

Ref: 0cas86

Castell Crymlyn, Salem, Llandeilo, Carmarthenshire, SA19 7HE

OFFERS ARE INVITED IN EXCESS OF £405,000 FOR A QUICK SALE ONLY... A renovation project smallholding offering a high degree of privacy being surrounded by its own nearly 13 acres of land, and unusually, having no intrusive public footpaths or rights of way. A superb opportunity to realise your aspirations of owning your very own self-sufficient haven of peace and tranquility, without risking a negative equity situation. No onward chain. Desirable area close to the ever popular town of Llandeilo which was named the best place to live in Wales by The Sunday Times.

Llandeilo 4 miles, Cross Hands A48/M4 link 12 miles, Carmarthen 16 miles, Swansea 27 miles



This appealing smallholding is ideally suited for equestrian use or indeed a small livestock enterprise. The farmhouse is of stone construction under a slate roof and whilst it has undergone some improvements to include exposing attractive stone walls, it is in need of further updating and has the capacity to be extended into the adjacent workshop/store. (EER: D).

Farmhouse Accommodation – Ground Floor: Entrance Porch, Open Plan Kitchen Living Room, Walk-in pantry, Bedroom, rear Reception Room with Utility area, Shower Room and Boiler Room. First Floor: Spacious landing, two Double Bedrooms, Box Room and Bathroom.

Externally - Adjoining workshop and store, (currently utilised as a rug/feed room), detached Barn and two stables. Static caravan, formerly used as overflow accommodation.

Land - Level and sloping land surrounding the homestead with a wildlife pond in one enclosure, many attractive mature trees, total of Circa 12.9 Acres (to be confirmed).

Locality – Privately and peacefully situated, this smallholding enjoys a rural setting very popular with horse riders, with the added convenience of easy travel to villages, towns and visitor attractions with Talley Abbey & Lakes, the Towy Valley, Brecon Beacons National Park and Brechfa Forest within easy driving distance. The wonderful Welsh coast is within an hour's drive. The rural village of Salem is 1½ miles away with a country pub, renowned restaurant and village hall, whilst the historic market town of Llandeilo is 4 miles distant, providing good amenities including primary and secondary education, and a range of independent shops, supermarkets etc. Llandovery College public school is about 12 miles from the property.

Offers in Excess of £405,000 Proceedable Buyers Only

THE FARMHOUSE ACCOMMODATION:

With exposed beams and partially exposed stone walls, uPVC double glazing and LPG central heating.

Ground Floor –

ENTRANCE PORCH:	5'10" x 4'8". Half glazed front door. Windows to the front and side. Cloaks area and door into the open-plan kitchen living room.
OPEN-PLAN KITCHEN LIVING ROOM:	20'10" x 12'8". Ceiling beams and timbers. Inglenook fireplace housing an LPG Gas stove. Range of base units with work surfaces over, incorporating a breakfast bar. Stainless steel sink with twin drainers. Cooker control point. Door accessing a turning staircase to the first floor, understairs store cupboard. Window to the front aspect and further window facing the reception room. Exposed wood flooring to the living area and tile effect flooring in the kitchen.
WALK-IN PANTRY:	7'4" x 7'. Side window. Space for upright fridge/freezers. Traditional slate slab and room length shelving.
BEDROOM 3:	13'4" x 7'3". Window to the front.
REAR RECEPTION ROOM:	22' x 8'10". Accessed from the kitchen area via a stable door. Three windows to the rear. External half glazed door. Plumbing and space for a washing machine. Door to the shower room.
SHOWER ROOM:	8'2" x 3'8". Low level W.C., wall mounted wash hand basin. Shower enclosure. Window to the side.
BOILER ROOM:	8'6" x 6'7". Accessed externally, traditional slate slab surfaces, stainless steel sink unit. Wall mounted LPG boiler which serves the central heating and hot water.

First Floor –

LANDING:	10'7" x 9'6". (Excluding the stairwell which has a small front facing window). Spacious landing with a window to the front aspect. Exposed floorboards, loft access and doors to:-
BEDROOM 1:	12'2" x 9'6". Two windows to the front aspect.
BEDROOM 2:	12'3" x 11'. Windows to the side and rear. Partially exposed feature stone walls. Exposed wood flooring.
BOX ROOM:	8' x 5'6". Window to the rear aspect. Exposed floorboards. Opening through to the bathroom.
BATHROOM:	10' x 5'8". White suite comprising a P shaped bath with shower attachment, pedestal wash hand basin and low level W.C. Exposed floorboards.

OUTBUILDINGS, APPROACH AND LAND:

WORKSHOP AND STORE:	22'6" x 12'2". Adjoining the farmhouse of block construction, concrete floor, power and lighting. Windows to the front and side. Currently utilised as a workshop and store. Ideal for horse rugs and a feed store. Potential to develop subject to the necessary planning permission being obtained.
BARN:	24' x 12'. Electric Power and lighting.
FORMER PARLOUR:	24' x 12" Attached to the rear of the barn.
TWO STABLES:	18' x 11' each approximately. Water connected to one stable and lighting to both.
THE APPROACH:	The property is approached off a quiet country lane and is accessed via a five bar gated driveway entrance.
LAND:	<p>The land surrounds the homestead and is a mix of level and sloping land in various enclosures interspersed with mature trees and natural hedges. In one lower enclosure there is a pond which provides a valuable habitat for wildlife.</p> <p>We understand that the entire property amounts to Circa 12.9 Acres (to be confirmed).</p>

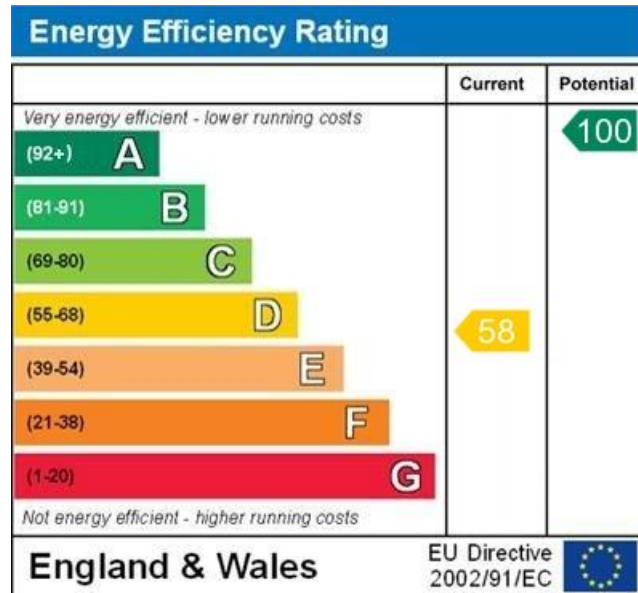
SERVICES:	We understand that the property is connected to mains water (metered), mains electricity and has a private drainage system. The central heating and hot water are served by LPG Gas. Telephone is understood to be available to purchasers subject to the usual transfer arrangements.
COUNCIL TAX:	We are informed that the property is within Council Tax Band "D" (Carmarthenshire County Council)
FIXTURES & FITTINGS:	Fixtures and fittings that are referred to within these particulars will be included in the sale unless otherwise stated.
WAYLEAVES, EASEMENTS & RIGHTS OF WAY:	The property is sold subject to and with the benefit of all wayleaves, easements and rights of way declared and undeclared.
TENURE & POSSESSION:	We are informed that the property is freehold with vacant possession on completion, by arrangement.

VIEWING: **Solely by appointment with PROFILE HOMES – ACCOMPANIED VIEWINGS...**



Tel: 01550 777790
Email: contact@profilehomes.com
Website: www.profilehomes.com

Energy Performance Figures



THE LOCALITY:

The property is situated in a quiet rural community 1½ miles west of Salem village, a scenic area to the north of Llandeilo and the Towy Valley with gently rolling farm and pastureland and lovely vistas, served by a network of lanes linking hamlets and country villages. This region has opportunities for a number of outdoor leisure activities including walking, horse riding (many lanes are particularly wide with grass verges and in the agent's opinion are ideal for horse riders to hack out), cycling, bird-watching, fishing (with permits), canoeing, and golf, and there are numerous attractions to visit including country parks and gardens, historic castles, and the coast.

Llandeilo is 4 miles southerly, off the A40 a delightful small town in an elevated position on the western banks of the River Towy at the fringe of the Black Mountain in Brecon Beacons National Park. The town retains an old world charm with narrow streets and Georgian architecture, and provides good amenities including primary and secondary schools, distinctive independent shops, health centre etc. and also has a railway station is on the scenic Heart of Wales country line running over 121 miles from Swansea to Shrewsbury. **The town was voted the best place to live in April 2022 by The Sunday Times.**

Brecon Beacons National Park extends from Llandeilo in the west to Hay-on-Wye in the east, covering some 520 square miles, and incorporates the Black Mountain massif to the west, the Fforest Fawr, the Central Brecon Beacons and Black Mountains Range to the east. The scenery is spectacular and diverse and there are Castles at strategic points on the boundaries – at Hay-on-Wye, Brecon, Trecastle, Tretower, Crickhowell and Carreg Cennen (an impressive 14th Century castle 9 miles south-east of the property).

NOTES: **PROFILE HOMES as agents for the vendors of this property give notice that these particulars have been produced in good faith and are intended only for guidance and assistance. These particulars do not constitute a contract or any part of a contract. The vendors have checked and approved these details.**

PROFILE HOMES have visited the property but have NOT surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage, etc. Measurements and room dimensions are not guaranteed to be accurate and are given for guidance only. Purchasers must rely on their own and/or their Surveyor's inspections and their Solicitor's enquiries to determine the overall condition, size and acreage of the property, and also on Planning, Rights of Way, and all other matters relating to it.

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