

Tir White , Milo, Llandybie, Ammanford, SA18 3NX

Asking price £800,000

An outstanding opportunity to acquire a beautifully presented detached four-bedroom family home with approximately 6 acres of land, offering superb equestrian facilities in an idyllic countryside setting.

The spacious detached residence provides well-proportioned accommodation throughout, perfectly suited to modern family living. The property features four generous bedrooms, versatile reception space, and a practical layout designed to combine comfort with rural lifestyle living.

Outside, the property truly excels. The equestrian facilities include five well-appointed stables, a professionally constructed all-weather sand school (manege), and approximately 5 acres of grazing land and 1 acre of woodland, divided into paddocks ideal for year-round horse management. The extensive grounds provide ample space for exercising horses while enjoying the privacy and tranquillity of the surrounding countryside.

This property is located in a quiet village setting but only 11 minutes from the dual carriageway to access the A48 to M4.

Ground Floor

Composite entrance door to

Entrance Hall

19'7" x 8'9" (5.98 x 2.68)



with stairs to first floor, tiled floor, coved ceiling, under floor heating and uPVC double glazed windows with fitted blinds either side.

Lounge

14'6" x 16'3" (4.44 x 4.96)



with log burner, coved ceiling, under floor heating and uPVC double glazed bay window with fitted blinds to front and 2 windows with fitted blinds to side.

Kitchen/Diner/Living

14'1" x 35'11" (4.31 x 10.96)



with range of fitted base and wall units, granite work surfaces, one and a half bowl sink unit with mixer taps, Central Island with 5 ring Neff induction hob with extractor over, cupboards, built in oven, plinth lights, tiled floor, coved ceiling, under floor heating, uPVC double glazed window with fitted blinds to side and 2 bifolding doors to rear.

Utility

14'7" max x 10'7" max (4.45 max x 3.24 max)



with range of fitted base units, stainless steel single drainer sink unit with mixer taps, plumbing for automatic washing machine, 2 under stairs cupboards, part tiled walls, tiled floor, coved ceiling, under floor heating and uPVC double glazed window with fitted blinds to front and door to side.

Shower Room

6'7" x 5'0" (2.03 x 1.54)



with low level flush WC, vanity wash hand basin, walk in shower with mains dual head shower, tiled walls, tiled floor, extractor fan, heated towel rail and under floor heating.

First Floor

Landing



with hatch to roof space, built in airing cupboard with boiler providing domestic hot water and central heating and under floor heating manifold, radiator, coved ceiling and uPVC double glazed stained window to front.

Bedroom 1

13'4" x 15'5" (4.08 x 4.70)



with 2 built in wardrobes, radiator, coved ceiling and uPVC double glazed patio doors with Juliette balcony to rear with far reaching views of Carreg Cennen Castle with fitted blinds. Opening to

En Suite

3'9" x 10'0" (1.15 x 3.05)



with low level flush WC, vanity wash hand basin with cupboards under, shower enclosure with dual head mains shower, tiled floor, tiled walls, heated towel rail, extractor fan, downlights and uPVC double glazed window to side with fitted blinds.

Bedroom 2

15'10" x 13'4" (4.83 x 4.08)



with 2 built in wardrobes, radiator, coved ceiling and uPVC double glazed patio doors to rear with Juliette balcony overlooking far reaching views and Carreg Cennen Castle with fitted blinds.

Bedroom 3

13'3" x 15'5" (4.04 x 4.70)



with 2 built in wardrobes, radiator, coved ceiling and uPVC double glazed window with fitted blinds to front.

Bedroom 4

11'1" x 10'0" (3.39 x 3.06)



with radiator, coved ceiling and uPVC double glazed window with fitted blinds to front.

Bathroom

11'10" x 6'2" (3.63 x 1.90)



with low level flush WC, vanity wash hand basin with cupboards under, panelled bath with central taps, shower enclosure with mains dual head shower, tiled walls, tiled floor, extractor fan, heated towel rail, downlights and uPVC double glazed window with fitted blinds to rear.

Outside



with enclosed lawned garden to front, tarmac drive leading to off road parking for several cars, paved patio area and a detached garage

Separate gated side access leading down to stables, sand school and grazing fields (approximately 5 acres of grazing) and 1 acre of woodland.

Detached Garage

18'6" x 18'2" (5.64 x 5.55)

with electric roller door, power and light connected, stairs to first floor for storage, uPVC double glazed windows either side and door to side (prime for developing into a Granny Annexe (STPP))

Stables

with 5 stalls and power and water connected.

Material Information

UTILITIES:

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Water treatment/Septic Tank

Heating: Oil

Broad Band Speed: Download: 1800mbps

Upload: 220mbps

Mobile coverage: Vodafone: 80% 3: 77%

EE: 74% 02: 62%

ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Very low risk from sea and rivers, medium risk from surface water and small watercourses (risk between 1% and

3.3% chance each year)

Rights and Easements: None

Restrictions: None

NOTE

All internal photographs are taken with a wide angle lens.

Council Tax

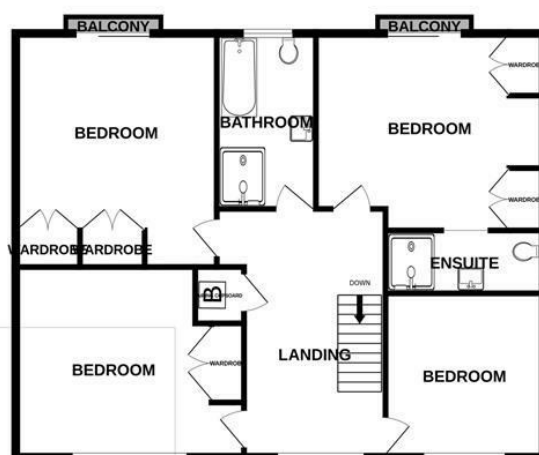
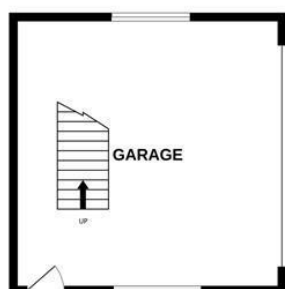
Band F

Directions

Leave Ammanford on College Street and travel approximately 2 miles to the village of Llandybie. Proceed through the cross road and out towards Llandeilo. Turn left and travel through Pentregwenlais then turn right for Milo. Travel for approximately 1.5 miles and the property can be found on the right hand side, identified by our For Sale board.

GROUND FLOOR
1413 sq.ft. (131.2 sq.m.) approx.

1ST FLOOR
1027 sq.ft. (95.4 sq.m.) approx.



TOTAL FLOOR AREA : 2440 sq.ft. (226.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.