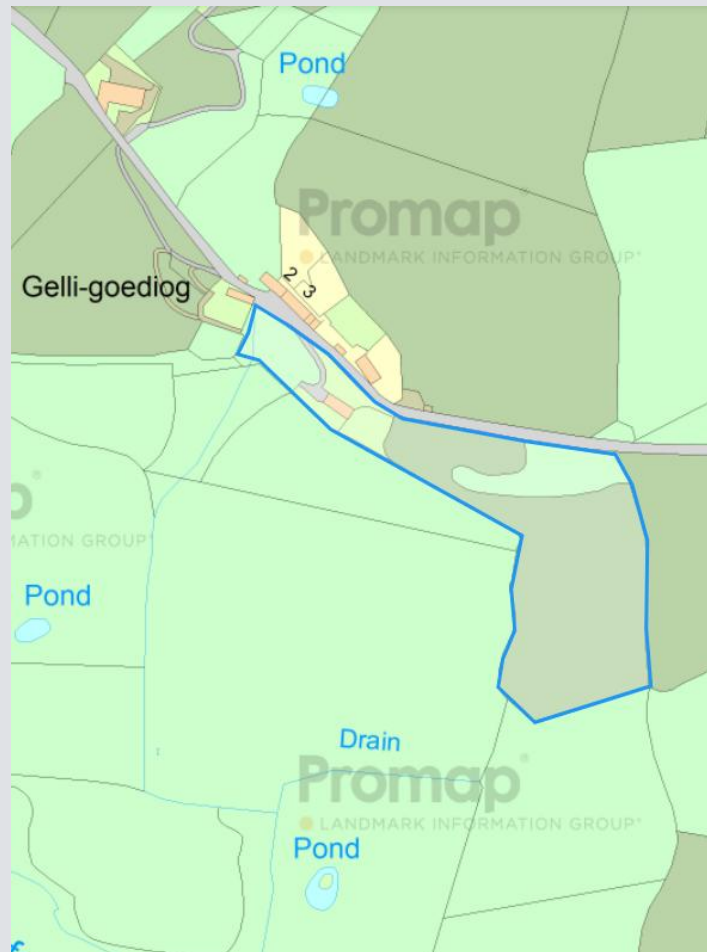
A detached traditional stone barn with potential for conversion (STPC), set in grounds of approx. four acres.

The barn has been used for storage in recent years and the grounds have been left fallow to encourage the abundant natural wildlife.

Whilst no planning permission for conversion has been sought, there is clearly some potential to do so.

Shared access is off a council lane opposite Gelli Goediog Farmhouse.

**IN ALL APPROX. 4 ACRES
(About 1.6 Hectares)**



Please note this plan is for guidance only, its accuracy cannot be guaranteed.

VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

CARMARTHENSHIRE COUNTY COUNCIL
Tel: 01267 234567

SERVICES

MAINS ELECTRICITY and MAINS WATER are both connected. There is a satellite dish fitted for Freesat
Note: There is a septic tank installed next to the barn belonging to neighbouring Gelli Goediog Farmhouse with a right of access to it for emptying.

TENURE Freehold

DIRECTIONS

From the B4302 Talley Road follow signs to Cwmdy, proceed through the village and take the first turn right. Follow the lane for just over a mile, bear right over the small bridge, continue up the hill and the entrance to the barn is on the left hand side, opposite Gelli Goediog Farmhouse.

what3words ///suitably.shower.tiptoes

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N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes. Rural Scene have visited **Barn at Gelli Goediog** but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.



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