



Bron Cwrt, Rhandirmwyn, Llandovery,
Carmarthenshire, SA20 0PD



- * 70 Acre Livestock Farm *
- * A Substantial Grade II Listed 5 Bedroom Farmhouse In Need Of Renovation*
- * 3 Reception Rooms, Kitchen, Pantry & Bathroom *
- * Range Of Stone & Slate Outbuildings *
- * Beautiful Towy Valley Location Bordering the River Towy *
- * Located Just Over 8 Miles From The Market Town Of Llandovery *

GUIDE PRICE £800,000

Description A truly unique opportunity to purchase a distinguished Grade II Listed country residence formerly part of the Cawdor Estate. Set in an idyllic countryside location, this exceptional period farmhouse, which is in need of renovation, offers a rare possibility to acquire a substantial rural holding extending to approximately 70 acres and located in a fine position enjoying ever changing views. The area is almost entirely agricultural or forestry based and is particularly well endowed with wildlife. It is ideal for bird watching, walking, fishing and other country pursuits.

The main farmhouse is beautifully proportioned and boasts spacious accommodation throughout featuring many original features and comprises; kitchen, dining room, living room, parlour and pantry to the ground floor with 2 staircases to the first floor with 5 bedrooms and bathroom. Externally the property is set just off a minor county road and approached via a gated entrance to yard and L shaped stone and slate outbuildings.

The property is situated about 1 mile from the village of Rhandirmwyn which has a public house with The Towy Bridge public house located less than half a mile away. The larger town of Llandovery being just over 8 miles distance and offers comprehensive shopping facilities with a variety of shops, post office, patisserie, butcher, doctors surgery, cottage hospital, public houses/restaurants, junior school and Llandovery College in the private sector together with swimming pool and supermarket on the outskirts of town.

The house accommodation comprises as follows:

Entrance Hall with staircase leading to first floor.

Parlour 13' 0 x 11' 9 with open fireplace in a tiled surround.

Living Room 14' 5 x 12' 0 with open fireplace in a tiled surround. Dual aspect windows.

Understairs Cupboard being former rent collecting office with flag stone flooring. Shelving.

Kitchen 17' 2 x 8' 11 max. With dual aspect windows.

Rear Hall with staircase leading to first floor. Door to outside.

Dining Room 14' 0 max x 13' 0 with solid fuel Rayburn. Understairs cupboard.

Kitchen/Pantry 12' 2 x 6' 11

First Floor

Bedroom 1 16' 10 x 10' 9

Landing

Bedroom 2 13' 1 x 11' 11

Bedroom 3 8' 8 x 6' 2

Bedroom 4 14' 5 x 9' 2

Bedroom 5 14' 1 x 9' 3

Bathroom 11' 10 x 8' 4 with panelled bath. Pedestal wash hand basin. Low level wc. Storage cupboard

Externally the property is approached by a gated entrance just off a minor country road leading to yard area and a range of traditional stone and slate outbuildings with some needing works of renovation and comprising; **Carthouse** with staircase to first floor. **Former Dairy** and **Former Cubicle Shed**. Behind the main yard is a useful holding pen and **Dutch Barn**. To the front and side of the main property is a small garden with stone built **Ty Bach** (outside toilet) and **Storage Shed**.

Land The land extends to approximately 70 acres in total. The enclosures are in permanent pasture and runs along the River Towy. The land includes approximately 40 acres of level land which would be suitable for silage. The

other enclosures are more sloping with approximately 10 acres of woodland. The land is split by a minor country road as can be seen from the attached map.

Services We are advised that mains electricity, mains water and private drainage serve the property.

Broadband and Mobile phone standard broadband is available in the area.

Local Authority Carmarthenshire County Council, District Offices, 3 Spilman Street, Carmarthen, SA31 1LE. Tel: (01267) 234567.

Viewing Strictly by appointment please through the selling agents Messrs Clee Tompkinson & Francis through whom all negotiations should be conducted. Please contact our Llandovery Office (01550) 720440.

Tenure Freehold

Council Tax E

VIEWING: CONTACT THE AGENTS: Llandovery Office
Tel: 01550 720 440 E-Mail: llandoverly@ctf-uk.com Web Site: www.ctf-uk.com

Property Misdescriptions Act 1991

All dimensions are approximate and for guidance purposes only. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not tested any services nor the central heating system.

Professional Services Our 14 Chartered Surveyors based at our offices in Powys, Herefordshire, West Glamorgan and Carmarthen, value and survey all types of property including RICS Home Buyers Reports and structural surveys for house buyers. Our Chartered Surveyor Department can advise upon the preparation of plans, grants, building regulations and planning applications.

MORTGAGE SERVICES - In order to assist our customers we offer a confidential mortgage advisory service without obligation or charge. This service is available by appointment in any of our offices

