



BRIXTARW FARM
Plan For Identification Only



Brixtarw, Laugharne – SA33 4QP

Offers in Region of £1,200,000

jmorris.com



Brixtarw

Laugharne, Carmarthen

A rare and exciting opportunity to acquire this impressive coastal farm with incredible views and land running all the way down to the picturesque Taf Estuary, only 1 mile from the popular coastal town of Laugharne. The property is situated at the end of a long driveway, in a secluded position surrounded by its own land, which altogether amounts to approximately 96.78 acres. The accommodation is generous in size with lots of character, offering 7 bedrooms, 5 reception rooms and 4 bathrooms, making this an ideal home for a large family. Part of the upstairs has been utilised as a self-contained 2 bedroom flat with an external independent staircase for access, ideal for extended family and friends to use and have their own space. There is a lovely mature large garden with sunny patio, vegetable patch, extensive lawns and pergola with colourful scented wisteria and clematis climbing plants. To the far side of the house is a good size yard with a range of useful outbuildings to include a traditional stone barn ripe for conversion (subject to planning) and much larger steel framed agricultural sheds, ideal for livestock, machinery and general storage. The land comprises approximately 75 acres of excellent clean pasture with connecting fields and mature hedgerow boundaries, plus a further 21 acres or so of low level tidal land/salt marsh and small areas of woodland. Buyers seeking a farming opportunity or who wish to part farm/part enjoy a country lifestyle from where to raise their family and perhaps rent some or all of the land for added income, simply must come to view in order to fully appreciate this superb lifestyle farm and its stunning location.

Situation

The farm is situated in a beautiful secluded location, within a predominantly agricultural area surrounded by lush rolling fields, just outside the popular town of Laugharne in west Carmarthenshire. Part of the farms land runs down to the picturesque western side of the tidal Taf estuary. Laugharne is a small historic town, most famously known with its association to Dylan Thomas, with range of local shops, pubs and amenities. Other near by towns in the area include St Clears, which has direct access onto the A40 linking to Carmarthen and the M4 corridor, and Pembroke/Haverfordwest, all offering a wider range of national retailers, super markets etc.

Accommodation

Double glazed front door opens into:

Entrance Hall

Stairs rise to first floor with understairs storage cupboards. Doors open to:

Lounge

Double glazed window to front and sliding patio doors to side patio/garden, exposed feature stone wall, radiator.

Kitchen / Breakfast Room

Comprising a range of wall and base storage units, worksurfaces, one and a half bowl single drainer sink, 4 ring gas hob, single electric oven, plumbing for dish washer, space for fridge and freezer white goods, part tiled walls, tiled floor, exposed stone feature wall, exposed ceiling beams, double glazed windows to side and rear, radiator.

Dining Room

Double glazed window and external door to rear, radiator, door to:

Living Room

Inglenook fireplace housing a wood burning stove, exposed feature stone walls, exposed ceiling beams, quarry tiled flooring, double glazed window and external door to rear, radiator, built in cupboard housing an oil fired boiler. Glazed door opens to:

Inner Hall

Tiled flooring, exposed feature stone wall, doors open to:

Utility

Plumbing for washing machine, space for tumble dryer/ further white goods, double glazed windows and external double glazed door to front.

Office

Double glazed windows to side and front, tiled flooring, radiator.

Shower Room

Comprising a wet-room style showering area with quarry tiled floor, wash hand basin, W.C and bidet, tiled walls, radiator, frosted double glazed windows to front.

Sitting Room

Feature open fireplace, double glazed window to front and side, radiator. Door back to entrance hallway.

First Floor Landing

Built in airing cupboard housing a hot water cylinder, access to loft, doors open to:

Bedroom 1

Double glazed window to front enjoying incredible far reaching views, fitted wardrobes, radiator, door opens to:

En-Suite

Comprising a shower enclosure, W.C and Bidet, pedestal wash hand basin, radiator, double glazed window to side.

Bedroom 2

Double glazed window to rear, radiator.

Bedroom 3

Double glazed window to front enjoying the superb views, radiator.

Bedroom 4

Double glazed window to front enjoying the superb views, radiator, fitted wardrobe.

Bedroom 5

Double glazed window to rear, radiator.

Bathroom

Comprising a bath with shower over, W.C, pedestal wash hand basin, part tiled walls, double glazed window to rear, radiator.

Inner Landing

Built in airing cupboard housing a hot water cylinder, access to loft, doors open to:

Kitchen / Living Area

Fitted range of wall and base units, worksurfaces, single drainer sink, space for cooker, plumbing for washing machine and fridge, part tiled wall, exposed wooden flooring, double glazed windows to front enjoying lovely views, double glazed external door to side and independent metal staircase.

Bedroom 6

Double glazed window front, radiator, fitted wardrobes.

Bedroom 7

Feature part exposed stone wall, radiator, double glazed window to front.

Bathroom

Comprising a bath shower over, W.C, pedestal wash hand basin, part tiled walls, radiator, frosted double glazed window to front, exposed wooden flooring.

Gardens & Outside Space

To the far side and front elevations there are large mature garden areas, mainly laid to lawn with a variety of established shrubs and ornamental plants, vegetable/fruit patch, wooden pergola with wisteria and clematis plus a sunny side patio seating area. The gardens and grounds are tranquil and relaxing, but also provide ample space for children and pets to run and play. To the opposite side and front there is a large hardstanding yard providing ample parking space, which also leads to the many outbuildings.

The Outbuildings

The farm benefits from a number of sheds/buildings to include: A detached stone barn, ripe for conversion, subject to planning. A large steel framed agricultural shed, ideal for machinery & implement storage. A large steel framed agricultural cubical shed. A steel framed open cow shed. Open fronted storage shed. 4 x Timber garages, storage garden shed, greenhouse etc.

The Land

Please see the attached boundary plans for identification. The land surrounds the farm with approximately 75 acres of good clean pasture. The fields all adjoin and enjoy good gated access, with a private water supply connected. The remaining land, approximately 22 acres or thereabouts, consist of small woodland areas and low tide salt marsh.

Directions

From the centre of Laugharne, travel out along King and Clifton street, onto the A4066. After roughly 1 mile turn right at the junction by the Ants Hill camping sign and travel to the junctions on the bend in the road and proceed straight over. The entrance to the farm is then found on the left hand side, identified by its property name sign.

Services

We are advised mains electricity is connected. Both mains and private water is connected. Private drainage. There is also a wind turbine on the land with surplus energy being sold back to the national grid.

Tenure: Freehold.

EPC : TBC.

Council Tax Band: TBC

Local Authority: Carmarthenshire County Council

Please Note

There is a public footpath which runs down the access track and past the farmhouse, leaving across part of the land.

Broadband Availability

According to the Ofcom website, this property has standard broadband available. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Mobile Phone Coverage

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice & Data - 73%

Three Voice & Data - 49%

O2 Voice & Data - 64%

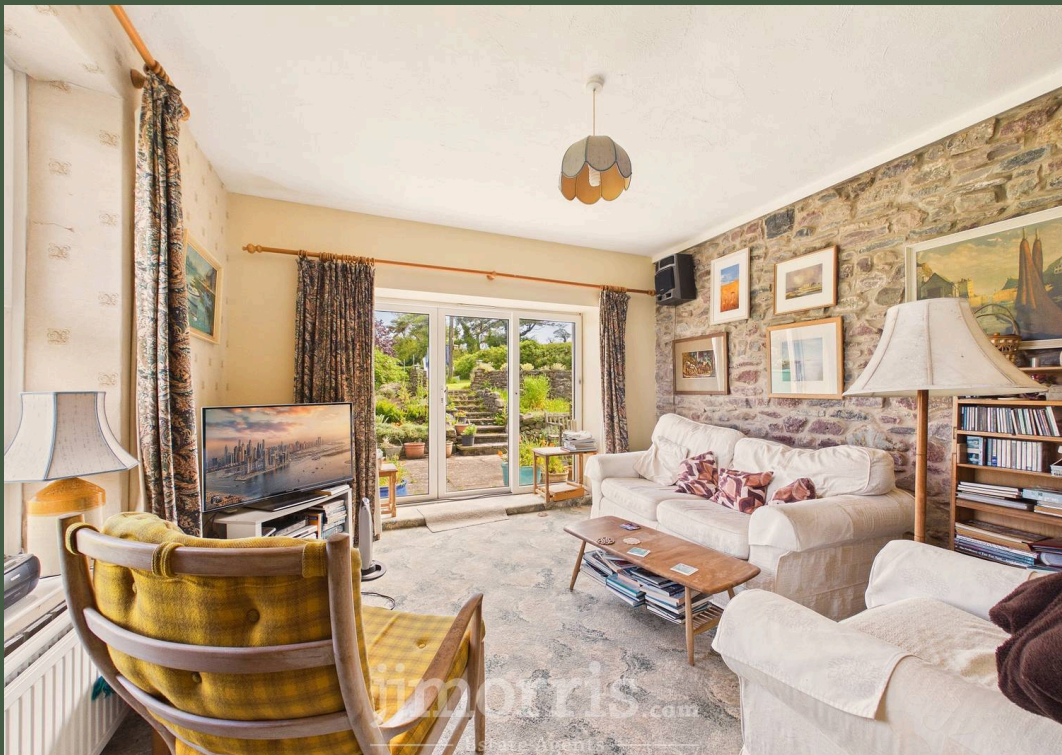
Vodafone Voice & Data - 71%

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Anti Money Laundering

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

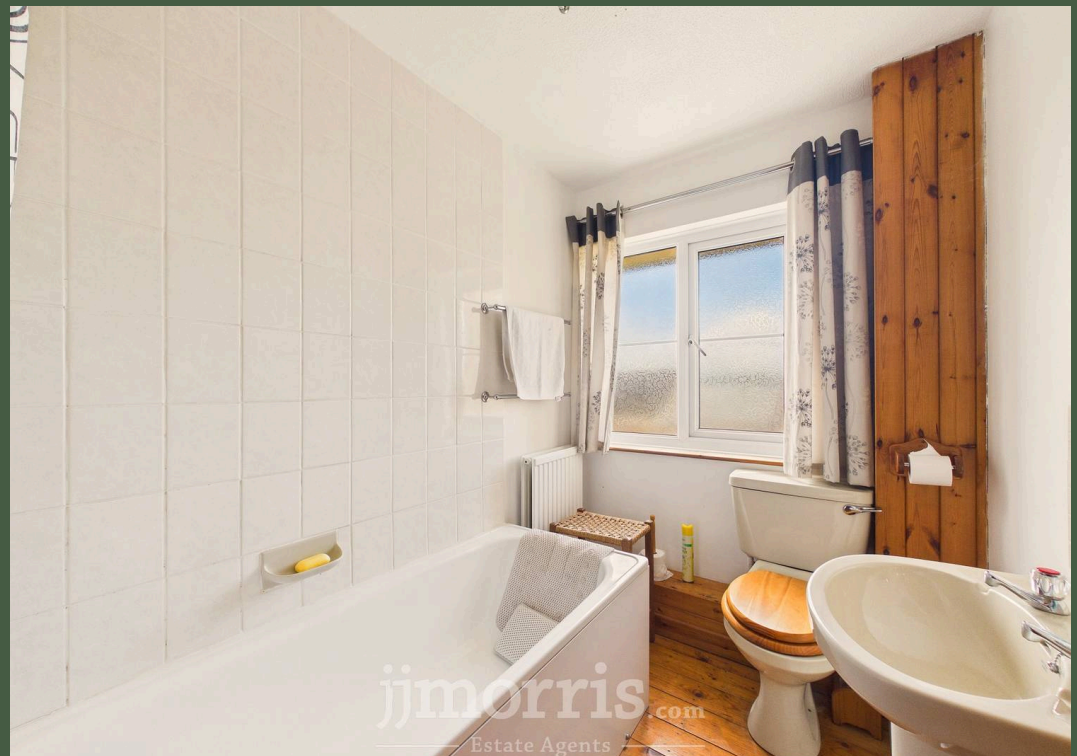










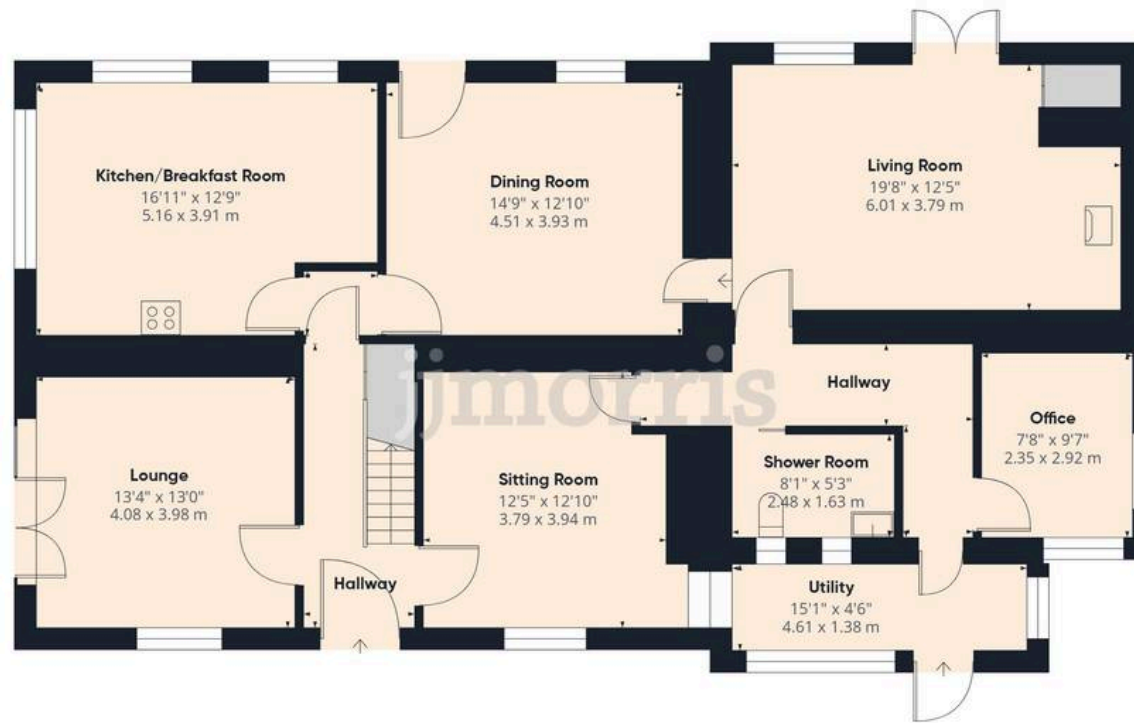












Floor 0



Floor 1





JJ Morris Narberth

J J Morris, Hill House - SA67 7AR

01834 860260 • narberth@jjmorris.com • www.jjmorris.com/

