



**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**Rhos Farm
Crug y bar
Llanwrda
SA19 8UD**

Price **£849,950**



- Characterful 4/5 bedroom detached farmhouse
- Separate 4 bedroom converted barn
- Established and successful Airbnb business
- Approximately 1.94 acres of gardens and land
- Flexible accommodation
- Ample parking and outdoor space
- Idyllic rural setting with countryside views
- Lifestyle property with income potential

General Description

A truly charming and versatile 4/5 bedroom detached farmhouse set within approximately 1.94 acres of picturesque countryside, complete with a beautifully converted 4-bedroom barn currently operating as a successful Airbnb business. Adding to its unique appeal, the property was formerly owned by renowned British rock star Billy Fury.

EPC Rating: D60

Viewing: **01558 823 601** Website: **www.ctf-uk.com** Email: **llandeilo@ctf-uk.com**

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Professional Services

Our 12 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

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Tel: **01558 823 601**

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Crug y bar, Llanwrda, Carmarthenshire.

Property Description

Rhos Farm is a charming and highly versatile 4/5-bedroom detached farmhouse set within approximately 1.94 acres in the picturesque Carmarthenshire countryside. Complementing the main residence is a beautifully converted 4-bedroom barn, currently operating as a successful Airbnb business, offering immediate income potential.

This delightful rural property presents a rare opportunity to acquire a character-filled home with flexible living options. Nestled in a peaceful and scenic setting, Rhos Farm seamlessly blends traditional charm with modern practicality, making it ideal for family living, multigenerational arrangements, or those seeking a lifestyle change with a business opportunity.

The main farmhouse offers spacious and adaptable accommodation throughout, with a warm and inviting atmosphere. Generous living areas are enhanced by period features, while the well-appointed kitchen enjoys attractive countryside views. Multiple reception rooms provide flexibility for both everyday living and entertaining, and the 4/5 bedrooms can easily accommodate guests, home working, or growing families. A family bathroom and additional facilities complete the home, which retains a wealth of character throughout.

A standout feature of the property is the detached four bedroom barn conversion. Currently run as a thriving Airbnb holiday let, it boasts a modern kitchen, four comfortable bedrooms each with en-suite facilities and its own private garden and games room. This provides a proven income stream while also offering excellent potential for independent accommodation for extended family or guests.

Externally, the property is set within approximately 1.94 acres, offering a perfect balance of landscaped gardens and usable land. The grounds include well-maintained lawns, ample parking for multiple vehicles, and scope for smallholding or hobby farming. The surrounding countryside provides a peaceful and idyllic backdrop, perfect for those seeking a quieter pace of life.

Adding a unique touch of heritage, the property is understood to have previously been owned by the renowned British rock and roll singer Billy Fury, further enhancing its character and appeal.

Located in the rural hamlet of Crugybar, near Llanwrda, Rhos Farm enjoys a tranquil yet accessible position. The area is renowned for its natural beauty, with excellent opportunities for walking and outdoor pursuits, while nearby towns of Llandeilo, Llandovery and Lampeter offer convenient access to everyday amenities and services.

Rhos Farm represents a unique opportunity to acquire a characterful countryside home with land, flexibility, and an established income-generating asset, all set within a truly idyllic location.

Reception Hall (10' 1" x 12' 3") or (3.07m x 3.73m)

With double glazed window, door to front, exposed beams and stairs to first floor. Radiator and exposed stone pillars. Storage cupboard with shelving, hanging rail and radiator.

Snug (9' 4" x 13' 7") or (2.84m x 4.13m)

With decorative fireplace, radiator, exposed beams, wall lights and triple glazed window.

Living Room (13' 0" x 16' 10") or (3.96m x 5.14m)

With exposed beams, inglenook fireplace with log burner, beam mantle and flag stone hearth. Radiator and triple glazed window.

Dining Room (8' 1" x 13' 0") or (2.46m x 3.97m)

With quarry tiled floor, triple glazed window, brick slip feature wall, wall lights and exposed beams. Slate window sill.

Kitchen (12' 3" x 20' 11") or (3.73m x 6.38m)

With handmade kitchen units, timber work surface and quarry tiled floor. Five ring induction hob with extractor hood above. Biomass range, ceramic double sink unit, integrated dishwasher, part tiled walls, double glazed door to rear and triple glazed stable door to side. Pendant lighting and down lights.

Store cupboard with shoe shelving.

Utility Room (4' 4" x 6' 1") or (1.31m x 1.86m)

Tiled floor, plumbing for washing machine, shelving and radiator.

Inner Hall

With two fitted cupboards with hanging rails.

Cloakroom (4' 6" x 5' 5") or (1.38m x 1.64m)

With triple glazed window, corner wash hand basin, radiator, low level WC and wall light.

Shower Room (4' 9" x 5' 3") or (1.44m x 1.60m)

With triple glazed window, tiled walls and shower enclosure.

Bedroom / Garden Room (7' 2" x 12' 4") or (2.19m x 3.75m)

With radiator and triple glazed double doors.

First Floor

Landing

With gallery landing, radiator and open balustrade.

Bedroom 1 (10' 6" x 9' 5") or (3.19m x 2.86m)

Exposed beam, triple glazed window and built in wardrobe with double hanging rail. Down lights.

Bedroom 2 (11' 1" x 9' 1" Max) or (3.39m x 2.76m Max)

Narrowing to 1.79. Currently used as a dressing room. Radiator, exposed beams, triple glazed window and roof access.

Bedroom 3 (8' 8" x 11' 11") or (2.63m x 3.62m)

With radiator and triple glazed window.

Bathroom (12' 0" x 4' 8") or (3.67m x 1.41m)

With low level WC, radiator, triple glazed window and panelled bath. Part tiled walls, sink with vanity unit, built in cupboard with slatted shelves.

Principle Bedroom (12' 2" x 13' 3") or (3.72m x 4.03m)

With vaulted ceiling, exposed beams, two double glazed windows, triple glazed doors out onto roof top balcony. Wall lights and radiator.

En-Suite

Pedestal wash hand basin, double glazed window, panelled bath, low level WC and radiator. Part tiled walls and exposed beams.

EXTERNALLY

A large gravelled forecourt provides ample parking for multiple vehicles. The front of the property features attractive raised beds, along with exterior lighting and a water tap.

The grounds include a meadow with a summer house, an orchard with a variety of fruit trees, and a wildlife pond creating a peaceful and natural setting.

To the rear, the garden offers a large, covered patio complemented by a rockery and well-stocked borders. There is also an external power point for added convenience.

A unique three-storey folly (2.30m x 2.30m), originally built by Billy Fury as a birdwatching tower, now used as a utility area and additional storage for the barn. It includes plumbing for a washing machine and space for appliances.

Workshop

Concrete floor, power and light. Split into two parts 5.78 x 4.21 and 5.74 x 4.29

Rhos Barn

Comprising:

Kitchen/ dining room (19' 2" x 14' 6") or (5.85m x 4.43m)

With laminate floor, double glazed window to front and rear, double glazed door to front and rear. Exposed beams. Wall, base and drawer units, breakfast bar, two electric ovens and induction hob. Extractor fan, part tiled walls, plumbing for washing machine and dishwasher. Composite sink, drainer and mixer tap. Down lights, pendant light and radiator.

Hall

With storage cupboard, two double glazed windows, down lights and radiator.

Bedroom 1 (8' 9" x 13' 9") or (2.67m x 4.20m)

Exposed beams, double glazed window, radiator and steps up to shower room.

En Suite Shower (7' 10" x 8' 10") or (2.38m x 2.69m)

With dual access from the living room. Corner shower unit with Triton electric shower, low level WC, vanity wash hand basin, double glazed window and radiator. Extractor fan, down lights, tiled floor and part tiled walls. Under stair storage.

Living Room (14' 2" x 14' 6") or (4.31m x 4.42m)

With laminate floor, two radiators, two double glazed windows and two double glazed doors. Wall lights, log burner with timber mantle, exposed stone surround and slate hearth. Exposed beams, down lights and stairs to first floor.

Mezzanine

Landing area with open balustrade. Double glazed balcony sky light, laminate floor, radiator and exposed beams.

Bedroom 2 (14' 6" x 8' 10" Max) or (4.41m x 2.68m Max)

1.80 min. Restricted headroom. Radiator, exposed beams and double glazed sky light.

Crug y bar, Llanwrda, Carmarthenshire.

En-Suite Shower Room (5' 5" x 3' 11") or (1.65m x 1.20m)

With tiled floor, low level WC, pedestal wash hand basin and towel warmer. Wall light, exposed beams, shower enclosure with folding door, electric shower, down lights and part respatex wall.

Bedroom 3 (9' 5" x 10' 1") or (2.86m x 3.08m)

With radiator, exposed beams, double glazed window and sky lights.

En-Suite Shower Room (5' 5" x 3' 11") or (1.65m x 1.20m)

With low level wc, pedestal wash hand basin, low level wc and shower enclosure with folding door. Tiled floor, heated towel rail, wall light, beams down lights, shaver point and part respatex.

Bedroom 4 (14' 9" x 12' 1") or (4.49m x 3.68m)

With exposed beams, double glazed window, radiator and double glazed sky light.

En-Suite Bathroom (9' 5" x 6' 2") or (2.86m x 1.88m)

With freestanding claw bath, mixer tap and hand held attachment. Double glazed sky light, radiator, laminate floor, low level WC, pedestal wash hand basin and part tiled walls.

Garden Area

The garden features a paved pathway leading through a well-designed outdoor space, including a raised patio area, gravelled section, and a neatly maintained lawn. There is also a separate undercover concrete patio area, ideal for outdoor dining. In addition, there is a raised decked area with an undercover hot-tub, providing a sheltered and private space for relaxation.

Outside light, oil tank and outside power point.

Games Room (28' 3" x 9' 8") or (8.60m x 2.95m)

Wall heaters, concrete floor, two window and door. Pendant lighting and storage cupboards with louvre doors.

Broadband and Mobile phone

The mobile signal is good in this area. Please check with your provider. There is ultrafast broadband available.

Local Authority

Carmarthenshire County Council, Spilman Street, Carmarthen, Tel. No. 01267 234567.

Agents Note

Please note that the owner of the neighbouring land currently has access across the courtyard to reach their fields, based on a gentleman's agreement rather than a formal right of way.

Viewing Arrangements

By appointment with the Selling Agents.

Services

Mains electricity. Private water and drainage. Main house has a airsource heat pump. Barn is oil

Directions

From Llandeilo out of the town towards the A40. After the roundabout take the B4302 Talley Road. Continue on this road through Talley towards Crug Y Bar for about 3 miles and the lane for Rhos Farm will be on the right hand side.

