



Lletty Farm
Llannon, Llanelli, SA14 8JQ
Offers in the region of £725,000



LLETTY FARM

Llannon, Llanelli, SA14 8JQ

For Sale by Private Treaty - Offers in the region of £725,000



A particularly attractive 65 acre ring-fenced farm with excellent connections to the major road networks.

Offering flexible accommodation for either lifestyle enjoyment or commercial uses.

Accessed via its own private sweeping driveway, the property centres around an attractive farmstead comprising a versatile range of traditional and modern agricultural buildings sitting below a charming farmhouse with potential for enhancement and extension, subject to the necessary consents.

Idyllic field enclosures, presented in good visible condition and offering an attractive balance of both lowland and upland grazing and mowing land. The elevated sections enjoy impressive far-reaching panoramic views across the surrounding countryside

- An 1100 square foot two bedroom farmhouse, double glazed throughout with oil boiler central heating system. Adjoining two storey stable building.
- Approximately 65 acres of permanent pasture, ideally situated around the house and buildings with good stock fencing and water supply to the fields.
- Over 7000 square feet of versatile outbuildings including well maintained traditional buildings alongside more modern portal frame buildings.
- Excellent road connection to the A40 and M4 and access to popular coastal regions and the market towns of St Clears, Whitland and Carmarthen.

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008

All measurements are approximate. Purchaser(s) are advised to satisfy themselves on such matters prior to purchase and obtain verification from their solicitor and/or surveyor. Intended purchasers shall not rely on the sales particulars as statements or representations of fact. All plans and photographs within these particulars are provided for a general guide and are for identification purposes only. Any items of plant, machinery, fixtures or fittings shown may not necessarily be included in the sale. Where any reference is made to planning permission or potential uses such information is given by the selling agents in good faith. Purchasers should however, make their own enquiries into such matters prior to purchase. Nock Deighton Agricultural LLP have endeavoured to draft these sales details accurately and reliably, taking reasonable steps to verify the information. The vendors have also acknowledged these details as true and accurate. However, if there is any point which is of particular importance to you, please contact our office and we will be pleased to confirm the position for you, particularly if you are travelling some distance to view the property. The sale plan is based upon the Modern Ordnance Survey information with the sanction of the Controller of HMSO. The purchaser shall raise no objection or query in respect of any variation between the physical boundary on site and OS Sheet Plan. The sale is agreed on a VAT exclusive basis however the purchaser shall indemnify the vendors for any VAT which may subsequently become payable.

The Farmhouse

Nestled within its own secluded setting and approached through an attractive backdrop of mature conifers and vibrant rhododendron, the farmhouse enjoys an east-facing position overlooking the surrounding countryside. Set slightly above the principal farmstead, it offers a wonderful sense of privacy while remaining at the heart of the holding.

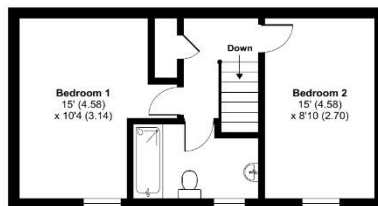
Built in the traditional manner with roughcast rendered elevations beneath a tiled roof, the farmhouse combines rural charm with practical accommodation. The property provides two double bedrooms, two comfortable reception rooms, a kitchen/dining area, and a spacious utility room, together with oil-fired central heating and recently installed double-glazed windows throughout (2024) included with a ten year warranty.

Connected services comprise mains electricity, private water supply, and private drainage. An adjoining traditional stone building presents significant scope for extension, ancillary accommodation, or conversion to suit a variety of uses, subject to the requisite planning permissions. Together, the farmhouse and its setting create a delightful rural residence with considerable future potential.

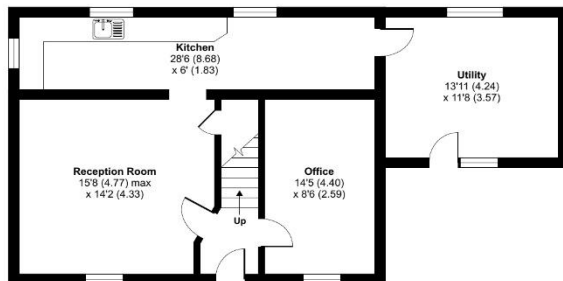
Floor Plan

Lletty Farm, Llannon, Llanelli, SA14

Approximate Area = 1207 sq ft / 112.1 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Location

Lletty is located to the North West of junction 48 of the M4 motorway, providing excellent access to the wider transport network links. The property lies approximately 2 miles from the village of Llanon, 6 miles from Llanelli, and 15 miles to the south of Carmarthen.

From Junction 48 of the M4, take the A4138 towards Llanelli and continue to join the A476 northbound towards Cross Hands and Carmarthen. Proceed along the A476 for approximately 4 miles. Turn left immediately past Morlais Lodge onto Allt Coed Cyw. Continue along this road for approximately 400 metres, where the entrance to Lletty will be found on the left-hand side indicated by farm plaque on the entrance gate.
what3words: ///bounty.leaps.submerge

Services

The property benefits from mains electricity, together with a mains water supply and private drainage system. The farmhouse is heated via an oil-fired central heating system.

Tenure and Possession

The property is offered for sale freehold with vacant possession upon completion.

Sporting, Timber and Mineral Rights

Insofar as they are owned, these are included in the sale.

Local Authority

Carmarthenshire County Council. Council Tax Band: D

Easements, Wayleaves and Rights of Way

The property is sold subject to and with the benefit of all existing rights of way whether public or private, light, support, drainage, water and electricity supplies, together with all the rights of way obligations, easements and wayleaves whether referred to in these particulars or not.

Viewings

Viewing is strictly by prior appointment with the sole selling agent





Buildings

1. Garage 2. Farmhouse
3. & 4. Traditional Stone stable. 8.59m x 4.67m (two storey)
5. Pigsty 5.88m x 5.18m 6. Sheep Shed 9.90m x 8.80m + 9.23m x 4.21m
7. Cubicle/General Purpose Shed 13.59m x 13.48m
8. Feed Store 8.95m x 5.20m 9. Cattle Byre 12.97m x 4.70m
10. Machinery Shed 13.51m x 7.88m 11. Hay Barn 12.20m x 5.06m
12. Concrete hardstanding



Livestock Centre, Llysonnen Rd, Carmarthen Tel: 01467 493199

RURAL LAND & PROPERTY AGENTS, AUCTIONEERS, VALUERS & SURVEYORS

www.nockdeightonagricultural.co.uk

Land

The holding extends to approximately 65 acres (26.50 hectares) set across 14 field parcels and is conveniently arranged in well defined enclosures including mature tree traditional field boundaries within the fields surrounding the yard. The land is gently undulating and benefits from an elevated position, with the fields to the West of the farmstead enjoying spectacular panoramic views.

According to the SAF 2026 field data, the land comprises approximately 25.88 hectares of Permanent Grassland, together with 0.24 hectares of Buildings and Yards, 0.24 hectares of Scrub/Gorse/Briar, 0.06 hectares of Tracks, and 0.08 hectares of Woodland. The majority of the holding is productive pasture, suitable for grazing and fodder production, with areas of natural habitat providing environmental and amenity value.

The fields are generally well fenced and are capable of supporting a range of agricultural and equestrian enterprises. The land is readily accessible from the farmstead and benefits from a practical layout for modern farming operations.

The fields are supplied by a combination of piped private water supplies to field troughs or natural water courses that exist in certain field boundaries.

The vendor has claimed Basic Payment Scheme in 2026 and the purchaser will be required to indemnify the vendor for any breach in Cross Compliance. The BPS entitlements will be made available to transfer to the purchaser should they be requested.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



WWW.EPC4U.COM

Lletty Llannon Llanelli

Land App



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Davies Morgan & Partners Ltd.

100 m
Scale 1:4500 (at A4)



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