



Carregfoelgam, Bethlehem, Llangadog,  
Carmarthenshire, SA19 9DP



- \* 28 Acre Small Farm \*
- \* Traditional 3/4 Bedroom Farmhouse \*
- \* Excellent Range Of Outbuildings \*
- \* Totally Secluded Location In Its Own Valley \*
- \* Well Maintained Productive Pastures And Amenity Woodland \*

**GUIDE PRICE £695,000**

**Description** A 28 acre smallholding lying about 1 mile from the village of Bethlehem. The property is completely secluded lying in its own valley.

This is a retirement sale with the vendors and the descendants being in occupation for four generations since the early 1900's.

Within the village of Llangadog is a junior school, mini market, butchers, post office/newsagent, public houses, restaurants, community hall and doctors surgery. The market town of Llandovery offers good shopping and recreational facilities with a variety of shops, post office, swimming pool, local authority junior school with Llandovery College in the private sector. There is also a cottage hospital and doctor's surgery. Also the popular town of Llandeilo lies 6.5 miles away to the west and also has a wide range of facilities and amenities with a wide variety of shops, sporting organisations, doctors surgery and most other outlets for day to day living. The town also benefits from Primary schools and a newly built Secondary school.

The farm house accommodation comprises;

**Kitchen** 16' 09 x 7' 05 with sink, range of floor and eye level drawers and cupboards, electric hob, Neff electric double oven. Beamed ceiling.

**Conservatory** 18' 08 x 7' 10 with tiled floor. Electric fan heater.

**Living Room** 16' 09 x 11' 01 with oil fired Rayburn doing hot water with oak bressummer over. Quarry tiled floor. Beamed ceiling. Understairs cupboard.

**Rear Porch**

**Living Room/Bedroom 4** 16' 02 x 8' 02 with radiator.

**Bathroom** 8' 00 x 5' 08 with low level wc, pedestal wash hand basin. Radiator.

**Separate wc** with tiled floor and part tiled walls.

**Hallway**

**Living Room** 16' 09 x 9' 07 With Efel oil fired stove.

**First Floor**

**Landing** off which are the following;

**Bedroom 1** 16' 09 x 9' 07 with radiator. Fireplace (blocked up).

**Bedroom 2** 8' 04 x 6' 0 with radiator.

**Bedroom 3** 14' 03 max x 12' 06 with radiator.

**End Room** 15' 03 x 7' 07 with radiator. Built in wardobes

**Shower Room** 14' 06 x 3' 10 with shower cubicle, low level wc and wash hand basin. Radiator. Part tiled walls.

**Outbuildings** Adjoining the house is a store shed. Beyond this is a **Garage** of stone and corrugated construction measuring 17' 06 x 14' 09. Further lean-to **Garage** of block and profile sheet construction. Double bunded oil tank.

**Barn** of stone and corrugated construction with lean-to storage shed of block and corrugated construction. Adjoining **Former Dairy** with loft over. Lean to oil storage shed of stone and corrugated construction housing Grant oil fired boiler.

Open fronted **Dutch Barn. Former Silo**, now in use as machinery shed, of part block and corrugated construction. **Former Milking Parlour** of stone and slate construction. **Former Bulk Tank** shed of block and asbestos construction. **Former Stable** of stone and corrugated construction with loft over and adjoining **Carthouse** of stone and corrugated construction.

**General Purpose Steel Frame Shed** measuring approximately 105' x 50' with part shuttered walls and part vent air walls beneath fibre cement roof with sheep barriers and walk throughs together with feed bin. Further **General Purpose** shed of concrete frame construction with rendered block walls and asbestos roof measuring 90' x 30' plus two side lean-to cattle cubicle sheds being each 22' wide.

**Services** Mains electricity. Private water. Private drainage. Oil fired central heating.

**Land** The land extends to approximately 28 acres or thereabouts. As shown on the enclosed plan, the land lies in one block. The land includes approximately 20 acres of excellent quality pastureland which is suitable for hay/silage production with the remainder being mixed woodland.

**Health & Safety** Given the potential hazards of a farm, we ask you to be as vigilant as possible for your own safety when making your inspection, particularly around the buildings, machinery and livestock.

**Plans, Areas & Schedules** A copy of the plan is attached for identification purposes only. The purchasers shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

**Wayleaves, Easements & Rights Of Way** A Public Footway 48/94/2 runs to the north of the farmyard. There is also a Green Lane on the edge of the farm. Details of these can be witnessed at time of viewing. The property is being sold subject to and with the benefit of all rights including rights of way, ( public or private), light, support, drainage, water & electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables drains, water and gas and other pipes whether referred to in these details or not.

**Local Authority** Carmarthenshire County Council, District Offices, 3 Spilman Street, Carmarthen, SA31 1LE. Tel: (01267) 234567.

**Viewing** Strictly by appointment please through the selling agents Messrs Clee Tompkinson & Francis through whom all negotiations should be conducted. Please contact our Llandovery Office (01550) 720440.

**VIEWING: CONTACT THE AGENTS: Llandovery Office**

**Tel: 01550 720 440 E-Mail: [llandover@ctf-uk.com](mailto:llandover@ctf-uk.com) Web Site: [www.ctf-uk.com](http://www.ctf-uk.com)**

**Property Misdescriptions Act 1991**

All dimensions are approximate and for guidance purposes only. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not tested any services nor the central heating system.

**Professional Services**

Our 14 Chartered Surveyors based at our offices in Powys, Herefordshire, West Glamorgan and Carmarthen, value and survey all types of property including RICS Home Buyers Reports and structural surveys for house buyers. Our Chartered Surveyor Department can advise upon the preparation of plans, grants, building regulations and planning applications.

**MORTGAGE SERVICES** - In order to assist our customers we offer a confidential mortgage advisory service without obligation or charge. This service is available by appointment in any of our offices

