



- Spacious Four/Five Bedroom Traditional Farmhouse
- Extensive Range of Agricultural Barns and Equestrian Facilities
Including Fifteen Stables and c. 60m x 40m Manège
- Good Quality Pasture Paddocks ● Desirable Rural Location
- Approx. 93 Acres In All

REF EO8395



GENERAL AND SITUATION

Approximate Distances:

Llanboidy 0.5 mile • Whitland 6 miles • St Clears 6 miles
Newcastle Emlyn 15 miles • Carmarthen 15 miles

A substantial four/five bedroom traditional farmhouse set in approx. 93 acres with an extensive range of agricultural barns, equestrian facilities and good quality pasture paddocks, set in a very pleasant rural location.

Hafod Farm was traditionally a dairy farm and the equestrian facilities have been developed more recently, successfully operating as a DIY livery yard. The farmhouse is in need of some modernisation and has potential to provide an impressive family home, with generously proportioned rooms and high ceilings.

The property is set in an extremely pleasant rural location just half a mile from the village of Llanboidy where there is a convenience store with Post Office and a primary school. Further local amenities can be found in Whitland and St Clears, both of which have access onto the A40 which links to Carmarthen, Swansea and beyond.



THE RESIDENCE

A traditional style farmhouse requiring refurbishment. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Main Entrance** is through a **Porch/Boot Room** which leads through to the **Kitchen** which is currently fitted with a traditional range of built-in cupboards, a huge inglenook fireplace housing an oil-fired Rayburn, double sink and a back staircase leading to the **First Floor**.

There is a **Walk-in Pantry** and access through to the **Inner Hall** which has a mosaic tiled floor, main staircase rising to the **First Floor** and a **Front Door** opening through to the **Conservatory**.

The large **Lounge** has a part exposed stone wall with a fireplace and oil-fired stove, whilst on the opposite side of the hall is a **Bedroom/Study** with an **Ensuite Shower Room** that has underfloor heating and is fitted with a mains shower, WC and wash hand basin.

There are **Four Main Bedrooms** plus a **Box Room** on the **First Floor**, an extended **Landing Area** that could create an **Additional Bedroom** with built-in storage.

The **Family Bathroom** is fitted with a panelled bath with shower over, WC and wash hand basin.





OUTSIDE, OUTBUILDINGS & LAND

The property is approached off a country lane along a farm drive that is shared with one neighbour, Clover House. Large lawned gardens wrap around the side and rear, with a **Wildlife Pond** and lovely countryside views.

The barns, outbuildings and equestrian facilities are extensive, arranged around hard surfaced yards and comprise as follows with approximate sizes.

Former Dairy and Milking Parlour currently used for storage including:

Dairy 17'1 x 14'6 (5.2m x 4.4m)

Tank Room 18'7 x 11'4 (5.7m x 3.5m)

Parlour 93' x 17'2 (28.3m x 5.2m)

Generator Shed/Store

Five Internal Loose Boxes four at 15'6 x 13' (4.7m x 3.9m), one at 17'5 x 15'6 (5.3m x 4.7m) each fitted with water tap

Traditional Stone Barn 38' x 14' (11.6m x 4.3m) with **Loft Store** above

Covered Silage Shed 100' x 17'5 (30.5m x 5.3m) steel portal frame with concrete base

Eight Bay Cubicle Shed with 117 cubicles

Barn 70' x 35' (21.3m x 10.7m) fitted with a new roof in 2022

Double Garage and Workshop 47' x 18' (14.3m x 5.5m) with two up and over garage doors, power and lighting.

Traditional Stone Barn with light, power and water supplies, divided into three sections 15'8 x 14' (4.7m x 4.3m), 18'7 x 14'2 (5.7m x 4.3m) with nine fitted lockers, 13' x 10'9 (4m x 3.3m)

Adjoining Old Parlour now used as **Tack and Feed Room** 24'9 x 11'1 (7.5m x 3.4m)

American Barn 75' x 35' (22.9m x 10.7m) steel portal frame set on a concrete base with a corrugated roof, light, power and water supplies, with **Ten Indoor Stables**.

Open-Fronted Barn 70' x 36' (21.3m x 11m) steel portal frame with GI roof, block walls, concrete base, inspection pit, light, power and water supplies.

Manège 60m x 40m floodlit with rubber topped sand surface.



THE LAND

The Land is predominantly gently-sloping pasture, divided with stock fencing to provide a mix of pony paddocks and larger fields, with water supply to field troughs and hedges along the main borders.

Within the land there is an **Ancient Britain Promontory Fort** which is designated as a Site of Special Scientific Interest (SSSI).

IN ALL APPROX. 93 ACRES
(About 37.7 Hectares)

CLOVER HOUSE

The neighbouring property, **Clover House**, is also on the market. It comprises a four bedroom modern farmhouse, built subject to an agricultural occupancy condition, with approx. 13 acres of land. Full details are available from the Agents.



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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 **HAFOD FARM** 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.

VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

CARMARTHENSHIRE COUNTY COUNCIL
Tel: 01267 234567

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, ELECTRIC HEATING, PV SOLAR PANELS, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold **ENERGY RATING** E **COUNCIL TAX E**

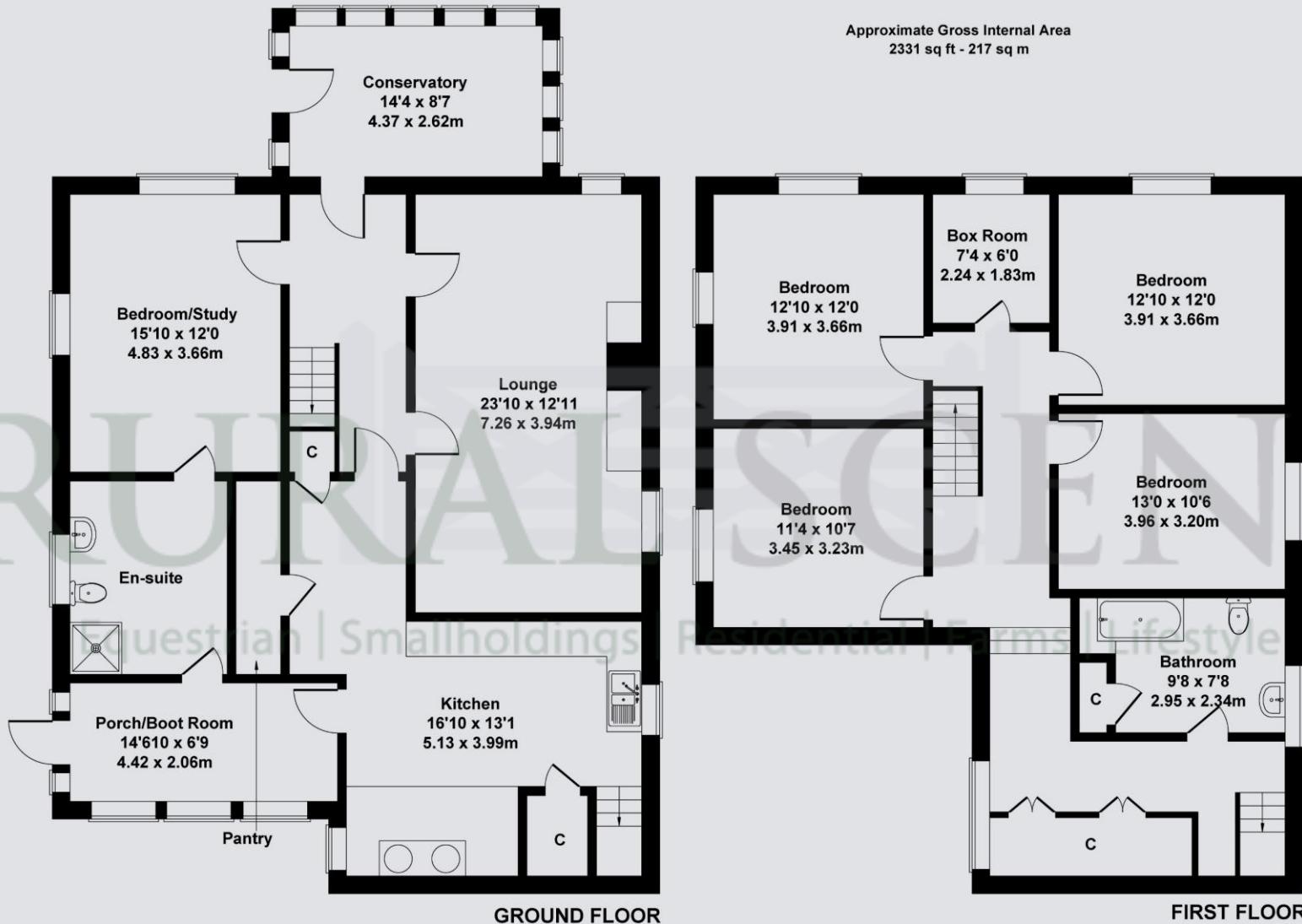
DIRECTIONS

From Llanboidy head out of the village in a southerly direction for a third of a mile and turn right opposite a row of terraced cottages. Follow the lane for a third of a mile and the entrance to the property will be found on the left-hand side

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RURAL SCENE

Equestrian | Smallholdings | Residential | Farms | Lifestyle



Not to Scale. Produced by The Plan Portal 2025
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