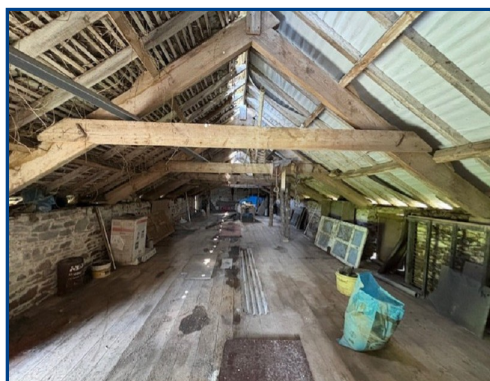
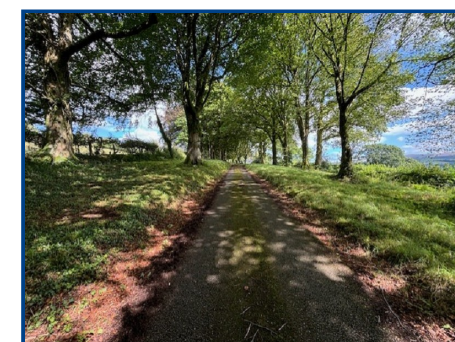


**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**Carreg Cennen Farm
Trapp
Llandeilo
Carmarthenshire SA19 6TL**

Price **£799,950**



- Exceptionally Well Located Small Farm
- Beautiful Scenery with views of Carreg Cennen Castle
- Useful Range of Outbuildings, Ripe for Improvement
- Approximately 54 Acres of Land
- Detached 4 Bedroom Farmhouse
- Close to Trapp Village & Llandeilo Town
- EPC: 3G

General Description

Country Holding in a superb setting close to Llandeilo town, comprising a detached farmhouse with range of outbuildings and approximately 54 acres of land.

EPC Rating: G3

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

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 14 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.

Tel: **01558 823 601**

Email: **llandeilo@ctf-uk.com**

Web: **www.ctf-uk.com**

Trapp, Llandeilo, Carmarthenshire.

Property Description

Exceptionally well located small farm comprising a traditional stone built farmhouse, mainly stone outbuildings, with much potential and about 54 acres of productive land and woodland.

The property stands on the outskirts of the popular village of Trapp and is approached over its own tarmacadam tree lined driveway with stone entrance.

There are magnificent views from the land over the surrounding countryside of the Cennen Valley to the dramatic Carreg Cennen castle.

The farmhouse comprises 2 reception rooms and 4 bedrooms and contains original features of massive oak ceiling beams.

The outbuildings have a separate entrance from the house and are based around a central yard, formerly cobbled, on four sides with ranges of traditional buildings including cart shed, cow housing and original Victorian stables. These, subject to the appropriate planning permission, would make excellent holiday accommodation.

Trapp is a renowned tourist destination mainly based around its magnificent castle and surrounding countryside, whilst the Towy valley in general is a hugely popular area for visitors with the botanical gardens of Wales, Aberglasney house and gardens and other castles of Dinefwr and Dryslwyn.

Llandeilo is only 3 miles away with amenities including primary and secondary schools, stations on the heart of Wales railway and a range of individual shopping outlets.

There are a variety of places to eat and drink in both Llandeilo and the nearer Ffairfach village.

The locality is considered accessible being only a 20 minute drive to the M4 extension at Crosshands.

The farmhouse accommodation briefly comprises hall, sitting room, dining room, rear hall, utility room, bathroom, kitchen and pantry. At first floor level are

four bedrooms and en-suite.
CTFRL

THE FARMHOUSE

Entrance Door

Upvc part glazed door to:

Entrance Hall

Understairs cupboard.

Sitting Room (16' 4" x 10' 0") or (4.97m x 3.05m)

Stone fireplace with calor gas fire, dado rail, electric heater and upvc double glazed window.

Dining Room (16' 2" x 12' 3") or (4.93m x 3.74m)

Tiled fireplace with calor gas fire, ceiling beam, electric heater and upvc double glazed window.

Rear Hall

Utility (8' 6" x 7' 10") or (2.60m x 2.39m)

Single drainer stainless steel sink unit with cupboards below, plumbing for utilities, part wall tiling and upvc double glazed window and rear door.

Bathroom (8' 4" x 6' 7") or (2.54m x 2.0m)

Panelled bath, pedestal wash hand basin, shower in separate cubicle. Part wall tiling, electric wall heater and upvc double glazing.

Separate WC

Kitchen/Breakfast Room (16' 2" x 12' 3") or (4.94m x 3.74m)

Aga solid fuel range cooker, base and drawer units, work surfaces, part tiled walls, ceiling beam and upvc double glazing.

Pantry/Stores (13' 0" x 5' 3") or (3.97m x 1.61m)

Original slate slab, wall shelving, access to roof space, connection for gas cooker and upvc double glazing.

First Floor

Stairs to Half Landing with night storage heater and wall lights.

Landing

Master Bedroom (16' 10" x 13' 0") or (5.14m x 3.96m)

Dual aspect upvc double glazed windows, wall lights, airing cupboard. Includes:

En Suite (4' 2" x 7' 0") or (1.28m x 2.14m)

Low level WC, bidet and pedestal wash hand basin with mirror above. Wall lights.

Bedroom 2 (13' 9" x 8' 7") or (4.19m x 2.61m)

Upvc double glazing.

Bedroom 3 (9' 9" x 8' 0") or (2.97m x 2.44m)

Upvc double glazing.

Bedroom 4 (16' 11" x 10' 5") or (5.16m x 3.18m)

Upvc double glazing and pull light switch.

EXTERNALLY

Garden area comprising a lawn with wall and post and rail surround with sitting area.

THE OUTBUILDINGS

To the rear of the house stands;
Block built carport with attached shed
Steel framed Dutch barn and one other

Set around a central, part cobbled yard, are a mainly traditional range of farm outbuildings comprising;

Stone range with mainly stone tiled roof comprising:

Cowshed (52' 10" x 17' 7") or (16.10m x 5.35m)

13 tie cowshed with feed hopper.

Work Shop (12' 2" x 13' 5") or (3.71m x 4.10m)

Light.

First Floor. (56' 9" x 17' 11") or (17.30m x 5.45m)

Store (8' 0" x 17' 6") or (2.45m x 5.33m)

Dairy (15' 7" x 13' 9") or (4.75m x 4.19m)

Concre block built former dairy.

Parlour (34' 5" x 17' 8") or (10.48m x 5.39m)

Collecting Yard (23' 2" x 17' 9") or (7.05m x 5.40m)

Concrete Block Open Fronted Cattle Sheds

A further stone range comprising:

Cow House (14' 5" x 14' 10") or (4.40m x 4.52m)

Calf Shed (23' 7" x 14' 1") or (7.19m x 4.28m)

Stables (24' 4" x 14' 9") or (7.42m x 4.50m)

Original Victorian stable fittings including hay racks and troughs.

Cart Shed (26' 7" x 13' 11") or (8.09m x 4.25m)

Secondary yard of more modern buildings comprising;

Hay Barn

Of block and sheeted construction

Cubicle Shed (51' 8" x 45' 10") or (15.74m x 13.96m)

Covered Silo (33' 0" x 55' 9") or (10.06m x 17.0m)

Former Manure Store

Further Cubicle House with Lean-to Silo (43' 0" x 52' 11") or (13.11m x 16.12m)

With cow cubicles and central passage.

THE LAND.

Amounting to 53.9 acres, or thereabouts, the land as shown on the plan provided includes enclosures of flat and gently sloping pasture land and meadow suitable for silage.

The fields are fenced to sheep and are naturally watered.

The land has a south facing aspect and include fantastic far reaching views over farmland, Carreg Cennen castle and the open mountains of the Brecon Beacons beyond.

The land would suit a variety of uses for livestock or horses etc.

The property does include some natural mainly hard woodland together with one enclosure across the Trapp road comprising mature trees including beech and oak.

No entitlements are included with this property.

Agents Note

Access to the property and land is over a tarmacadamed driveway in the ownership of this property although Carreg Cennen house has a right of way over it.

The drive is a particularly feature of the property with its flanking stone gateway opening onto the driveway flanked by specimen beach trees.

Broadband and Mobile phone

There is broadband and mobile signal in this location. Please check with your provider.

