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Garth Moel Rhydcymerau, Rhydcymerau, Llandeilo, Carmarthenshire, SA19 7RB

Offers In The Region Of £575,000

Occupying an enviable elevated position on the edge of the beautiful Brechfa Forest providing fantastic outriding opportunities, This impressive 17.5-acre smallholding enjoys far-reaching countryside views stretching towards the Brecon Beacons. The grounds include attractive gardens, productive paddocks and useful agricultural buildings, making the holding well suited to equestrian interests, hobby farming, livestock keeping or those simply wishing to enjoy a peaceful rural lifestyle. Despite its secluded setting, the property remains conveniently located

At the heart of the holding is a three-bedroom farmhouse that successfully combines traditional character with a modern twist. A notable feature of the property is the beautifully restored stone barn, offering excellent potential for further conversion to studio/office or guest accommodation/holiday letting venture, subject to any necessary consents.

DESCRIPTION

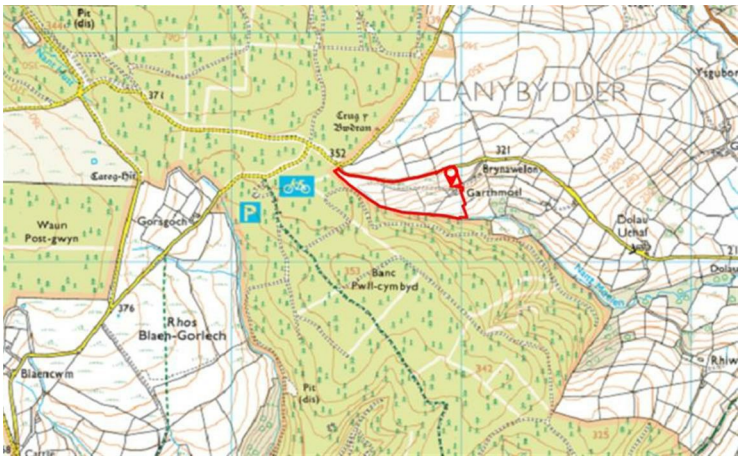


Offering privacy, tranquility and a genuine connection to the surrounding landscape, the property presents an excellent opportunity for those seeking a lifestyle property in one of Carmarthenshire's most scenic locations. with fantastic outriding and mountain bike trails access on your doorstep.
The south facing property has been enhanced with both internal and external insulation, improving energy efficiency and year-round comfort. Solar panels provide an additional benefit, generating an income of approximately £1,800 per annum, while underfloor heating in the kitchen creates a warm and welcoming space for everyday living.

Together with a range of additional outbuildings, the property offers flexibility for a variety of uses.

This attractive smallholding combines stunning scenery, versatile accommodation and excellent lifestyle potential, creating a rare opportunity to acquire a substantial rural property in a highly desirable setting.

LOCATION



The surrounding area offers a wealth of outdoor and leisure opportunities. Brechfa Forest is widely regarded as one of Wales' premier destinations for walking, cycling and mountain biking, with an extensive network of trails winding through spectacular woodland scenery. Historic attractions including Carreg Cennen Castle and Dinefwr Castle are within easy reach, offering fascinating insights into the region's rich heritage. The nearby River Cothi provides opportunities for fishing, while the surrounding countryside is ideal for horse riding, hiking and exploring the great outdoors.

Despite its secluded setting, the property remains conveniently located approximately one mile from the village of Rhydcymerau, with the market towns of Lampeter and Llandeilo both accessible within around 25 minutes, providing a wide range of everyday amenities, healthcare services, independent shops and eateries.
The picturesque Cardigan Bay coastline is also within easy reach. The harbour town of Aberaeron and the popular seaside destination of New Quay can both be reached in approximately 40 minutes. Aberaeron is renowned for its colourful Georgian architecture, waterfront restaurants and attractive beaches, while New Quay is celebrated for its dolphin-watching opportunities, water sports, sandy beaches and vibrant coastal atmosphere. The picturesque Cardigan Bay coastline is also within easy reach. The harbour town of Aberaeron and the popular seaside destination of New Quay can both be reached in approximately 40 minutes. Aberaeron is renowned for its colourful Georgian architecture, waterfront restaurants and attractive beaches, while New Quay is celebrated for its dolphin-watching opportunities, water sports, sandy beaches and vibrant coastal atmosphere.

ENTERANCE PORCH

7'4" x 3'7" (2.26m x 1.10m)

Double-glazed entrance door opening into a welcoming porch with access to the principal living accommodation.

LIVING ROOM

15'6" x 15'6" (4.73m x 4.73m)



A spacious yet inviting reception room featuring oak-effect laminate flooring, exposed ceiling beams and a wood-burning stove set on a tiled hearth. Dual-aspect windows frame delightful countryside views across the valley, while wall and ceiling lighting enhance the room's warm and comfortable atmosphere.

KITCHEN/DINING ROOM
23'3" x 14'0" (7.10m x 4.29m)



A bright and generously proportioned open-plan kitchen and dining space fitted with a range of wall and base units complemented by work surfaces. Features include underfloor heating, a central island with storage, ceramic sink with pull-out mixer tap, integrated microwave, electric oven, ceramic hob with extractor hood and attractive beamed ceiling. Two windows capture the stunning valley views.

UTILITY ROOM
9'8" x 6'1" (2.96m x 1.87m)



Practical utility space with fitted storage cupboards, work surface, ceramic sink, plumbing for a washing machine. The solar invertor is also located within this room. A side-facing obscured-glass window provides natural light.

SHOWER ROOM
5'10" x 3'6" (1.80m x 1.08m)



Comprising a fully tiled walk-in shower, wash hand basin and WC.

BEDROOM ONE
13'3" x 11'5" (4.04m x 3.50m)



A generous double bedroom featuring exposed beams, vaulted ceiling, built-in storage cupboard and attractive countryside views through the rear-facing window.

BEDROOM TWO
15'6" x 7'3" (4.74m x 2.21m)



Double bedroom retaining original timber flooring and

benefiting from a vaulted ceiling, painted beams, Velux roof window and rear-facing views across the surrounding landscape.

BEDROOM THREE
12'1" x 7'6" (3.69m x 2.29m)



A well-proportioned double bedroom with vaulted ceiling, painted beams, radiator and side-facing window.

FAMILY BATHROOM
8'0" x 7'10" (2.44m x 2.39m)



Well-appointed family bathroom fitted with a panelled bath, wash hand basin with vanity storage, WC, heated towel rail and airing cupboard. Finished with tiled walls and flooring and complemented by exposed beams and a Velux roof window.

OUTBUILDINGS



Barn One:
An attractive stone and slate barn, formerly utilised as a cowshed and now sympathetically refurbished. Internally it offers laminate flooring, painted walls, a feature fireplace and excellent natural light from a large picture window. The building offers significant potential for conversion into ancillary accommodation, a holiday let or home office, subject to obtaining the relevant permissions.
Barn Two:
Constructed of traditional stone and slate, this useful building has been dry-lined and benefits from both power and water connections. It offers further scope for alternative uses or residential conversion, subject to planning consent.
Agricultural Barn & Lean-To:
A practical block-built barn with corrugated roof measuring approximately 25' x 20', together with an adjoining tractor and lambing shed. Ideal for livestock, machinery storage, feed storage or general agricultural purposes. A mezzanine level provides additional storage capacity.

LAND



The property extends to approximately 17.5 acres of gently sloping pasture and paddock land, providing excellent grazing and versatility for a range of agricultural, equestrian or recreational uses. The land is complemented by established gardens and enjoys exceptional views over the surrounding Carmarthenshire countryside, creating a truly special rural setting.

THE VIEW



SERVICES



The property has the "off grid" appeal with mains electricity supported by Solar PV panels providing electricity and income from a feed in tariff arrangement, Private water from a spring on the land and private drainage. The property also has the benefit of an oil central heating system together with a wood burner with back boiler providing an alternative method to heat the entire house, underfloor and hot water. The property has improved insulation for efficiency.
Broadband is via 4G internet router which provides efficient streaming in 4k.

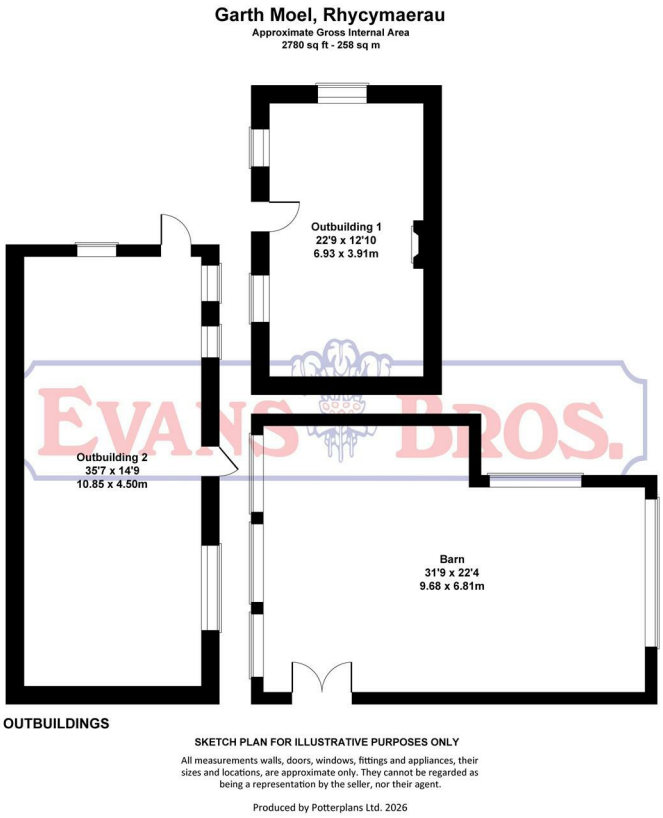
DIRECTIONS

From Lampeter take the main A485 Carmarthen road and carry on for 5 miles until arriving at Llanybydder. Turn left at the crossroads opposite the Cross Hands public house signposted Llansawel and carry on this road for 5 miles until arriving at Rhydcymerau. Take a right turning In the village opposite the council houses onto the mountain road and proceed up for approx 1 mile to the top of the hill and the lane leading down to the property can be seen on the left.

COUNCIL TAX

Band E: £2874 per annum

OUTBUILDING FLOOR PLANS

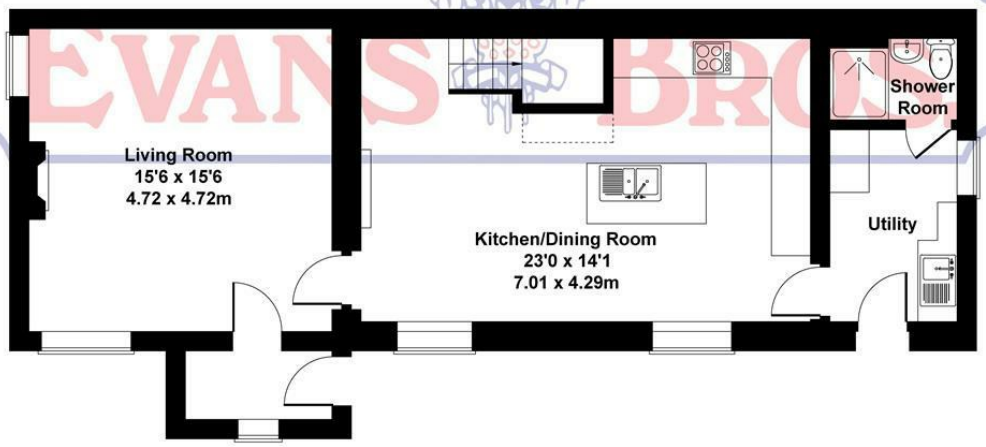


Garth Moel, Rhycymaerau

Approximate Gross Internal Area
2780 sq ft - 258 sq m



FIRST FLOOR



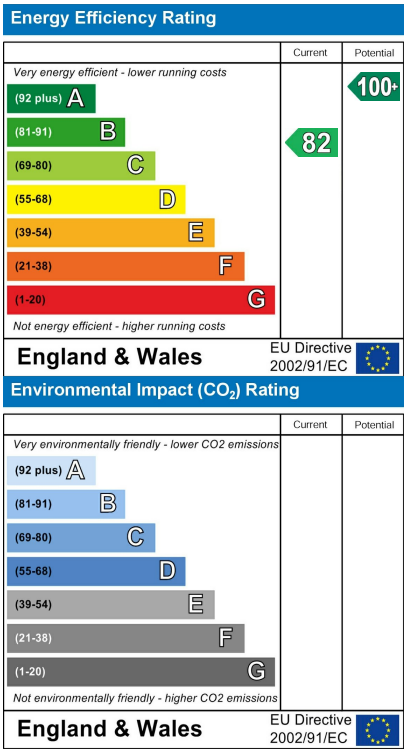
GROUND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026





5 NOTT SQUARE, **CARMARTHEN**, CARMARTHENSHIRE, SA31 1PG
Tel: (01267) 236611

MART OFFICE, **LLANYBYDDER**, CEREDIGION, SA40 9UE
Tel: (01570) 480444

1 MARKET STREET, **ABERAERON**, CEREDIGION, SA46 0AS
Tel: (01545) 570462

Partners Evans Brothers Ltd, Mr D.T.H Evans F.R.I.C.S., Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R.Evans M.R.I.C.S.,