

- Characterful Traditional-Style Four-Bedroom Farmhouse
- Stone Barn with Scope for Conversion (STPC) ● Dutch Barn with Lean-To
 - Lovely Gardens plus Vegetable Beds and Growing Area
- Pasture Paddocks and Young Woodland ● Long Frontage to the River Taf
 - Approx. 42 Acres In All ● Fabulous Secluded Yet Accessible Location

GENERAL AND SITUATION

Approximate Distances:

St Clears 0.5 mile • Laugharne 5 miles • Whitland 5 miles
Carmarthen 9.5 miles

A wonderfully secluded traditional-style four-bedroom farmhouse, set in approx. 42 acres with outbuildings, pasture paddocks, young woodland and water meadows with long frontage to the River Taf, in a rural yet accessible location. The farmhouse is a typical two-storey dwelling likely to date back to around 1810 or earlier with additions added more recently.

It has provided a fabulous home to the current owners since 1988 and in addition to renting the land out for livestock it was used it as a base for a specialist holly nursery business and the stock plants will remain. The fields are ideally suited to grazing livestock or hay cropping, and, if desired, the former nursery site could be re-established as a business. The property supports a huge variety of wildlife, with over 80 species of birds recorded, plus an abundance of wildflowers, species-rich hedgerows and some impressive mature oak trees.

Although in a secluded rural setting the property is just half a mile from St Clears with good access onto the main A477. St Clears provides a range of local shops and amenities, as well as access onto the A40 dual carriageway, which provides a fast link to Carmarthen, Swansea and beyond.

THE RESIDENCE

A characterful detached traditional-style farmhouse with central heating provided by an oil boiler, plus some electric storage heaters and a logburner using home grown wood. There are some sash windows, and most of the windows in the house have secondary double glazing. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Main Entrance**, via an enclosed **Porch**, is through the **Boot Room** to the rear of the house from which a door opens into the **Inner Hallway**, with stairs rising to the **First Floor** and a quarry tiled floor.

A door to the right opens into the **Kitchen** which has a range of built-in units with granite worksurfaces, sink electric oven, four ring hob, integral dishwasher, integral fridge, quarry tiled flooring and a **Pantry** with plumbing for washing machine.

A door to the left opens into a cosy **Snug**, which has a fireplace with logburner and a door leading on through to a **Ground Floor Bedroom** (currently utilised as a **Studio/Office**) which has slate flooring, a large storage cupboard housing the boiler, and an **Ensuite Shower Room** fitted with a cubicle with electric shower, WC and wash hand basin set on a slate shelf with cupboard below.

There is a **Dining Room** with a Victorian style fireplace, built-in shelving and pine floor.

The **Sitting Room** also has a traditional cast iron fireplace, and a door leading through to a **Living Room** which has a slate floor, an external door to the rear and further double doors opening through to a **Conservatory**.

On the **First Floor** there is a **Landing** with original timber wall panelling and **Three Bedrooms**; one of which is currently used as an **Office** and has a built-in cupboard plus an airing cupboard with immersion tank. The **Family Bathroom** is fitted with a panelled bath, WC, wash hand basin and storage cupboards.



OUTSIDE, OUTBUILDINGS & LAND

The property is approached along a farm drive, the first part of which is shared with a neighbour and is then private from a cattlegrid onwards.

There is a wonderful informal garden adjoining the farmhouse, rich with mixed flowering plants and perennials and a variety of mature shrubs and trees, giving a cottage garden feel. At the top end of the garden there are several productive apple and pear trees and **Two Wildlife Ponds**.

The **Outbuildings** lie behind the farmhouse and include a **Traditional-Style Barn** providing plenty of storage areas and a **Workshop**. In the Agent's opinion this building has scope for conversion, subject to any necessary permissions.

Alongside the Traditional Barn there is a **Dutch Barn** which has an **Adjoining Lean-To** with vehicle inspection pit.

The very substantial **Vegetable Garden** provides numerous growing beds with **Two Polytunnels** plus the frame of a third tunnel. This area was previously used as a small nursery specialising in holly trees.

There is a **Second Entrance** off the main road, with a private track giving access to the fields to the west and also to the farmstead.

The majority of the **Land** is gently-sloping **Pasture Paddocks** supporting a mass of wildflowers, bordered by mature species-rich hedges with a large number of impressive oak trees. Mains water is supplied to three field troughs and there are three main **Woodland Areas**, one of which planted in about 1990, is mixed native species including cherry, alder, oak, willow, hazel, and hawthorn.

The lower area of land is **Watermeadows**, with long frontage to the River Taf.

A **Public Footpath** crosses through the land, although we are informed it is very seldom used.

IN ALL APPROX. 42 ACRES
(About 17 Hectares)

RURAL SCENE

Equestrian | Smallholdings | Residential | Farms | Lifestyle

01264 850700 | postbox@ruralscene.co.uk | www.ruralscene.co.uk





Approximate Area = 1839 sq ft / 170.8 sq m
 Outbuilding = 2467 sq ft / 229.2 sq m
 Total = 4306 sq ft / 400 sq m
 For identification only - Not to scale

VIEWING
 Strictly by appointment only with the Agents

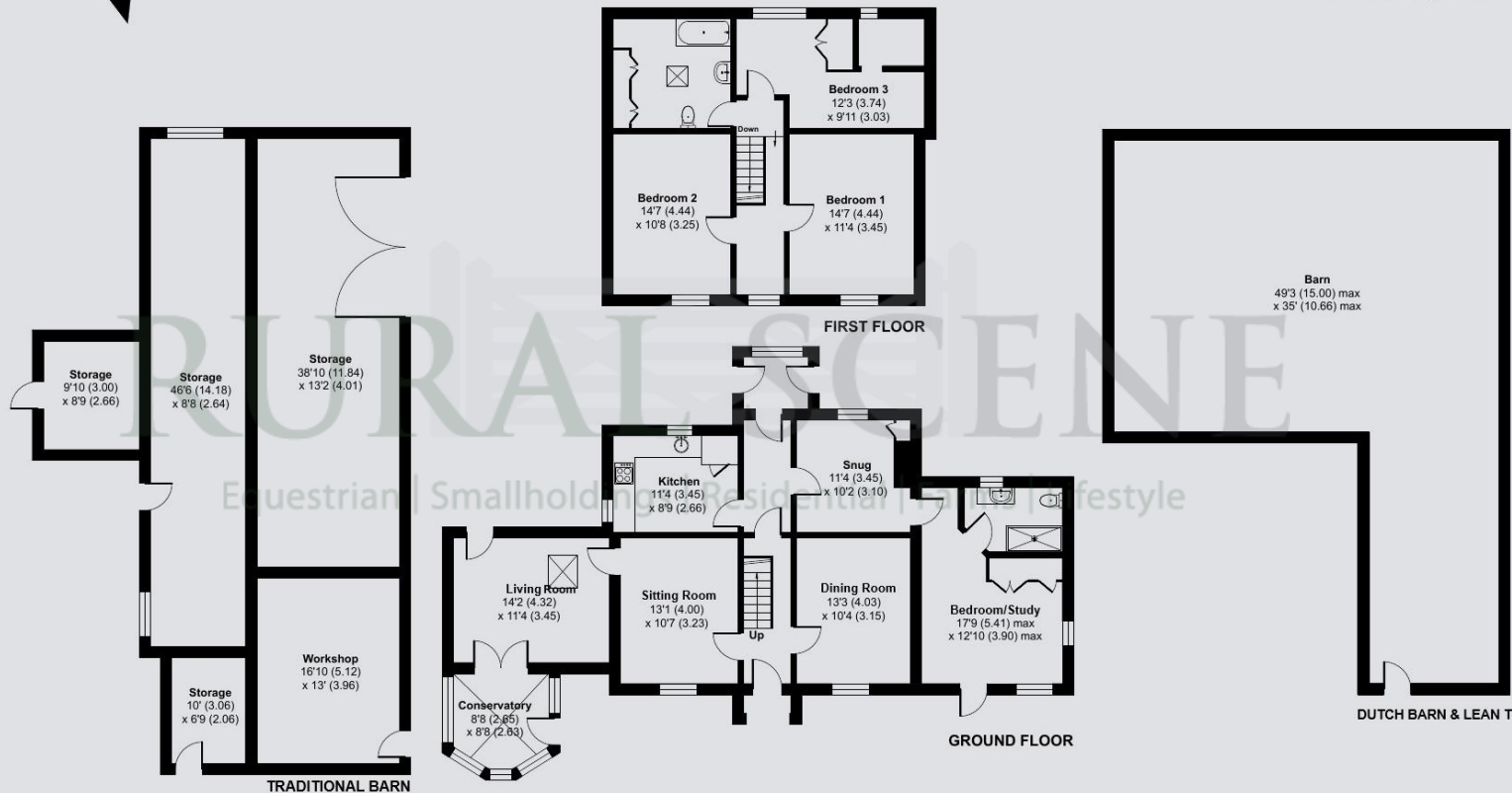
LOCAL AUTHORITY
 CARMARTHENSHIRE COUNTY COUNCIL
 Tel: 01267 234567

SERVICES
 MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, OIL-FIRED & ELECTRIC CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold
ENERGY RATING F **COUNCIL TAX** D

DIRECTIONS
 From the main roundabout at St Clears head west on the A477 for a third of a mile and the entrance drive to the property will be seen on the left-hand side, before reaching the Savoy Country Inn.

what3words /// spike.sweeper.prefect



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