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Offers Over **£695,000**

# Bryn Dafydd Isaf

Esgardawe, Llandeilo, Carmarthenshire

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29 Acres. Uninterrupted Views.  
A Fully Renovated Small Holding

At the very end of a private track, where the road quite literally stops...



## Bryn Dafydd Isaf

With 29 acres, a private river and far-reaching valley views, this is a property defined by its setting, offering a genuine opportunity to step away from the noise and into a more considered pace of life.

Opportunity for anyone looking to relocate to Wales with animals.



## Features

29 Acres with private river section - Afon Marlais

South-facing valley views

Renovated 3 bed character farmhouse

Multiple barns & stables (renovated)

Country kitchen with Rayburn

Private spring water supply

End-of-track privacy

Fully enclosed & secure land

*Competitively priced for the setting & land*



# The Land

## A Diverse 29-Acre Holding

The land extends to approximately 29 acres and forms a versatile, high-utility foundation for any equestrian or smallholding venture.

- Every acre here has **purpose**, whether that's grazing, riding, or simply space to breathe.
- **Pasture:** The land is fully enclosed and thoughtfully arranged with established fencing, providing secure and ready to use grazing areas.
- **Established woodland** positioned to the rear provides a natural windbreak, shelter for animals, and deep rooted privacy.
- **The Private River:** The land falls gently away to the front of the property, leading down to a private river boundary. This creates a tranquil natural habitat and allows for walking and riding routes entirely within your own secure boundary.





## Facilities

The setup here is what turns this from a home into a working smallholding. Everything is already in place, so you're not starting from scratch.

A combination of a large barn and a secondary barn provides flexibility for both storage and livestock, with internal divisions already in place to accommodate stabling and feeding areas.

The larger barn offers excellent capacity for hay storage alongside additional stable space, while the smaller barn provides further enclosed areas suited to animals or general use.

The layout has been designed with day-to-day practicality in mind, with gated sections, internal partitions and direct access to the surrounding land, allowing for easy movement of animals and equipment.

Externally, the yard areas are fully enclosed and finished with gravelled and hardstanding surfaces, creating a clean, low-maintenance and accessible working environment in all seasons.

Additional structures include a substantial storage building, offering dry and secure space, along with a separate utility shed housing the private water filtration system.





## The Farmhouse...

has been carefully renovated, retaining its character while creating a home that is both practical and comfortable for modern living.

At its centre is a country kitchen with Rayburn, designed for everyday use rather than display, forming a natural hub of the home. It's the kind of kitchen you actually live in, not just look at.

From here, the layout flows into a cosy living space with a log burner, offering a warm and quiet place to unwind. A generous utility room provides additional functionality with direct access outside, while the main bathroom includes both a bath and a multi jet shower.

Upstairs, 3 bedrooms all enjoy views across the surrounding countryside and are complemented by a separate office space and additional WC, creating flexibility for working from home.

To the front of the property, a covered veranda extends the living space outdoors, providing a sheltered place to sit and take in the views throughout the seasons.





# ROOM MEASUREMENTS

## Ground Floor

Kitchen – 3.33m x 4.54m

Living Room – 2.63m x 4.54m

Utility Room – 4.47m x 2.05m

Bathroom – 4.35m x 2.03m

## First Floor

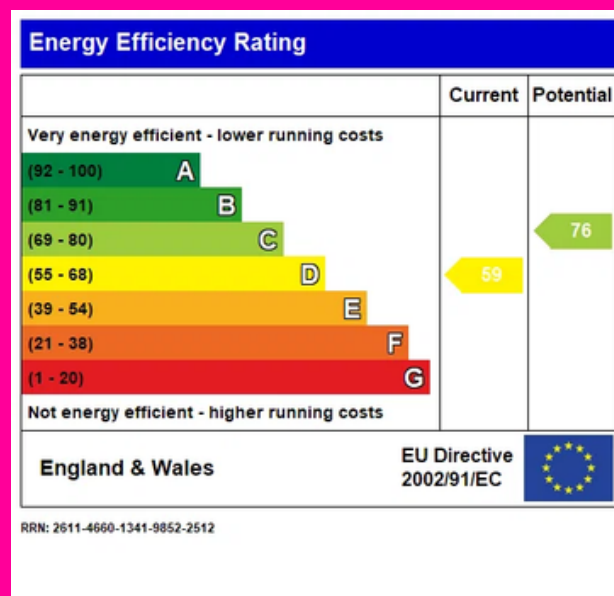
Bedroom 1 – 3.60m x 4.58m

Bedroom 2 – 3.30m x 1.51m

Bedroom 3 – 2.27m x 4.57m

W.C. – 2.36m x 2.06m

Storage / Cupboard Area – 6.55m x 2.05m

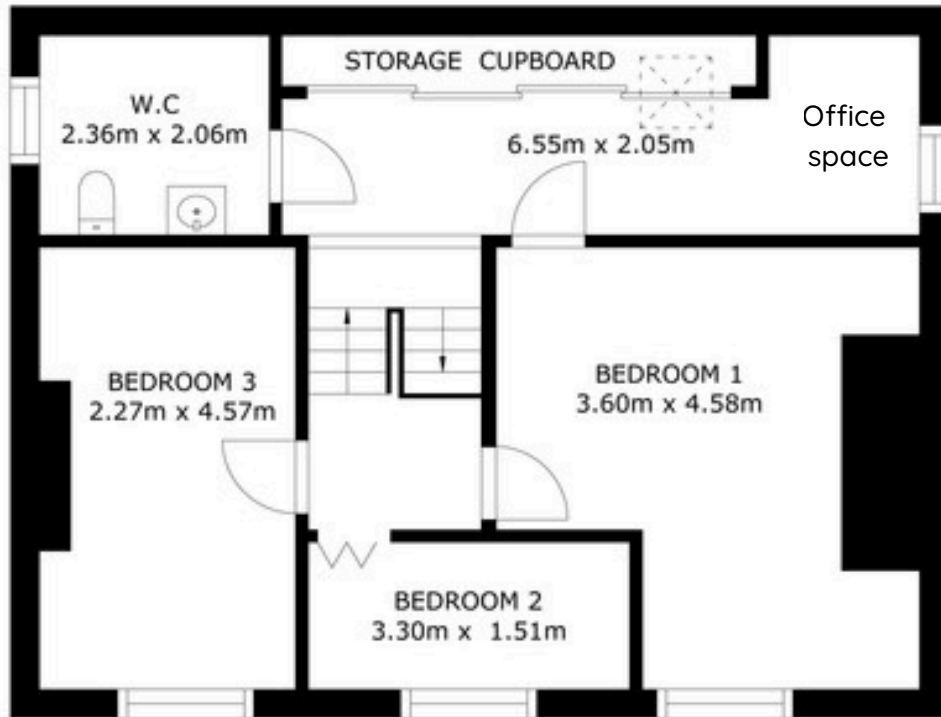


Overall Floor Area  
Ground Floor – 60.74 m<sup>2</sup>  
First Floor – 60.74 m<sup>2</sup>  
Total – 121.48 m<sup>2</sup>

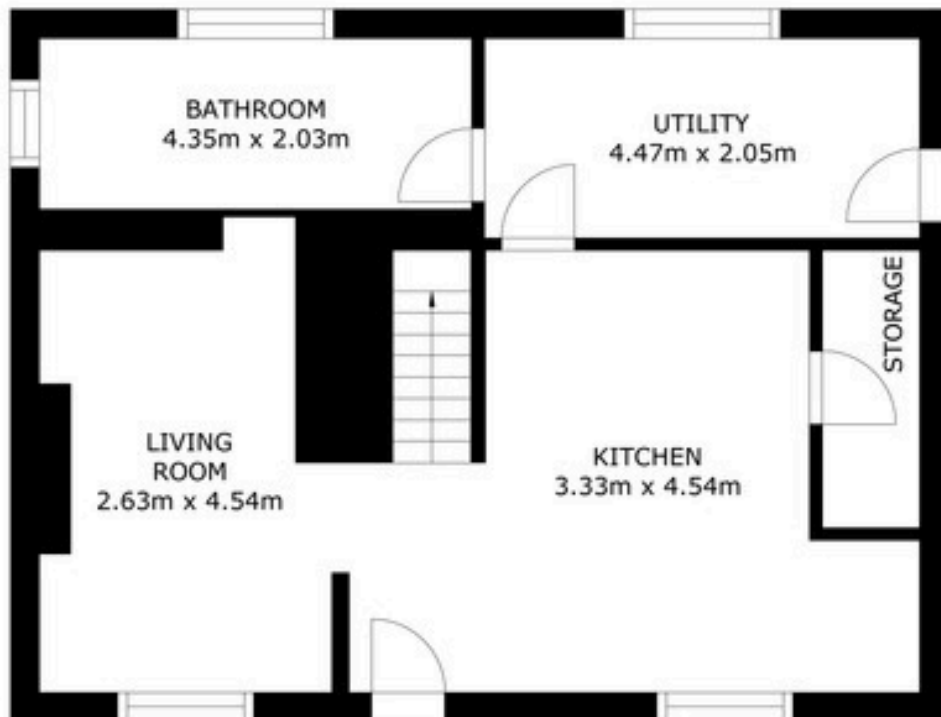
EPC Rating - D59



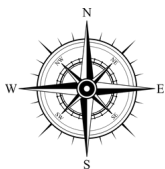
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**LEVEL 1**



**GROUND LEVEL**



**Disclaimer:** Floor plan measurements are approximate and for illustrative purposes only. While every effort has been made to ensure accuracy, the plan is provided as a guide to layout and should not be relied upon as a statement of fact. Prospective buyers are advised to verify all dimensions, shapes and details before making any decisions.

**GROUND LEVEL : (60.74 m<sup>2</sup>)**  
**LEVEL 1 : (60.74 m<sup>2</sup>)**  
**TOTAL AREA: (121.48 m<sup>2</sup>)**

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## Location

Bryn Dafydd Isaf is defined by its unique position in the heart of the North Carmarthenshire hills.

Positioned at the very end of a private track shared with just one other farm, once you pass through, the road simply stops. No passing traffic, no through route, and no immediate neighbours overlooking the property, offering a level of privacy that is increasingly rare.

The holding is south-facing, ensuring the land and the farmhouse are bathed in natural light throughout the day while enjoying far-reaching, uninterrupted views across the valley.

Despite the seclusion, the property remains well placed to enjoy the best of West Wales, with the boutique shops and eateries of Llandeilo around 25 minutes away, and the historic university town of Lampeter offering a mix of local character and everyday amenities.





## The Nitty Gritty.

Bryn Dafydd Isaf sits within the rolling landscape of North Carmarthenshire, an area long known for its strong agricultural heritage and productive grazing land.

The land here reflects that reputation, offering a natural mix of pasture that has traditionally supported livestock, while also being well suited to equestrian use.

The south-facing aspect provides natural drainage, helping to keep the upper paddocks usable throughout the year, while established woodland to the rear of the holding offers valuable shelter and protection from prevailing weather.

To the lower boundary, a private section of river adds both character and biodiversity, creating a natural habitat for local wildlife while reinforcing the sense of privacy and separation.

Because the track terminates at the property, there is no through traffic, contributing to a quiet and secure environment for both people and animals.

A public right of way is recorded across part of the land, although in practice it is rarely used, ( in 15yrs the current owners have not seen anyone walk it) allowing the property to retain its overall sense of privacy and seclusion.

The property benefits from its own private spring water supply, supported by a filtration system housed within a dedicated utility shed, ensuring the water is treated and suitable for domestic use.

This independent setup removes the need for mains water and eliminates ongoing water charges, contributing to lower running costs over time.



The pricing of Bryn Dafydd Isaf reflects a considered approach, offering an opportunity to secure a property of this scale and setting at a level that stands out within the current market.

*This isn't for everyone.*

**BUT IF IT'S FOR YOU...  
YOU'LL KNOW**



*Book!  
Now!*



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**07562 099044**



**polly.powell@exp.uk.com**

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