

Ref: 0cef12

Cefngfail Farm, Llandovery, Carmarthenshire, SA20 0UR

A Most Appealing Rural Farm of Circa 98 Acres in a private upper Towy Valley location, enjoying far reaching views. Extensive range of Modern and Traditional Outbuildings.

Llandovery 3 miles, Llanwrtyd Wells 11 miles, Llandeilo 15 miles, Lampeter 21 miles, Builth Wells 24 miles



Period Stone built Farmhouse currently configured as 3 bedrooms with a large living room in the converted attic - easy scope for 1 or 2 more bedrooms therein. The whole offering comfortable, characterful, accommodation as follows:

Ground Floor: Kitchen, Pantry, Sitting Room, Dining Room, Entrance Hall, access to a small Cellar.

First Floor: 2 Double Bedrooms, 1 Single Bedroom, Study Area and a refurbished Bathroom. **Second Floor:** Converted attic used as an entertainment room, but could easily create two bedrooms if required. (EER: E).

Outbuildings – Stone Range, Former Coach House and Stable, (both suitable for conversion STPP). Stone Barn/Wood Store, Atcost Barn and Lean-To. 3 Bay Barn with Lean-To Implement Shed, 4 Bay General Purpose Building, and Former Cow Shed, (would suit garaging or housing for horses or livestock). Dutch Silo Barn and Lean-To Cubicle Shed. Dog Kennel and Run. Two former Railway Wagons.

Circa 98 Acres in all (to be confirmed) including circa 77 acres of grazing land and circa 18 acres of predominantly ancient deciduous oak woodland and a pretty stream.

Locality – Peaceful rural area with no close neighbours. There are beautiful landscapes all around with great walking opportunities on the doorstep and further afield, with the Cambrian uplands, Crychan Forest and the Brecon Beacons National Park all within easy reach. The attractive old market town of Llandovery is 3 miles distant, providing all essential amenities, including a cottage hospital, primary school, and Llandovery College an independent day and boarding school.

Price Guide: £695,000

THE FARMHOUSE ACCOMMODATION:

The house has many character features to include two Inglenook fireplaces, beamed ceilings and latched timber doors. Double glazing throughout. The central heating system comprises a recently refurbished Grant oil boiler, a Hunter multi fuel stove and a Rayburn wood-burning range, all of which provide central heating and hot water under the control of an H2 link system.

Ground Floor –

- ENTRANCE HALL:** 10'7" x 6'2". Half glazed front door. Traditional tiled floor. Staircase to the first floor, doors off to the dining room, sitting room and small cellar.
- DINING ROOM:** 16'8" x 11'8". Victorian style fireplace with cast iron grate, timber mantle and surround. Exposed ceiling beams. Exposed floorboards. Window to the front aspect.
- SITTING ROOM:** 16'6" x 13'2". Inglenook fireplace housing a Hunter multi fuel stove on a tiled hearth and former bread oven to one side. Traditional tiled floor. Window to the front aspect. Exposed ceiling beams. Storage cupboard. Door and steps down to the kitchen.
- KITCHEN:** 30'8" x 8'. Range of cream wall and base units with beech effect work surfaces over. Sink unit, cooker control point with space for a range style electric cooker, chimney hood style extractor fan. Plumbing and space for a washing machine, tumble dryer, dishwasher and upright fridge freezer. Inglenook fireplace with former bread oven to one side, housing a Rayburn wood burning Range. Ceiling downlights. Two windows to the rear, half glazed external rear door. Tiled floor. Door to the pantry.
- PANTRY:** 6'4" x 4'3". Built in store cupboards, window to the side.

First Floor –

The staircase from the entrance hall leads up to a spacious half landing where there is a study area and access to the bathroom.

- HALF LANDING/STUDY AREA:** 14' x 6'4". Two Velux roof windows to the rear aspect. Door to a store room housing the central heating control system.
- BATHROOM** 11'4" x 7'. Contemporary white suite comprising of a bath with power shower over and shower screen, vanity unit with inset wash hand basin, mirror fronted medicine cupboard above. Low level W.C., fitted storage units. Ceiling downlights, extractor fan. Tiled walls and tiled floor. Window to the side aspect.
- From the half landing the staircase continues to the main landing.
- BEDROOM 1:** 16'3" x 12'10" excluding recess. Window to the front enjoying far reaching views. Exposed ceiling beams. Door to a walk-in wardrobe 5' x 4'.
- BEDROOM 2:** 16'4" x 11'10". Window to the front also benefitting from lovely far reaching views. Exposed ceiling beam. Victorian style fireplace with cast iron grate.
- BEDROOM 3:** 7'8" x 6'6". Window to the front with views. Exposed ceiling beam.

Second Floor –

A recently refurbished oak staircase continues up to the loft conversion. Currently one room but could easily be divided into two bedrooms or perhaps used as an office, living room, cinema room or games room.

LOFT CONVERSION:

28'10" x 15'4". Vaulted ceiling with exposed A frames and timbers. Exposed oak flooring. Two Velux roof windows to the front and three to the rear. Window to the side aspect. Door to a large store room.

The Farmhouse Floor Plans

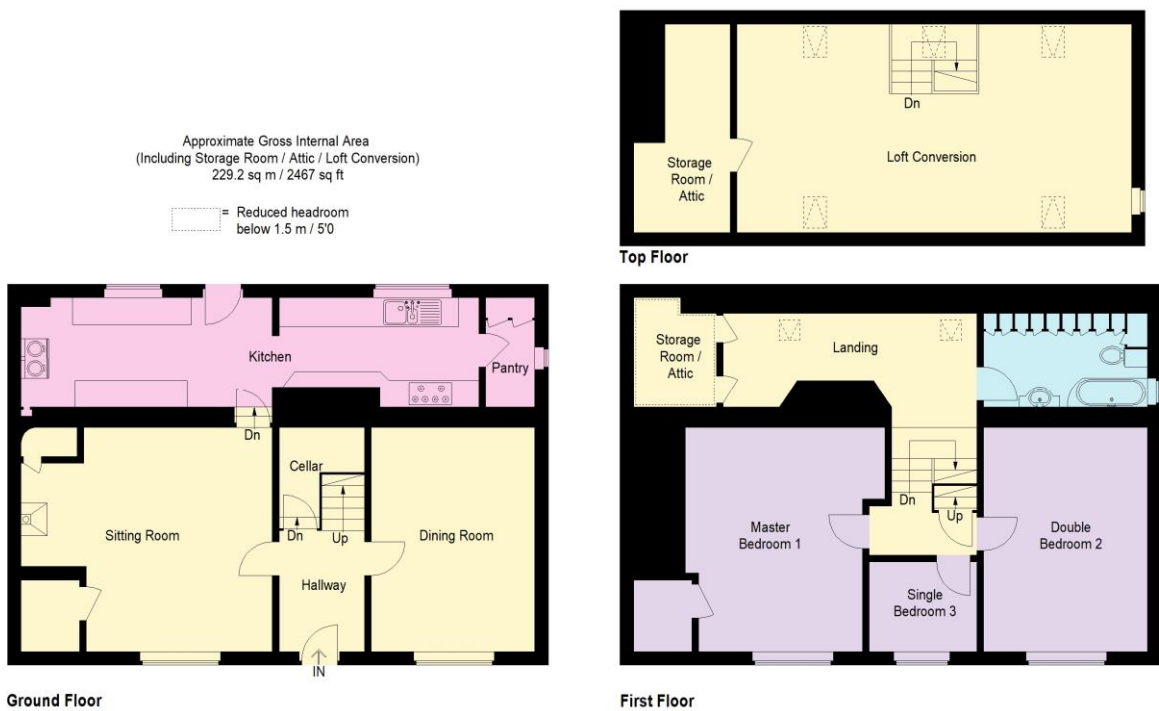


Illustration for identification purposes only, measurements are approximate, not to scale.
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EXTERNALLY:

OUTBUILDINGS:

There are an excellent range of modern and traditional farm buildings which would suit a variety of livestock and or equine usage, workshops, offices or indeed storage for vehicles.

STONE RANGE:	Stone built with a slate roof. Power (including heavy duty socket) and lighting connected. This building would in our opinion, be suitable for conversion subject to obtaining the necessary planning permission and is divided into three sections:- 41' x 15'. Central area, former Milking Parlour. 14'8" x 12'. Former Dairy now a Tool Store. 17' x 14'10". Store room, former Cow Shed.
Adjoining KENNEL/STORES:	14'7" x 14'. Store room with internal kennel to the rear. Power and lighting connected. Garden shed to the side.
FORMER COACH- HOUSE AND STABLE:	20'6" x 19'. Stone built with a profile roof and loft space with new floor. Lighting and water connected. Again, would in our opinion, be suitable for conversion subject to obtaining the necessary planning permission.
STONE BARN/WOOD STORE:	18' x 16'. Close to the farmhouse and used as a wood store. Power and lighting connected.
DOG KENNEL & RUN:	8' x 6'. Kennel and enclosed run. Power, lighting and water connected.
ATCOST BARN:	75' x 52' overall. Concrete floor. Large vehicular doors to the front and rear. Power and lighting connected.
Adjoining LEAN-TO & STORE :	70' x 21'. Lean-to. 20' x 19'. Concrete floor. Store Room. Lighting connected.
Adjoining GARAGE:	19' x 18'5" max. Vehicular door to the front. Power and lighting connected.
3 BAY HAY BARN:	54' x 27'. Open fronted. Steel framed construction with profile and tin cladding and a tin roof.
Adjoining LEAN-TO IMPLEMENT SHED:	36' x 15'. Open fronted. Timber framed with a tin roof and cladding.
4 BAY G.P.BUILDING:	60' x 28'. Steel framed with a corrugated roof and panels. Concrete base, three bays which have vehicular doors to the front. Power, lighting and water connected.

- FORMER COW SHED:** 31' x 28'. Refurbished former cow shed. Of concrete panel construction, partial profile cladding and a profile roof. Vehicular access. Concrete floor. Power (including heavy duty socket), lighting and water connected. Would suit office use, garaging or indeed the housing of livestock/horses.
- DUTCH SILO BARN:** 36' x 14'6". Partially block built with a curved corrugated roof. Lighting connected.
- adjoining LEAN-TO CUBICLE SHED:** 36' x 19'. Partially block built with a sloping corrugated roof. Cow tie stalls in situ. Power and lighting connected.
- TWO FORMER RAILWAY WAGONS – STORES:** Located alongside the driveway and used for storage. Power and lighting connected.
- THE APPROACH:** The property is approached along a quiet country lane only 1.1 miles from the A483 Llandovery to Builth Wells road. From the lane, a 100 yard stone surfaced driveway leads into a concrete arrival yard with ample parking and turning space.
- LAND:** Circa 98 acres in total. Including circa 77 acres of grazing land ideal for all livestock and horses and many enclosures suitable for hay making. There are circa 18 acres of predominantly ancient deciduous woodland to include some more recently planted deciduous woodland. The Nant y Gefail and a smaller unnamed stream travel through some of the fields, providing natural water and areas of interest. The former stream continues alongside the ancient woodland boundary. To the southern area of the farm yard there is a wildlife pond. All fields have plumbed in water troughs.
- SERVICES:** We understand that the property is connected to mains electricity and has a private water supply. Drainage is provided via a private system. The central heating system comprises an external oil boiler, a multi fuel stove and a wood burning range, which can work independently or in combination. Telephone and Broadband are understood to be connected and should be available to purchasers subject to the usual transfer arrangements.
- COUNCIL TAX:** We are informed that the property is within Council Tax Band "F". (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. We understand a footpath traverses the property.
- TENURE & POSSESSION:** We are informed that the property is freehold with vacant possession on completion, by arrangement.

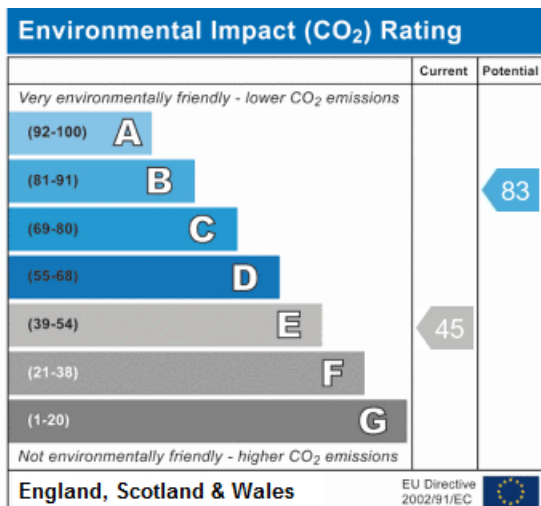
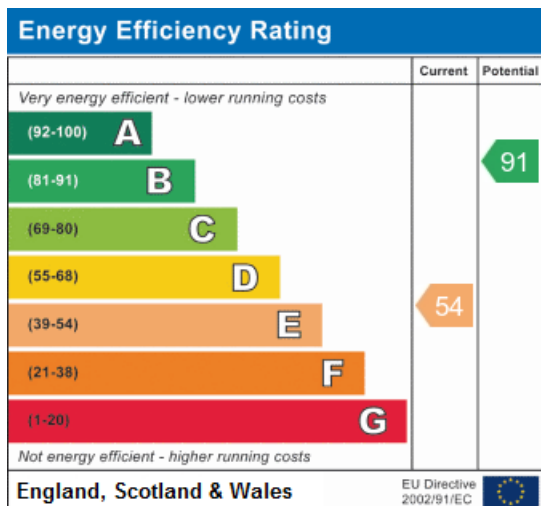
VIEWING:

By appointment with the Sole Agents PROFILE HOMES



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

ENERGY PERFORMANCE FIGURES:



THE LOCALITY:

Llandovery is 3 miles from the property, a friendly and attractive old market town enjoying a lovely setting in the picturesque Towy Valley surrounded by rolling hills near the glorious landscapes of the Cambrian uplands and the Brecon Beacons National Park. This popular town has a mix of Georgian and Victorian architecture, Norman Castle remains, a Heritage Centre and a famous public school (Llandovery College). There is a good selection of shops, a supermarket, post office, banks, hotels, cafes, restaurants, pubs, swimming pool, doctor’s and dentist’s practices, small cottage hospital, primary school, rugby club, bus service, and Heart of Wales railway station. The High Street is part of the A40 road and the A483 also serve the town.

The Brecon Beacons National Park is easily accessible from Llandovery. It 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 the Black Mountains Range to the east. The scenery is spectacular and diverse including high mountain peaks, gorges, waterfalls, lakes, open hills and moorland, as well as wooded valleys and lowlands with soft rolling farmland and clear meandering rivers. There are Castles at strategic points on the boundaries – at Hay-on-Wye, Brecon, Trecastle, Tretower, Crickhowell and Carreg Cennen.

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

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