



## Berllan Dawel, Hebron – SA34 0XU

£1,000,000 Freehold

### Exceptional 100-Acre Former Dairy Farm in North Carmarthenshire

A rare opportunity to acquire a productive former dairy holding extending to approximately 100 acres, situated in a renowned grass-growing area of North Carmarthenshire and offering considerable potential for livestock, equestrian, conservation, or mixed farming enterprises.

The holding was operated as a successful milk-producing dairy unit until late 2021 and comprises predominantly productive pastureland, renowned for its grazing capabilities and suitability for livestock production. The acreage is principally laid to grass, with the balance comprising the homestead, farm tracks, and areas of rougher grazing.

Council Tax band: D

Tenure: Freehold



### Description continued

The property occupies a peaceful rural setting near Hebron, enjoying privacy and tranquillity whilst remaining conveniently accessible. Access is gained from a minor council-maintained no-through road via a shared private lane, ensuring a secluded and attractive farmstead environment.

Ideally positioned within approximately one mile of the A478 Cardigan–Crymych–Narberth road, the holding enjoys excellent connectivity to local market towns and amenities. The popular Preseli village of Crymych, with its primary and secondary schooling, shops, and community facilities, lies some 4–5 miles distant. The coastal market town of Cardigan is approximately 14 miles away, whilst the county town of Carmarthen is within 20 miles.

The property represents an increasingly scarce opportunity to acquire a substantial block of productive agricultural land in one of West Wales' most highly regarded farming districts.

### The Farmhouse

The farmhouse is detached, part solid stone and part cavity blockwork, all rendered externally under tiled roof, with replacement uPVC sealed glazing installed.

### Front Lobby

### Inner Hall

With quarry tiled floor



#### **Office**

#### **Kitchen**

Having a range of wall and base units with worktop surfaces incorporating 1.5 bowl single drainer sink unit, oil-fired Rayburn, quarry tiled floor, open beam ceiling.

#### **Utility and Rear Porch**

Plumbing for washing machine, sink unit, exit door.

#### **Reception Room**

Log burner, 2 night storage heaters, feature exposed wall, patio door, door to side.

#### **FIRST FLOOR**

#### **Landing**

Airing cupboard with cylinder.

#### **Bedroom One**

Built-in wardrobe and night storage heater.

#### **Bedroom Two**

Night storage heater.

#### **Bedroom Three**

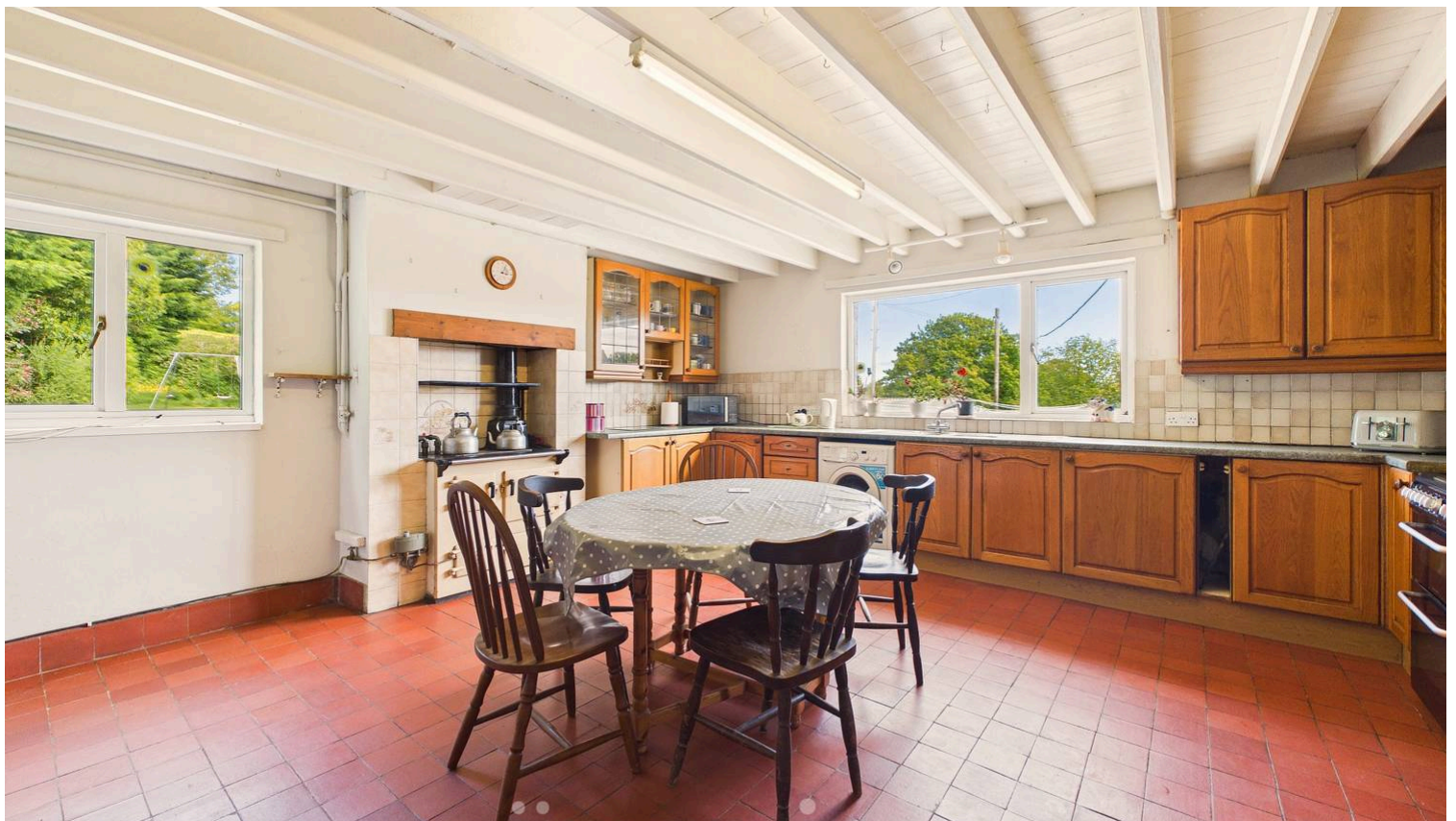
Built-in wardrobe, night storage heater.

#### **Ensuite Shower Room**

Cubicle shower, close coupled toilet, hand wash basin.

#### **Family Bathroom**

Panel bath, pedestal hand wash basin, low level WC.





#### **Bedroom Four**

Built-in wardrobes.

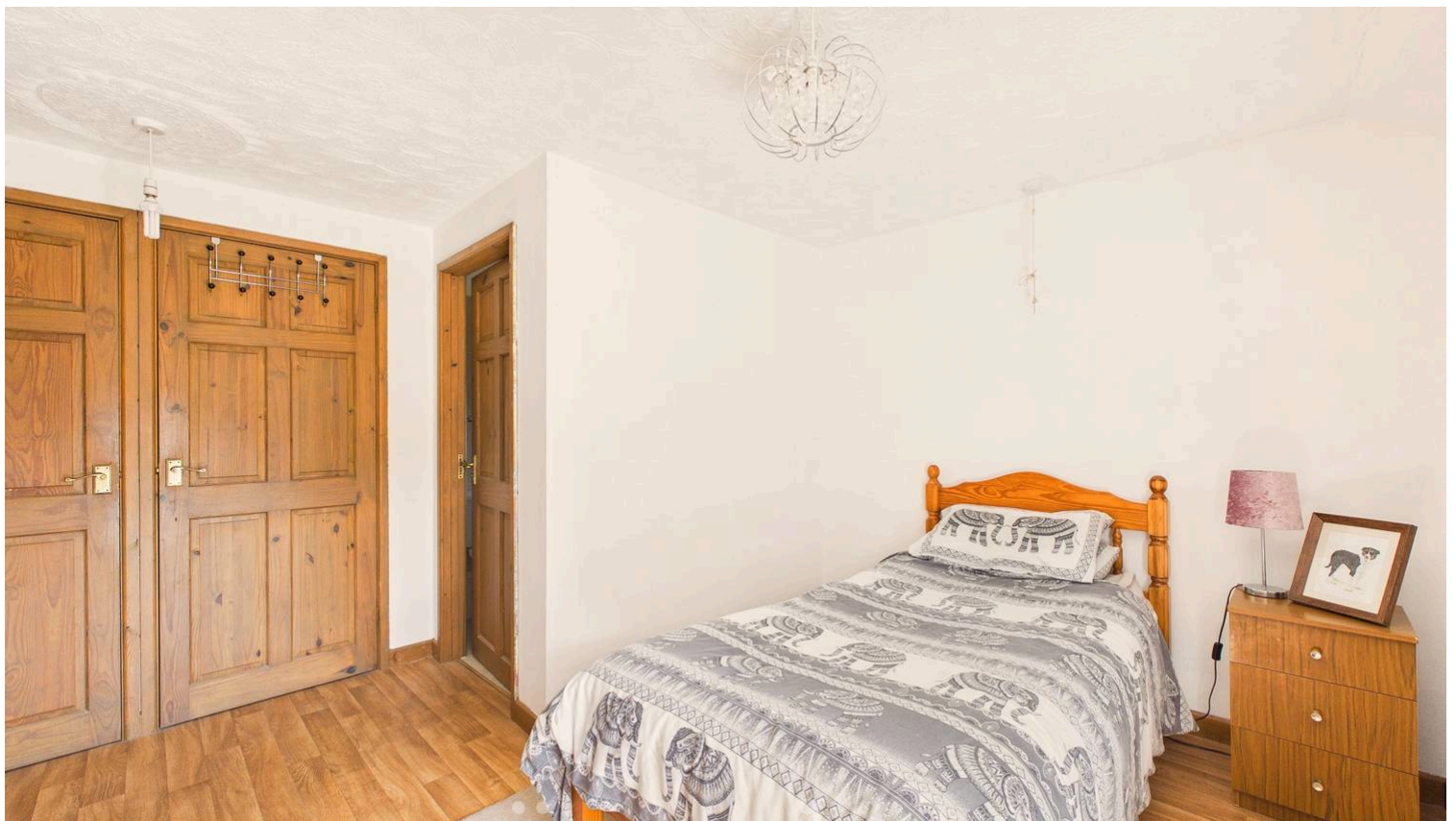
#### **The Buildings**

The buildings include the following:- Concrete Yard Covered Silage Pit (24.38m x 10.67m) - steel stanchions and corrugated asbestos sheet roof. Lean-to (24.38m x 10.67m) - 32 cubicles, isolation box and passageway. 2 Blocks of 36 Cubicles. Slurry Pit (36.58m x 18.29m) - concrete sides. Hosier 10:10 Parlour - with circular collecting yard. Dairy (4.42m x 3.51m) - with bulk tank. Engine Room - with generator. Stone and Slate Range (18.29m x 5.18m) Concrete Block and Corrugated Asbestos Cow Ties (12.80m x 5.33m) 4 Bay Bar and Lean-to 3 Bay Silage Clamp with 2 Lean-tos. Corrugated Iron Storage Shed (9.14m x 5.18m)

#### **The Land**

The land is within a ring fence, facing south, rising from 110m above sea level to the 200m contour at the north point, all laid to grass, with a network of water troughs served by the bore hole water supply in the farm yard, which is pumped to the top of the farm and gravity fed back. The farmstead is centrally located. The land is IACS registered for SFP.



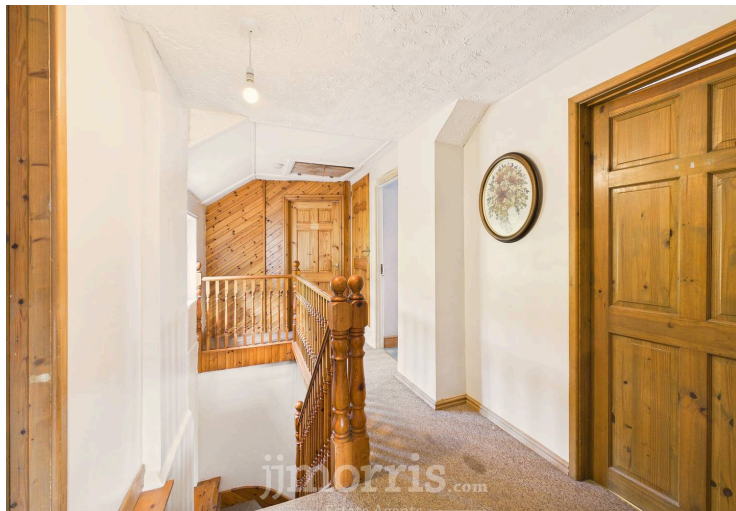
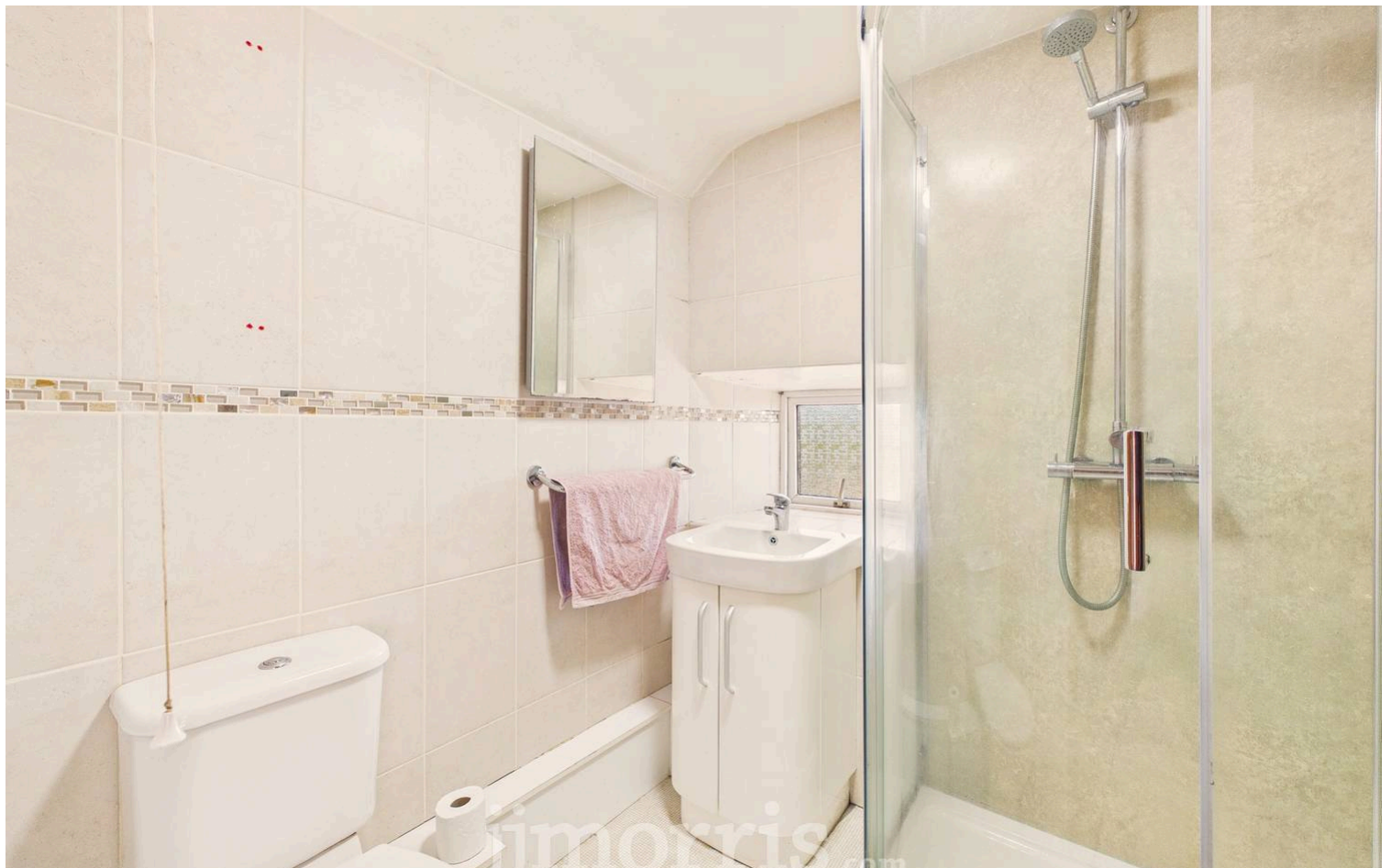


### Utilities and Services

Heating Source: Oil Rayburn and electric storage heaters  
Services: Electric: Mains Water: Private (Spring to the house and bore hole to the land). Drainage: Septic Tank.  
Tenure: Freehold and available with vacant possession upon completion  
Local Authority: Carmarthenshire County Council Council Tax: Band D What3Words: [///searcher.bossy.clauses](https://www.what3words.com/#!/searcher.bossy.clauses)

### Anti Money Laundering & Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.



### **Broadband Availability**

According to the Ofcom website, this property has both standard and ultrafast broadband available, with speeds up to Standard 1mbps upload and 16mbps download and Ultrafast 220mbps upload and 1800mbps download. Please note this data was obtained from an online search conducted on [ofcom.org.uk](http://ofcom.org.uk) and was correct at the time of production. Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

### **Mobile Phone Coverage**

The Ofcom website states that the property has the following mobile coverage EE - Good outdoor Three - Good outdoor O2 - Variable outdoor Vodafone. - Good outdoor Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on [ofcom.org.uk](http://ofcom.org.uk) and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.



**Rights of Way**

There is a residential bungalow within the farm which has vehicular Right Of Way for access.

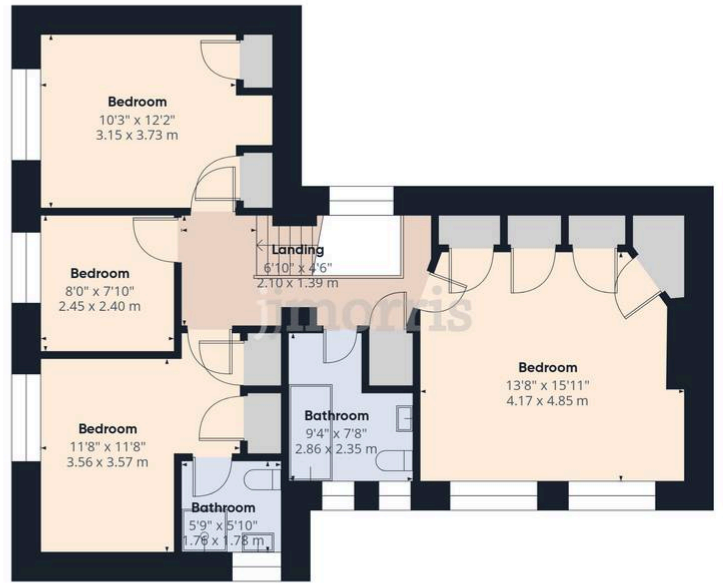
**Public Footpaths**

The OS Landranger Map 145 indicated public footpaths crossing the property.



## GARDEN

Lawned area to the side, oil fuel tank, enclosed area to the side.



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