

POLLY POWELL
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Offers Over **£500,000**

Penrhiw Farm

Garnant, Ammanford

10 Acres. Black Mountain Views.
A Fully Established Equestrian Small Holding

A rare opportunity to step straight into land, infrastructure
and a lifestyle already in place.



Penrhiw Farm

With breath taking, uninterrupted views stretching across the Black Mountains and a fully established equestrian setup already in place.

The perfect opportunity for anyone looking to relocate to Wales with horses.



Features

10 Acres

No Chain

20m x 40m Manège

Open Plan Stables & Corral, Indoor Sand Barn

Surfaced Track System with Horse Tunnel

Tack & Feed Room

Fully Fitted Carpenters Workshop

2 Bedroom Character Cottage



The Land

The 10 acres have been carefully arranged to create a holding that feels both private and practical, with no public rights of way running through it.

A surfaced track system runs around the paddocks, allowing horses to move freely throughout the land in all weathers. Gated sections provide flexibility to open up or close off areas as required, giving genuine control over grazing and management.

There are four main paddocks, all well fenced and securely gated.

Beyond the working areas, the land also incorporates:

- A wooded dell and woodland area
- A natural waterfall feature
- Garden area with polytunnel and greenhouse
- Two timber shelters (1 positioned within the garden (moveable) and 1 in wooded dell area)
- Dedicated compost area for manure management

The layout allows for easy vehicle circulation, while generous hardstanding provides parking for multiple vehicles, horse boxes and trailers with straightforward access in and out of the property.





Equestrian Facilities

The equestrian setup has been developed with day-to-day practicality in mind.

A substantial stable block connects directly to the indoor sand barn and corral area, designed to operate either as one large open plan space or divided into individual stables depending on requirements.

This integrated layout supports efficient handling and adaptable use.

The 20m x 40m manège provides dedicated schooling space, while the indoor sand barn enhances year-round usability regardless of weather conditions.

Supporting facilities include:

- Tack and feed room
- Additional storage room
- Double open-fronted barn
- Fully fitted carpenters workshop — a substantial and well-equipped workspace ideal for trade or hobby use.

The entire setup has been arranged to create a working system rather than a collection of separate buildings — allowing horses, equipment and daily routines to flow logically across the holding.





The Cottage

The cottage blends traditional character with thoughtful updates, creating a home that feels both authentic and practical.

Thick stone walls, exposed beams and wrought iron Suffolk latch handles retain its rural charm, while mains gas central heating (boiler installed 2018 and recently serviced) and a log burner provide warmth and comfort throughout the year.

The living room centres around the log burner, creating a welcoming focal point, particularly after a day outdoors.

An impressive additional reception space features an open plan wooden staircase, double-height ceiling and three windows that flood the room with natural light. Full of character and versatility, this space works beautifully as a home office or studio.

Mains gas central heating (boiler installed 2018 and recently serviced) ensures comfort throughout the seasons.





You enter into the kitchen, which has been refitted within the last 12 months with contemporary units, electric hob and oven, offering a clean and functional space ready for everyday use.

The bathroom has also been updated and includes a bath with electric shower over, finished with dual radiators for comfort.



Upstairs, two loft-style bedrooms feature vaulted ceilings and exposed beams.

The cottage offers comfort, warmth and individuality, complementing the land while retaining its own character.



Room measurements (approx.)

Ground Floor

- Kitchen - 2.66m x 3.2m (8'8" x 10'5")
- Living Room / Diner - 6.09m x 3.34m (19'11" x 10'11")
- Office / 2nd Reception Room - 6.31m x 2.38m (20'8" x 7'9")
- Bathroom - 2.66m x 2.31m (8'8" x 7'6")

1st Floor

- Bedroom 1 - 3.86m x 3.65m (12'7" x 11'11")
- Bedroom 2 - 2.86m x 3.69m (9'4" x 12'1")





Location & Accessibility

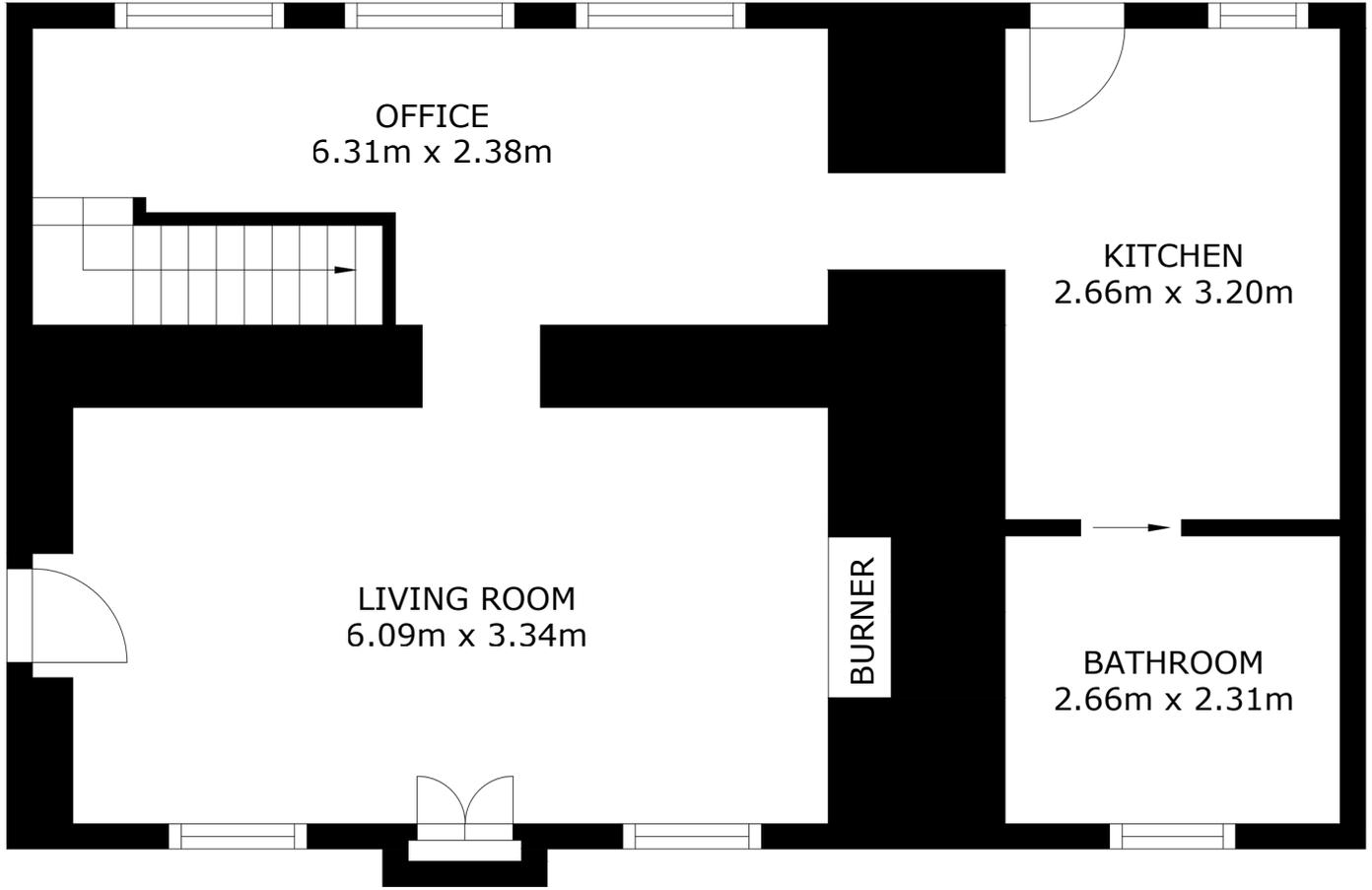
The property enjoys a peaceful setting along a quiet no-through road serving approximately ten neighbouring properties, providing privacy without isolation.

Access to the holding is straightforward, with good road approach and practical entry suitable for vehicles, trailers and horse boxes.

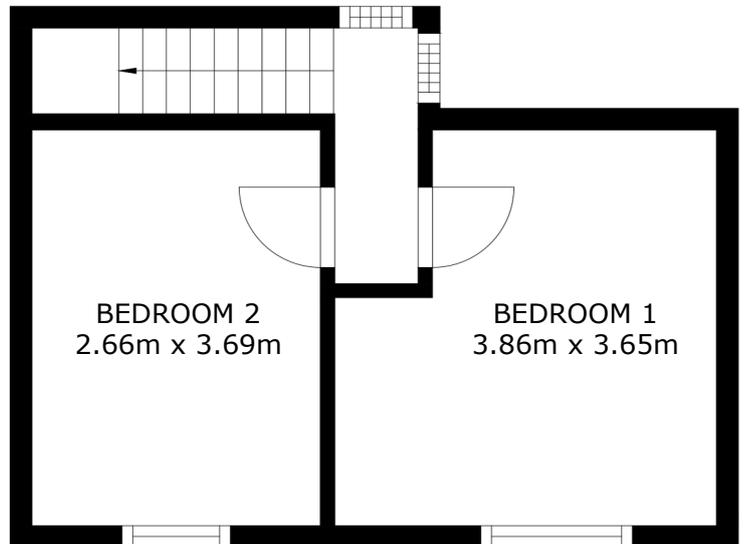
Despite its rural feel, the property is just a 3-minute drive from the village of Garnant, where everyday amenities are readily available including a local shop, pharmacy, doctors surgery, garage, schools and regular bus routes.

The wider town of Ammanford is approximately 15 minutes away, offering supermarkets, additional schooling, leisure facilities and further services. For those relocating or commuting, the property is positioned approximately 30 minutes from Junction 49 of the M4, providing direct access towards Swansea, Cardiff and wider transport connections.

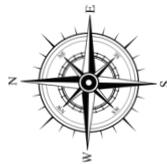




GROUND FLOOR



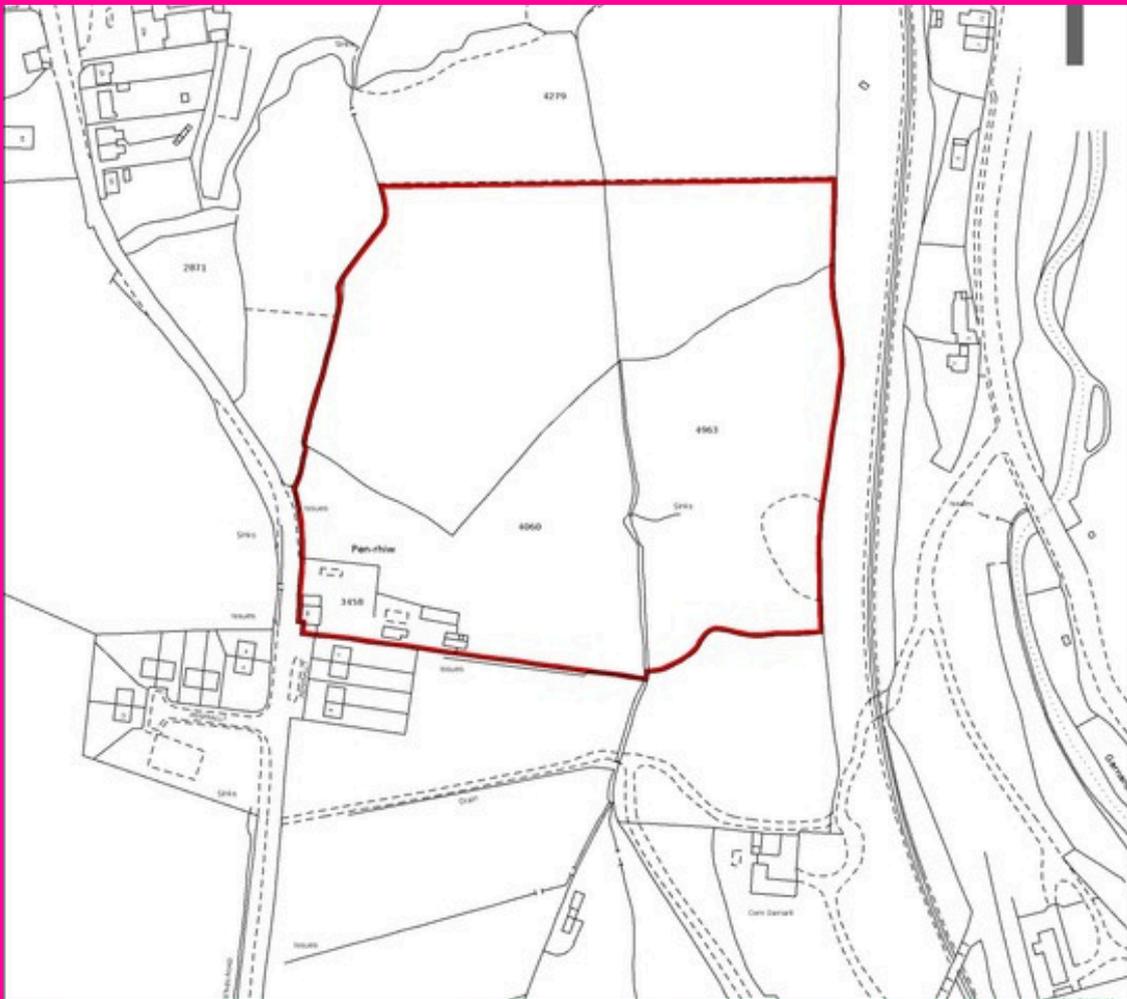
FIRST FLOOR



GROUND FLOOR : (67m²)
FIRST FLOOR : (35m²)
TOTAL AREA: (102m²)

Disclaimer: Floor plan measurements are approximate and for illustrative purposes only. While every effort has been made to ensure accuracy, the plan is provided as a guide to layout and should not be relied upon as a statement of fact. Prospective buyers are advised to verify all dimensions, shapes and details before making any decisions.

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Smallholdings of this size, with established equestrian facilities and this level of infrastructure, are becoming increasingly difficult to find in this price range. The groundwork has already been done.

The layout is functioning. The infrastructure is in place.

The next owner steps into more than an acreage, they step into a working smallholding with the freedom to shape its next chapter according to their own ambitions.

Video tours, drone footage and a dedicated Open Letter from the current owner are available to explore the property in greater depth.

However, the true scale, setting and impact of the views across the Black Mountains can only be fully appreciated in person.

Viewings are strictly by appointment to allow sufficient time to walk the land, explore the facilities and properly understand what is on offer.

Ready To view **IN REAL LIFE?**

*Book!
Now!*



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