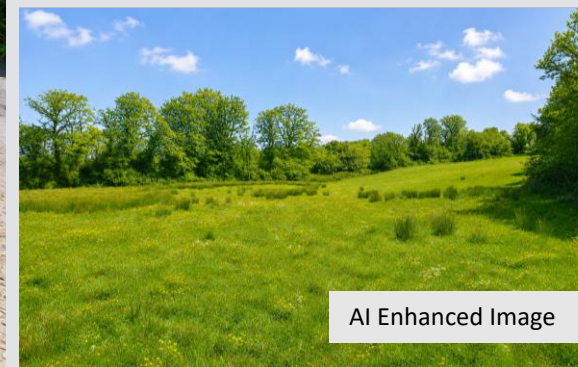


CALON-YR-YNYS Porthyrhyd, Carmarthenshire SA32 8PX

Price Guide £300,000



- Traditional Cottage and Adjoining Stone Barn with Planning Permission for Conversion to a Singular Dwelling
- Further Detached Traditional Stone Barn with Conversion Potential (STPC)
- Additional Range of Outbuildings and Yard ● Gently Sloping Pasture Paddock
- Approx. Five Acres In All

REF EO8860

RURAL SCENE
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GENERAL AND SITUATION

Approximate Distances:
A48 Dual Carriageway 3 miles • Cross Hands 5 miles • Carmarthen 8 miles
Llanelli 12 miles • M4 Motorway 9 miles

A traditional cottage and adjoining stone barn with planning permission for conversion to a singular dwelling, set in approx. five acres with a pasture paddock and a range of further outbuildings, in an accessible rural location.

Planning permission was granted on 11/06/2025 under application no. PL/09447 and the completed dwelling will have a kitchen/dining room on the lower ground floor, two bedrooms, living room and shower room on the ground floor and a sleeping mezzanine on the first floor. Copies of plans and supporting documents are available from Carmarthenshire County Council website.

Nb. Some of the photographs included in this sales brochure have been enhanced with AI software.



OUTBUILDINGS & LAND

The property is set adjacent to a minor country lane, and comes with the following additional outbuildings with approximate sizes:

Traditional Stone Barn 85'10 x 13'10 (26.2m x 4.2m) stone walls under a corrugated roof, set on a concrete base, formerly used for **Dog Kenneling**. This building has potential for conversion subject to the necessary permissions.

Dutch Barn 67' x 30' (20.4m x 9.1m) with Lean-To each side.

Former Cubicle Barn 45' x 36' (13.7m x 10.9m) steel portal frame set on a concrete base with box profile cladding and corrugated roof.

Dutch Barn 45' x 20' (13.7m x 6.1m)

The barns adjoin a large concrete hard-standing and former silage clamp, and all require refurbishment.

A gently sloping **Pasture Paddock** adjoins at the far end.

Whilst the property is rurally situated, with just one neighbour on the opposite side of the lane, it is conveniently accessible to the A48 dual-carriageway, which provides a fast link to Carmarthen in the west and Swansea in the east.

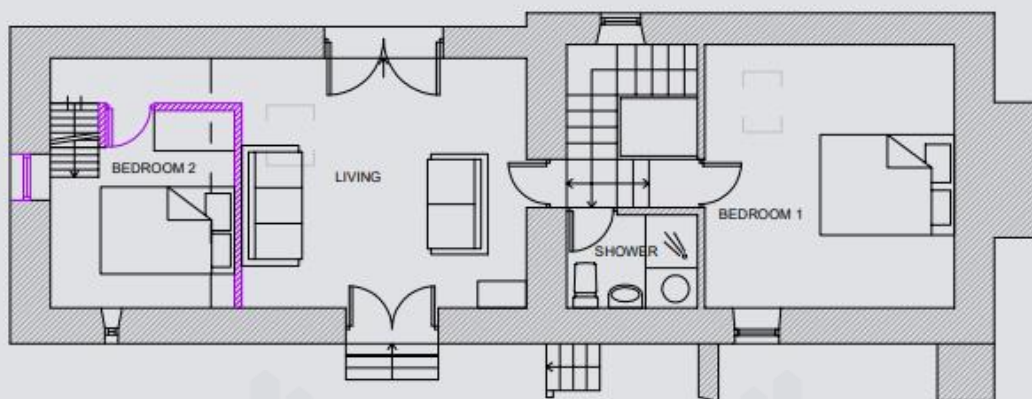
IN ALL APPROX. 5 ACRES
(About 2 Hectares)



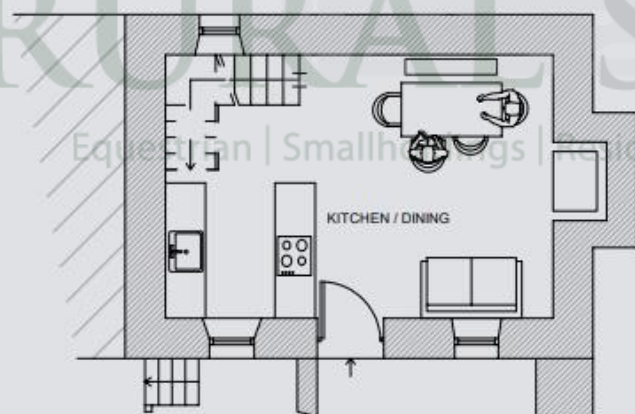
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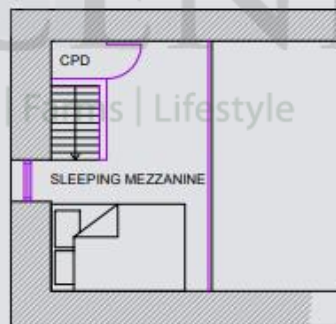




PROPOSED GROUND FLOORPLAN



PROPOSED LOWER GROUND FLOORPLAN



PROPOSED MEZANINE

VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

CARMARTHENSHIRE COUNTY COUNCIL
Tel: 01267 234567

SERVICES

MAINS ELECTRICITY is connected.
Provision has been put in place for a MAINS WATER connection.
Purchasers will need to install a SEWAGE TREATMENT SYSTEM

TENURE Freehold

ENERGY RATING TBC

DIRECTIONS

From the village of Porthyrhyd on the B4310, take the small turning westbound to a minor lane with a blue sign 'Unsuitable for Articulated Vehicles'. Follow the lane for about 1.2 miles and the property will be found on the left-hand side.

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N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes. Rural Scene have visited CALONYRYNYS but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.



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