

Ref: 0ber31

Berthlwyd, Llangynog, Carmarthen, SA33 5DJ

Privately Situated Farm with Characterful 3 Bed Farmhouse, and a good Range of Traditional and Modern Barns – surrounded by its own land totalling c.95 Acres (tbc). Suitable for Livestock and Equestrian Use.

Carmarthen Town Centre 3 miles, M4 18 Miles, Coast - Llansteffan 6 miles, Saundersfoot 23 miles.



This attractive working farm enjoys a secluded setting with no close neighbours, in picturesque, tranquil countryside with lovely panoramic views and yet is only 3 miles west of Carmarthen Town, with access to the A40 and A48/M4 allowing easy travel to various coastal and inland destinations.

The characterful period stone built, slate roofed farmhouse is believed to be of early 19th Century origins and enjoys a lovely setting surrounded by its own pastureland, ancient woodland and ponds. (E.E.R: F)

FARMHOUSE – Ground Floor: Entrance Hall, Farmhouse Kitchen/Breakfast Room, Utility, Boot Room and W.C. Dining Room, Lounge. First Floor: 3 Bedrooms, Dressing Area and Bathroom.

MODERN & TRADITIONAL OUTBUILDINGS – include a Stone Barn, Livestock Sheds, ‘Shufflebottom’ General Purpose Building and Implement Barn, Workshops and Store Rooms.

CIRCA 95 ACRES (tbc) – c.85 acres of level and undulating Pastureland and c.10 acres of Woodland.

LOCATION – The property is privately situated with a very long driveway (900 yards), no close neighbours and lovely views. Whilst villages, towns and the coast are all within easy driving distance, Carmarthen Town is only 3 miles away.

Price Guide: £799,950

THE FARMHOUSE ACCOMMODATION:

Original Pine Latched doors, uPVC Double Glazing, Economy 7 Heating, Multi Fuel Stove and Multi Fuel Rayburn.

Ground Floor –

ENTRANCE HALL: 18' x 8'. A half glazed front door leads into the Entrance Hall, traditional quarry tiled floor, staircase to the first floor, understairs storage cupboard. Doors off to:-

KITCHEN/BREAKFAST ROOM: 14'2" x 14'1" (Excluding the Inglenook). Range of medium Oak wall and base units with granite effect work surfaces and tiled splashbacks. 1 ½ bowl composite sink with mixer tap and single drainer. Glass fronted display cabinet, cooker control point with space for a cooker and overhead concealed extractor. Two windows to the front aspect and one to the rear. Exposed ceiling beam. Former Inglenook Fireplace housing the solid fuel Rayburn which provides hot water. Opening through to the utility room. Traditional terracotta tiled floor.

UTILITY ROOM: 8' x 7'. Base unit with granite effect work surface over and Belfast sink. Plumbing for a washing machine and dishwasher. Window to the rear. Traditional terracotta tiled floor. Door to the boot room.

BOOT ROOM: 13'2" x 8'. Half glazed door and window to the rear, tiled floor. Cloaks hanging area, door to the W.C.

W.C.: W.C. Tiled floor, window to the rear.

From the entrance hall:

DINING ROOM: 14'4" x 13'. Window to the side aspect with beautiful views across the property's land and to the countryside beyond. Exposed ceiling beam.

LOUNGE: 14'4" x 12'6". Exposed stone chimney breast and fireplace housing a multi fuel stove on a slate hearth. Ceiling beam, window to the side aspect, again with lovely views across the property's land and the countryside beyond

First Floor –

LANDING: 17'4" x 8'. Window to the front aspect with pleasant outlook across the garden and farmland. Exposed floorboards. Doors off to the three bedrooms and opening to the dressing area and bathroom.

BEDROOM 1: 14'4" x 14'3". Window to the front and rear. Built-in wardrobe, exposed floorboards, door to a vestibule from where there is an external door to access stone steps leading down to the side of the house.

BEDROOM 2: 14'4" x 12'1". Window to the side, again lovely views.

BEDROOM 3: 14'4" x 12'8". Window to the side aspect again with a lovely outlook.

DRESSING AREA: 8' x 6'10". Door to the family bathroom.

BATHROOM: 10'3" x 8'8". White suite comprising bath, pedestal wash hand basin, W.C., tiled splashbacks, tiled floor, window to the rear aspect.

N.B. Refer to pages 5 & 6 for the floorplans

THE APPROACH, OUTBUILDINGS, AND LAND:

THE APPROACH:

The property is approached off a very quiet country lane, with a long stone surfaced approach track (the first section is 400 yards long serving neighbouring land) and continuing over a cattle grid for a further yards 500 yards to the farmstead.

FARMSTEAD/OUTBUILDINGS:

The property has a very good range of farm buildings which are currently utilised for sheep / livestock, but are eminently suitable for equestrian use, details as follows:-

STONE RANGE & LEAN-TO'S:

52' x 14' excluding lean-to's. Located to the front of the farmhouse. The stone built range has a profile roof and is partitioned to provide a workshop and animal housing:

Workshop: 20' x 14'. With concrete floor and power and lighting.

Animal Housing: 32' x 14'. With the original cow ties in place, concrete floor.

Lean-To: 14'4" x 7' and **Store:** 10'7" x 6'

N.B. In the agent's opinion, this building and its location, has potential for conversion to provide an annexe to the main house, or holiday let, subject to planning permission being obtained

MODERN 'SHUFFLEBOTTOM' GENERAL PURPOSE BUILDING:

Central Section: 45' x 30'. Steel Framed, block built with timber panelling and corrugated roof. Vehicular doors to the front and rear.

Right Extension: 45' x 18'. Block built with timber panelling and a corrugated roof. Vehicular access to the front and rear.

Left Extension: 35' x 20'. Open ended, block built with corrugated and profile roof. Concrete floor, 3 integral bays.

STONE BARN & ADJOINING LIVESTOCK SHEDS:

Stone Barn: 33' x 22'. Slate roof. Wide opening into an adjoining shed 1 and further doorway at the rear to shed 2 & 3. All currently used for livestock housing, suitable for a variety of uses, including garaging for vehicles/implements and/or storage.

Shed 1: 30' x 14'. Timber construction with profile panels and roof. Vehicular access.

Shed 2: 36' x 30'. Timber and steel framed, partially block built, corrugated side panels and roof, vehicular Access.

Shed 3: 30' x 20'. Open ended, steel and timber framed, partially block built, profile and corrugated side panels and roof.

GARDENS & GROUNDS:

The property has an attractive landscaped front garden with a large lawn, pretty shrub filled borders and a pergola leading to an attractive bank which has been planted with a variety of plants etc. To the side of the garden an ornamental pond provides further interest. A raised border and stone wall sweeps around one side of the house creating a colourful and interesting feature.

LAND:

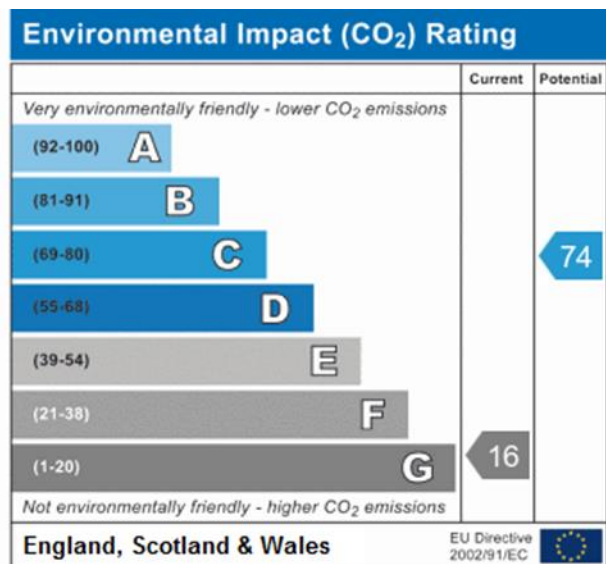
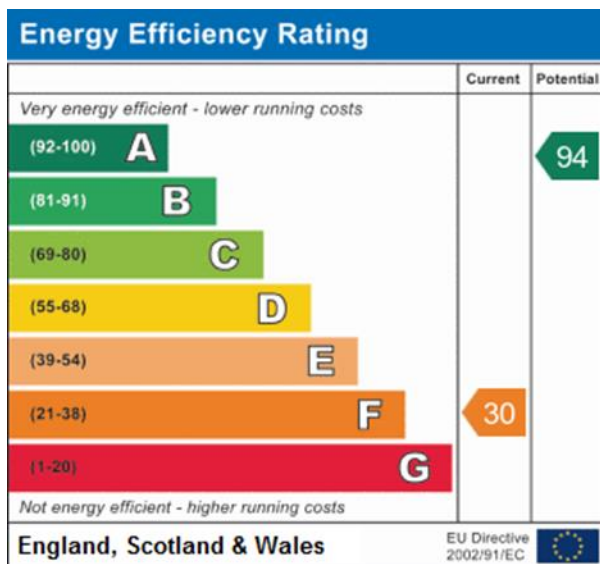
We are informed that the property amounts to approximately 95 Acres in total (to be confirmed), being c. 85 acres of pastureland, of which c.30 acres is fairly level, the rest more sloping/undulating in character, with two ponds, one with central island, and a further c.10 acres of woodland (4 acres ancient woodland) in various parcels. The whole adequately serves a working farm enterprise but equally lends itself to equestrian use, with the opportunity to create a private cross country course for example.

The land surrounds the farmstead buildings, providing a completely private, beautifully rural setting with panoramic views.

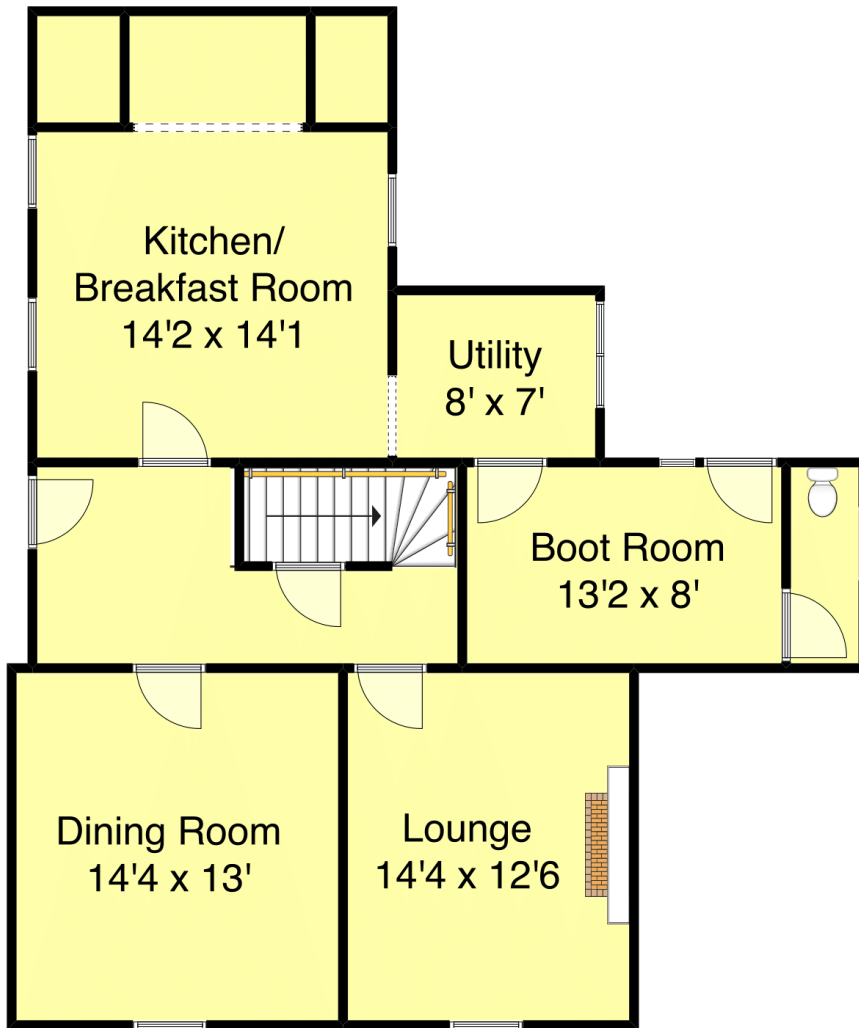
LOCALITY:

Carmarthen is 3 miles easterly on the meandering Towy River, an ancient county town and commercial centre combining an old world charm of quaint narrow streets and traditional shops with bustling markets and modern shopping amenities including well known stores such as Marks & Spencer, Next, Debenhams, Tesco, Morrisons, etc. There are night clubs, pubs, hotels, restaurants, theatre, art galleries, leisure centre, schools, university college, general hospital, heritage centre, and the County Museum on the outskirts at Abergwili. The town is served by good rail links through Swansea to Cardiff, and main roads radiate out to all regions. The ruins of a Roman Amphitheatre are a town attraction, and the remains of a Norman castle built circa 1094 overlook the town and the river.

ENERGY PERFORMANCE FIGURES:

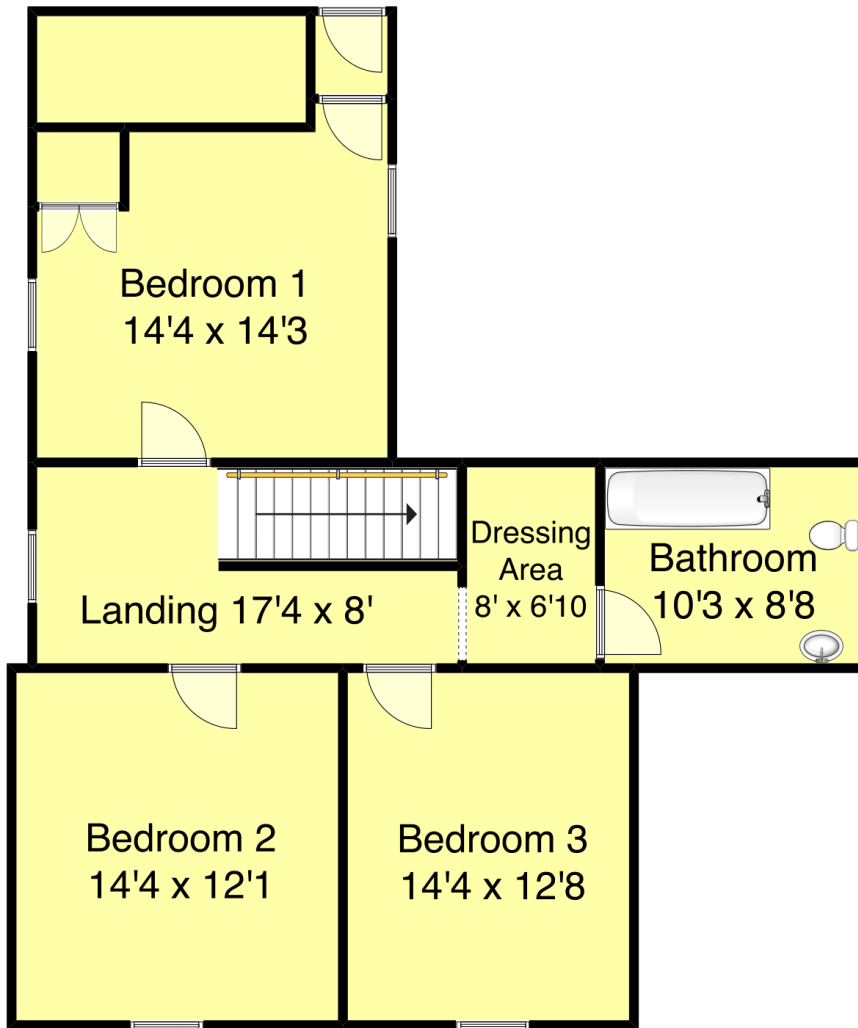


Berthlwyd SA33 5DJ



Ground Floor

Berthlwyd SA33 5DJ



First Floor

SERVICES: We understand that the property is connected to mains electricity and has a private water supply and a private drainage system. The hot water system is served by the solid fuel Stanley range in the farmhouse kitchen. Economy 7 Heating. Telephone (with Broadband available) is understood to be connected and should be available to purchasers subject to the usual transfer arrangements.

COUNCIL TAX: We are informed that the Council Tax Band is "E" (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:

By appointment with PROFILE HOMES



Tel: 01550 777790

Email: contact@profilehomes.com

Website: www.profilehomes.com

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.

PROFILE HOMES

Tel: 01550 777790, Email: contact@profilehomes.com, Web: www.profilehomes.com
Penybanc Farm Office, Llangadog, Carmarthenshire, SA19 9DU

This document is Copyright © 2005-2016 PROFILE HOMES. All rights reserved. Any unauthorised reproduction or plagiarism will constitute an infringement of copyright.