



**Bryn Hafod Fawr  
Pentrefelin  
Llandeilo  
Carmarthenshire.**

Price **£795,000**



- Traditional four bedroom character farmhouse
- Self contained one bedroom annexe
- Approximately 2.41 acres
- Range of traditional stone outbuildings
- Outdoor swimming pool
- Lifestyle smallholding opportunity with income potential from holiday let
- Potential for multi-generational living or holiday use
- Beautiful rural setting near Llandeilo
- EPC:PENDING

Viewing: **01558 823 601** Website: **www.ctf-uk.com** Email: **llandeilo@ctf-uk.com**

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**General Description**

A Stunning Characterful Country Smallholding with Annexe, Stone Outbuildings and Heated Outdoor Pool Set in Approximately 2.41 Acres

## Pentrefelin, Llandeilo, Carmarthenshire.

### Property Description

Brynhafod Fawr is a charming period and characterful traditional smallholding set in the beautiful countryside near Pentrefelin, just outside the sought-after market town of Llandeilo. Occupying a generous plot of approximately 2.41 acres, this delightful rural property offers a rare opportunity to acquire a versatile home with extensive outbuildings, a separate annexe, and an outdoor swimming pool — ideal for multi-generational living, lifestyle buyers, or those seeking a property with development potential (subject to necessary consents).

The main residence is a handsome and welcoming four-bedroom traditional home, rich in character and period charm. The accommodation offers generous and flexible living space, perfectly suited to family life while retaining the warmth and personality expected of a country property of this nature.

In addition to the main house, the property benefits from a self-contained one-bedroom annexe, ideal for extended family, guest accommodation, holiday letting, or supplementary income.

Externally, Brynhafod Fawr truly excels. The property is surrounded by approximately 2.41 acres of grounds with views across the Tywi Valley, comprising gardens, a bluebell copse and useful paddock area. A collection of traditional stone outbuildings provides enormous scope for a variety of uses including workshops, storage, hobby spaces, or potential conversion (subject to planning).

A standout feature of the grounds is the heated outdoor swimming pool, perfectly positioned to enjoy the tranquil rural setting and offering a fantastic space for relaxation and entertaining during the warmer months.

The combination of character accommodation, versatile outbuildings, land, and an annexe makes Brynhafod Fawr a rare lifestyle property with considerable potential.

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### Front Door

### Entrance Porch

Timber boarded floor.

### Entrance Hall

With quarry tiled floor, traditional radiator, stairs to first floor and under stairs cupboard.

### Snug (13' 3" x 13' 11") or (4.03m x 4.23m)

With sash window to front, traditional radiator, coved ceiling and door into annexe.

### Living/Dining Room

Living Room 4.27 x 4.04

With multi fuel stove with marble surround and slate hearth, quarry tiled floor, sash window to front and coved ceiling.

Dining area 3.76 x 2.36

With traditional radiator, quarry tiled floor, alcove shelving, built in shelving, coved ceiling and french doors to rear.

### Kitchen / Breakfast Room (23' 3" Max x 14' 2") or (7.08m Max x 4.32m)

With white washed natural stone walls, quarry tiled floor, oil fired Aga and part tiled walls. Pendant lighting, plumbing for dishwasher, ceramic double butler sink with mixer tap. Traditional radiator, window to front, door into sun room and door to front. Stair to first floor.

### First Floor Accomodation (21' 6" x 14' 6") or (6.56m x 4.43m)

With radiator, white wash stone walls, two windows and exposed A frame.

### Inner Hall

Quarry tiled floor and shelving.

### Pantry (9' 7" x 7' 3") or (2.92m x 2.21m)

With work surface, tiled floor and sink unit.

### Sun Room (16' 1" x 6' 9") or (4.89m x 2.07m)

Tiled floor.

### Utility Room (11' 4" x 10' 6") or (3.45m x 3.20m)

With flag stone floor, shelving, shoe rack, plumbing for washing machine and appliance space. Ceramic butler sink, work surface, window and door to rear. Cupboard housing Worcester oil boiler.

### Shower Room (8' 0" x 7' 5") or (2.45m x 2.25m)

With low level WC with handmade built in cupboard, flagstone floor, window to rear, coved ceiling and circular basin and mixer tap with handmade vanity cupboard.

### First Floor

Half landing.

### Rear Staircase

Landing area with exposed beam.

### Bathroom (9' 5" x 7' 10") or (2.87m x 2.40m)

With low level WC. One radiator, one traditional radiator, exposed beam and wash hand basin with vanity cupboard. Wall lights and pendant light, panelled bath with mixer tap and rainfall shower head. Part tiled. Window and double glazed sky light.

### Bedroom 1 (17' 3" x 7' 10") or (5.27m x 2.39m)

With restricted headroom, double glazed window and double glazed sky light. Traditional radiator and built in cupboards.

### Front staircase.

### Landing

With access to loft space.

### Bedroom 2 (13' 11" x 13' 3") or (4.25m x 4.05m)

With coved ceiling, sash window to front and traditional radiator.

### Bedroom 3 (8' 7" x 6' 8") or (2.61m x 2.03m)

With sash window to front and radiator.

### Bedroom 4 (13' 1" x 14' 0") or (4.00m x 4.26m)

With sash window to front and traditional radiator.

### ANNEXE ACCOMMODATION

### Door to:

### Living Room (19' 5" x 13' 8") or (5.92m x 4.17m)

With oak flooring, two traditional radiators, part panelled walls and down lights. Log burner with tiled hearth. Double glazed sash window to front.

### Bedroom (13' 8" x 7' 8") or (4.16m x 2.33m)

With two double glazed windows, oak flooring, wall lights and traditional radiator.

### Kitchen/Breakfast Room (12' 4" x 7' 8") or (3.76m x 2.34m)

With wall, base and drawer units. Tiled floor and part tiled walls. Integrated electric oven, induction hob and extractor fan. Ceramic bowl and half sink unit with mixer tap, double glazed window, tongue and groove ceiling. Cupboard with shelving and door into main house.

### Shower Room (5' 2" x 7' 2") or (1.58m x 2.18m)

Tiled floor and part tiled walls. Window, extractor fan, pedestal wash hand basin and heated towel rail. Low level WC, coved ceiling, walk in shower enclosure with mains rainfall shower head and down lights.

### EXTERNALLY

Front forecourt area with flower borders to main house and a separate gated forecourt with patio area, border and verandah to annexe.

This impressive country holding extends in all to approximately 2.41 acres comprising mature gardens and grounds within walled gardens, gravelled areas and naturalised wooded area with bluebells in spring.

Front lawned area with gravelled driveway with tree house

Rear lawned gardens with pathways and patio area and walled side garden out to further paddock area with rockery and raised flower beds. Vegetable area and former orchard. Stunning far reaching views over the surrounding area.

Greenhouse and oil tank

### Swimming Pool

An enclosed outdoor pool area with dwarf walling and iron gates with pump house containing pool heater.

### Stone Barn (53' 10" x 18' 2") or (16.40m x 5.54m)

A detached stone barn with corrugated roof with arrow slit windows and doors out to a gobbled forecourt to the swimming pool area. With an attached gym/ store and arched storage area beneath.

## Pentrefelin, Llandeilo, Carmarthenshire.

### Gym/store room (17' 5" x 17' 7") or (5.32m x 5.37m)

This first floor/loft area is currently used as a gym area with beamed ceiling, power and light. 2 windows.

### Storage Shed (14' 8" x 18' 7") or (4.47m x 5.67m)

Attractive open fronted arch to a storage area.

### Tool Shed (7' 10" x 11' 11") or (2.39m x 3.64m)

### Detached Traditional Stone Barn

Ideal for multiple uses currently workshops and storage areas. This area is ideal for business/planning potential, subject to the necessary planning approval. This barn has rear access with separate gravelled parking area.

### Entrance Area (13' 11" x 5' 4") or (4.24m x 1.62m)

### Workshop (19' 8" x 13' 2") or (6.00m x 4.02m)

'A' frames. Light and power connected. Concrete floor and electric radiators.

### Workshop (13' 5" x 30' 3") or (4.10m x 9.23m)

Door to front, power and light connected. 'A' frames, electric radiator, built in shelving and 2 windows.

### Workshop (21' 1" x 13' 11") or (6.42m x 4.24m)

With patio doors out to a gravelled parking area. Power and light.

### Store Room (6' 9" x 12' 3" x 0' 0") or (2.06m x 3.74m x 00.0m)

### Garage / Workshop (15' 5" x 16' 3") or (4.70m x 4.96m)

Light and power. Currently used as wood store. Garage door.

### Stores (15' 9" x 20' 3") or (4.79m x 6.16m)

Door to front and stable door.

### Attached Lean-to (23' 0" x 13' 6") or (7.02m x 4.11m)

Corrugated construction.

### Broadband and Mobile phone

The mobile phone signal is deemed good in this area. Ultra fast broadband is available.

### Local Authority

Carmarthenshire County Council, Spilman Street, Carmarthen, Tel. No. 01267 234567.

### Viewing

By appointment with the Selling Agents.

### Services

Mains electricity. Private water and drainage. Oil central heating.

### Council Tax

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### Directions

From Llandeilo take the main A40 to Carmarthen passing the Cottage Inn on the left hand side. Take the next right signposted Capel Isaac. Proceed over the river bridge and take the next left along the track to Brynhafod Fawr.

