

Ref: 0gwy Gwndwn-Gwyn, Ffaldybrenin, Llanwrda, Carmarthenshire, SA19 8QN.

Rarely available – off grid property set in a south facing very private location, a great opportunity to develop your very own eco-friendly self-sufficient lifestyle smallholding subject to the necessary planning permission/s. The property comprising a number of existing structures including a stone barn. Surrounded by some 8 acres of predominantly gently sloping grassland the whole enjoying panoramic far reaching countryside views.

Ffaldybrenin 0.6 miles, Ffarmers village 1.5 miles, Lampeter 5 miles, Llandeilo 16 miles.



In a picturesque rural setting with far reaching views, the buildings are in need of renovation but offer a superb opportunity to create a desirable country home subject to obtaining the relevant planning permissions.

The property enjoys a private, peaceful location in north Carmarthenshire, 1½ miles from the old village of Ffarmers which has a public house and community hall. The university and market town of Lampeter are 5 miles away and both Llandeilo and Llandovery are 15 miles distant.

Price Guide: £186,000

THE BUILDINGS:

Stone barn, various outbuildings - all in need of renovation works.

THE APPROACH:

The property is approached off a very quiet no through country lane and then via a 220 yard track which culminates at the property entrance.

THE LAND:

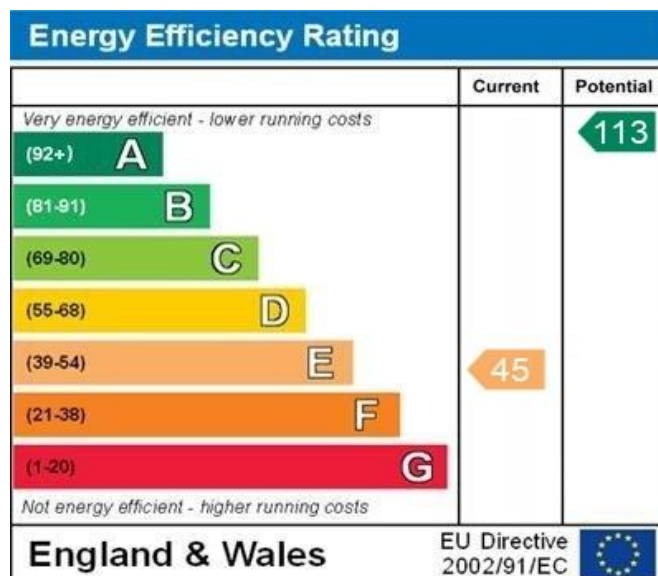
We are informed that the property amounts to approximately 8 Acres in all, (to be confirmed), a delightful mix of grazing land and trees. The land is in need of some attention as it appears to have not been grazed or maintained for some considerable time.

IMPORTANT NOTICE

Please be aware that this property contains certain hazards that may pose a risk to your health and safety. We strongly advise that you proceed with caution during a viewing. Specific dangers may include, but are not limited to, unstable structures, exposed wiring, hazardous materials, or unsafe surfaces. We recommend that you avoid entering any areas that appear particularly dangerous and follow all safety guidelines during the visit.

By continuing with the viewing, you acknowledge these risks and agree to take appropriate precautions. If you have any concerns, we suggest you consult with a qualified professional before making any decision to view.

ENERGY PERFORMANCE:



- SERVICES:** We understand that apart from a private spring water supply, the property is not currently connected to any services.
- 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 part of the property's land.
- TENURE & POSSESSION:** We are informed that the property is freehold with vacant possession on completion, by arrangement.
- PLANNING N.B.** Planning: - We understand there is a lawful use certification in place regarding a portion of the property. Two council tax charges have been applied by the local authority.
We strongly advise that any interested parties satisfy themselves that the current and possible future planning applicable to this property meet their own requirements and that of planning legislation.



VIEWING... By prior appointment with – Profile Homes
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THE LOCALITY:

Ffarmers village is a mile and a half south easterly, with public house and village hall with I.T. facilities. The village was once an important meeting and resting centre for cattle drovers as they journeyed to the English markets. There is a petrol station with a small mini-market about 3 miles away on the A482 and a fishery with four trout and coarse fishing lakes about 4 miles away.

Pumpsaint is about 4 miles southerly, with an agricultural merchants, builders' merchants and timber yard, as well as a pub with restaurant. Standing near the confluence of the River Cothi with its tributary, the River Twrch, the village is named after five saints who rested against a rock here while on a pilgrimage long ago ("pump" is Welsh for five). Legend has it that impressions of the saints' heads can be seen in the rock, which stands on a green near the Roman Gold Mines (the Carreg Pumpsaint Standing Stone). There is also a Red Kite information centre. **The Dolaucothi Gold Mines** are half a mile past Pumpsaint, set amidst wooded hillsides overlooking the Cothi valley. The Gold Mines were first exploited by the Romans 2000 years ago, then worked again from the 19th Century up until closure in 1938, and the site is now a museum offering guided tours for visitors. The Mines and Pumpsaint lie within the National Trust-owned Dolaucothi Estate, which totals some 2,500 acres, encompassing hill farms, cottages, mansion house ruins, remains of a Roman settlement, waymarked walks, bridleways and riverside picnic areas, and trails that lead up into the mountains.

Lampeter is 5 miles to the north – a traditional market town surrounded by picturesque countryside, where the little river Dulas meets the Teifi river – a rural town, but well known because of its University of Wales campus on the eastern side, where the main building is around a quadrangle (dating back to 1827, although the original university was founded in 1822; Lampeter is the smallest university town in the UK). There is a Co-op food store, a Sainsbury's supermarket, a selection of individual shops and businesses, post office, cafes, restaurants and pubs, doctors and dentists, primary and comprehensive schools, church, council offices, police station, and a leisure centre with swimming pool.

A castle stood on the university site in medieval times (destroyed in the late 12th Century), and markets and horse fairs were regular events in the high street up until the early 20th Century. Lampeter's summer events include a Food Festival, the Rhys Thomas James Eisteddfod, the Drovers Arts Festival, a Carnival, and an agricultural show. The Welsh language and culture thrive in this bustling town, which nestles on the border of Ceredigion and Carmarthenshire. The River Teifi valley offers delightful towns and beauty spots along its length.

Llandovery is 15 miles from the property south-easterly, in the upper Towy Valley, an old market town surrounded by rolling hills at the north-western edge of Brecon Beacons National Park. The town has a good selection of shops, a supermarket, main post office, banks, hotels, cafes, restaurants, pubs, swimming pool, small hospital, primary and secondary schools, together with a mix of fine Georgian and Victorian architecture, Norman Castle remains, a Heritage Centre and a famous public school (Llandovery College). Llandovery's railway station is on the Heart of Wales country line, which runs from Swansea up to Shrewsbury over 121 miles through lovely countryside. The High Street is part of the main A40 road. Llandovery was once a vital centre for cattle drovers, and the very first bank in Wales was established here (The Bank of the Black Ox) to accommodate the drovers' money. A few miles north of town are the wilder reaches of the Towy Valley and the eastern flank of Mynydd Mallaen with splendid scenery.

Llandeilo is also at the fringe of the National Park, about 15 miles southerly from the property off the A40 – a small popular town by the Towy river, with distinctive shops, galleries, pubs, hotels, restaurants, main post office, and railway station (Heart of Wales line). The town dates back to the 13th Century, and was once the medieval capital of Carmarthenshire, but the development of Llandeilo really grew in the 18th Century as a market town and banking centre for cattle drovers. The town retains its old world charm, with narrow streets, historic Georgian and Victorian buildings. **Dinefwr Park** and the 12th Century **Dinefwr Castle** are on the outskirts.

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 with 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 of the park – at Hay-on-Wye, Brecon, Trecastle, Tretower, Crickhowell and Carreg Cennen, a magnificent 14th Century Castle dramatically set atop a limestone outcrop some 22 miles from the property.

Carmarthen is 27 miles south-easterly, with traditional shops and bustling markets as well as excellent modern shopping amenities, multi-screen cinema, university college, heritage centre, general hospital and golf course on the outskirts. The town is served by good rail links through Swansea to Cardiff/London, and main roads radiate out to all regions, including the A40, **A48-M4 Link**, A484 and A485.

The Heritage Coast of Cardigan Bay is within easy driving distance north-westerly, famous for porpoises, grey seals, bottlenose and harbour dolphins, plentiful bird life, wonderful coastal walks and clean, sandy beaches. The well known resort of **Aberaeron** is 19½ miles away and popular **New Quay** is 22 miles distant with the old smugglers' cove of Cwmtydu just around the headland. On Carmarthen Bay to the south, the **Millennium Coastal Park** is at Llanelli's shoreline, some 36 miles away, providing beaches, dunes, salt marshes, fens, woodland and leisure facilities.

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

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