

Ref: 0mou66

Mount Pleasant, Capel Isaac, Carmarthenshire, SA19 7TP

Livestock Farm comprising of a 3 Bed Farmhouse and an extensive range of Farm Buildings in c. 57 acres of level Land in a picturesque rural landscape close to Llandeilo.

Capel Isaac Village ¾ mile, Llandeilo 5 miles, Carmarthen & M4/A48 14 miles, Llandovery 17 miles.



A traditional farm with what we believe to be a partially stone built house (up to the first floor), under a slate roof and a good range of farm buildings. The property lends itself to either livestock use or indeed would make a nice equestrian yard with buildings suitable for horses/carriages. Being located in a peaceful location, alongside a quiet country lane, there are a network of lanes in the area, suitable for carriage driving and horse riding.

Main House – Ground Floor: Entrance Hall, Dining Room, Sitting Room, Utility Room, Kitchen/Breakfast Room, side Entrance Hall and Store room. First Floor: 3 Bedrooms and Family Bathroom. (EER: F)

Outbuildings - Range of modern steel framed General Purpose Buildings, Cubicle Sheds, Dutch Barns and multi-purpose Barns.

Land – Circa 57 acres of predominantly level land (to be confirmed).

Locality – Situated in a peaceful rural area, about ¾ of a mile for the pretty village of Capel Isaac. **Salem** village is 2 miles away with a country pub. The area is rich in history and has many visitor attractions, Dinefwr Estate with National Nature Reserve, historic house, 18th-century landscape park, medieval deer park and Castle, is only 5 miles away. Aberglasny Gardens 3.9 miles, and The National Botanic Garden of Wales, 10 miles. **Llandeilo** is 5 miles away, a small, delightful town with distinctive shops, galleries, pubs, hotels, restaurants, banks, main post office, health centre, dentists, schools, churches, agricultural and building suppliers, and railway station on the scenic Heart of Wales line (Swansea to Shrewsbury). The friendly and attractive old market town of **Llandovery** is 17 miles away, there is a good selection of shops, a supermarket, post office facilities, bank, hotels, cafes, restaurants, pubs, doctor's and dentist's practices, a small cottage hospital, primary school, and a public school (Llandovery College). A bus service, and railway station on the scenic Heart of Wales line. **Carmarthen** is 14 miles away, the ancient county town and administrative centre with excellent shopping amenities, multi-screen cinema, primary and secondary schools, university college, general hospital, main line railway station and access to the **A48/M4-link road**. Beautiful beaches can be found along the south west coastline, **Llansteffan** is 23 miles away, and **Saundersfoot** and **Tenby** in Pembrokeshire, are about an hour's drive. The magnificent **Cardigan Bay Coast** is also within easy driving distance, famous for its marine wild life, cliff-top walks, secluded coves, and golden beaches.

Price Guide: £465,000

THE FARMHOUSE ACCOMMODATION:

Traditional farmhouse believed to be partially stone built (up to the first floor), with rendered elevations under a slate roof. Would benefit from some updating, with double glazing and oil-fired central heating.

Ground Floor –

ENTRANCE:	Open fronted porch and front door into the hallway. With doors to the dining room, sitting room, and staircase to the first floor.
DINING ROOM:	16' x 8'. Window to the front.
SITTING ROOM:	15'10" x 9'8". Window to the front. Ceiling beam. Open fireplace with tiled surround. Door to the utility room.
UTILITY ROOM:	15'6" x 8'3". Base units with work surfaces over. Stainless steel sink unit, built in cupboards. Window to the front. Door to the kitchen and door to the side lobby.
KITCHEN/BREAKFAST ROOM:	19'6" x 7'10". Range of wall and base units with work surfaces over. Stainless steel sink unit. Plumbing and space for a washing machine. Former fireplace alcove housing an oil fired Stanley Range which serves the central heating and hot water. Two windows to the rear which overlook the rear courtyard, paddocks and countryside beyond.
SIDE LOBBY:	6' x 5'. Front door. Cloaks hanging area. Door to the store room.
STORE ROOM:	11'8" x 7'. Shelving and door to the rear.

First Floor –

Staircase from the entrance hall leads to the first floor landing which has a window to the rear.

BEDROOM 1 :	17' x 9'. Window to the front. Built in cupboard.
BEDROOM 2:	13'8" x 12'. Window to the front. Built in cupboard.
BEDROOM 3:	17'3" x 7'. Window to the rear. Loft access.
BATHROOM:	13'9" x 7'10". Coloured suite comprising, panelled bath with shower over, pedestal wash hand basin and W.C. Built in cupboard. Window to the front.

EXTERNALLY:

THE APPROACH: The property is approached off a quiet country lane and has a gated entrance to the farmhouse with off street parking and a large yard across the lane, opposite the farmhouse, with the array of farm buildings.

OUTBUILDINGS: A good range of farm buildings currently utilised for the owner's cattle, but would, in our opinion make suitable housing - with some changes, for horses, or indeed storage for vehicles, conversion to workshops etc.

STONE BUILDING: 16'5" x 13'. Adjoining the farmhouse. Pedestrian doors to the front.

STONE LEAN-TO: 16' x 10'. Adjoining the stone building currently used as an outhouse for chickens.

The remaining farm buildings are across the lane and described as follows:-

DUTCH BARN: 50' x 20'. Steel framed with corrugated roof and panels.

GENERAL PURPOSE BUILDING: 53' x 30'. Steel framed, partial block built and corrugated panelling. Solar panels on the rear roof. Vehicular access.

BRICK BARN: 58' x 20'. Predominantly brick and block built.

DUTCH BARN 2 & LEAN-TO: 36' x 30'. Steel framed with corrugated roof and panels.

CUBICLE SHED 1: 45' x 30'. Steel framed and block construction. Adjoining the general purpose building with separate access.

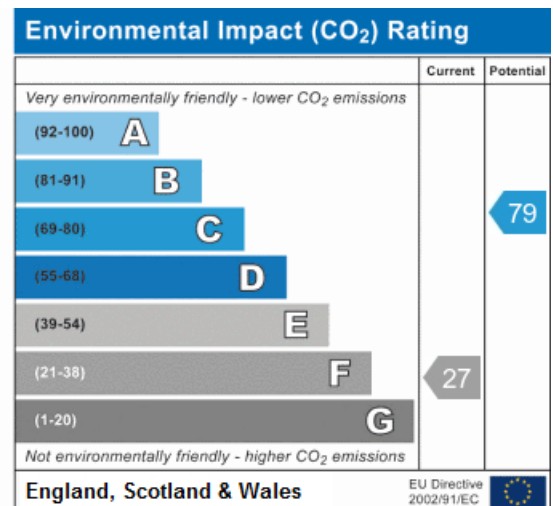
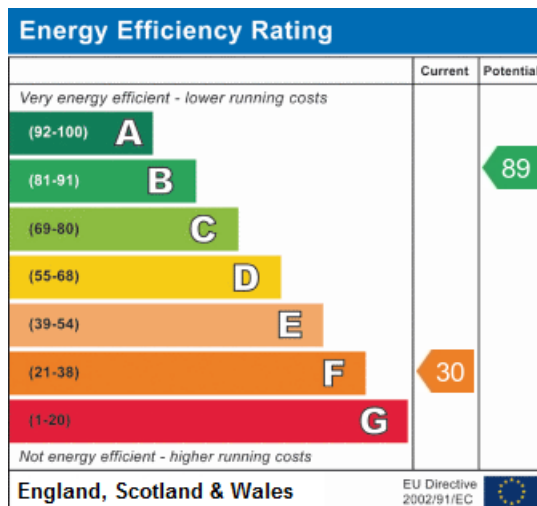
CUBICLE SHED 2: 85' x 60'. Steel framed and block construction with corrugated panelling.

IMPLIMENT BARN: 40' x 22'. Block built with vehicular and pedestrian access. Small pens to the rear which would suit small livestock.

DAIRY & STORE ROOM: 18' x 12'. And adjoining store 12' x 8.

LAND: The property has a combined acreage of circa 57 acres (to be confirmed), with circa 6 acres being located in two enclosures, either side of, and to the rear of the farmhouse. The majority of the land is across the lane and surrounds the farm buildings. The fields are interconnecting and also have gated access off the council lanes. The land is divided into various level and very gently sloping enclosures, being bound by stock fencing and natural hedges. Some enclosures we believe, would lend themselves to a permaculture regime and perhaps the creation of a lake to attract wildlife etc. The fields directly behind the farm buildings would in our opinion benefit from the introduction of an improvement plan. The fields are variously fed by stream and mains water to troughs.

ENERGY PERFORMANCE:



SERVICES:

We understand that the property is connected to mains electricity, has mains water and a private drainage system.

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:

Only by prior appointment with **PROFILE HOMES**



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

NOTES:

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