

Parc Bach, Cwmdu, Llandeilo, Carmarthenshire, SA19 7NW

A rare opportunity to buy a completely secluded property with land, the whole comprising of a charming unspoilt 18th Century 3 bedroom farmhouse that oozes with character, various outbuildings including a sizeable workshop and a 3 bay open fronted barn, all set in c.17.9 acres of uncultivated, organic, grass and amenity land with a varied selection of long established trees. Far reaching countryside views can be enjoyed to the rear.

Llandeilo 6 miles, Cross Hands A48/M4 link 14 miles, Carmarthen 20 miles, Swansea 30 miles.



A superb opportunity for those seeking a completely private and unspoilt character property in a desirable location, only 6 miles from the pretty town of Llandeilo. We have been informed that this stone built house has records going back to 1705 and has been owned by the current vendors for 37 years. (The land has not been ravaged by intensive farming and offers the would-be self-sufficiency seeker boundless opportunities to realise their dreams).

Accommodation – Ground floor: Entrance Porch, Open-Plan Kitchen Living Room, Rear Lean-to greenhouse. First Floor: Landing, Two Double Bedrooms, Single Bedroom and a Shower Room. (EER to follow:).

Externally – Barn with a workshop and stores, (former livestock housing), open sided 3 Bay Barn, Greenhouse and a Metal Store Shed.

Land - Level and very gently sloping land predominantly to the rear of the homestead, being a mix of potential grazing and amenity land which we have been informed was organically managed with no chemicals having been applied during the current owners tenure. Circa 17.9 Acres in total, (to be confirmed). Small stream to one boundary.

Locality – What 3 Words: <https://w3w.co/reprints.sailed.swift>

Situated in a private and peaceful location. The small village of Cwmdu is 1.5 miles to the north, reachable by foot if so desired, using a nearby designated footpath. Cwmdu is a vibrant village with a strong community spirit, in the centre of the village there is a pub and shop, both run by the community since 2000. Taliaris Park is nearby with a picturesque lake and lovely designated meadow and woodland walks. The pretty historic market town of Llandeilo is 6 miles away, providing good amenities including primary and secondary education, and a range of independent shops, supermarkets, eateries etc. Llandovery Town, (and renowned public school), is approximately 12 miles away. A superb base from which to explore Wales, and the wonderful Welsh coast is only an hour's drive away.

Guide Price: £599,950

THE ACCOMMODATION:

This charming farmhouse has a plethora of character with an impressive inglenook fireplace, exposed beams and leaded windows.

Ground Floor –

ENTRANCE PORCH: 7' x 5'2". Window to the front, door to:-

KITCHEN/LIVING AND DINING ROOM: 25'9" x 17'4". Range of wall units, cooker control point and plumbing for a sink. The owners have some bespoke freestanding units which are not included in the sale. There is a multi-fuel stove in the dining area and to the other side of the room an impressive inglenook fireplace housing a multi-fuel stove and bressumer beam over. An attractive feature arched opening to one side of the fireplace and a chapel style arched doorway to the other side of the fireplace leads to the first floor via the original stone steps. Flagstone and wood flooring. Exposed ceiling beams. Stable door to the front aspect. Window to the front and two windows to the rear and door to the rear greenhouse.

GREENHOUSE: 12'3" x 7'6". Lean-to and glazed on three sides with sliding doors to the rear garden. Paved flooring.

First Floor

LANDING: L Shaped landing with a window to the front and space for a study area. Loft access. Exposed floorboards. Doors to:-

BEDROOM 1: 12'6" x 9'8". Window to the front, walk in cupboard and exposed floorboards.

BEDROOM 2: 10'6" x 9'6". Window to the front and exposed floorboards.

BEDROOM 3: 12' x 6'4". Currently used as a study. Window to the rear and exposed floorboards.

SHOWER ROOM: 8'8" x 8'5". Shower enclosure, pedestal wash hand basin and W.C. Window to the rear, exposed floorboards.

N.B. Floorplan to follow.

EXTERNALLY:

THE APPROACH:	The property is accessed via minor country lanes and then a short length of hard surfaced track which culminates at the residence.
GARDENS:	There are large areas of grassed areas to the front, side, and rear of the residence, within the side gardens there is a Greenhouse 12' x 8' with an adjoining potting shed 8' x 6' and a Metal shed 12'6 x 9'6.
LAND:	<p>The pasture and amenity land is level to very gently sloping in nature and lies predominantly to the rear of the homestead and is divided into various enclosures with many well established trees, and natural hedging. We have been informed that it was formerly hobby farmed by the current owners.</p> <p>We understand that the entire property amounts to Circa 17.9 Acres, (to be confirmed).</p>
OUTBUILDINGS:	
BOILER HOUSE:	Adjoining the farmhouse, housing the oil fired boiler.
WORKSHOP & STORES:	<p>Workshop: 26' x 14'6".</p> <p>Store Room: 25'7 x 13'8". Formerly used for livestock housing.</p> <p>Lean-to Store Room: 6' x 6'2".</p>
THREE BAY BARN:	36' x 21'. Steel construction, open fronted and sided.
SERVICES:	We understand that the property is connected to mains electricity and has a private spring water supply and a private drainage system. 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 "E" (Carmarthenshire County Council).
LAND TAX CALCULATOR:	<p>Click on the link below to calculate how much land tax, (known as stamp duty land tax in England), would be payable on completion of purchase contracts.</p> <p>Calculate Land Transaction Tax GOV.WALES</p>
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 prior appointment with PROFILE HOMES

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Energy Performance Figures: To follow

THE LOCALITY: What3words :- <https://w3w.co/reprints.sailed.swift>

The property is situated in a quiet location 1½ miles south of Cwmdru village (by foot only using designated footpaths – 4 miles by car). An area with fabulous views and landscapes, gently rolling farm and pastureland, all served by a network of lanes linking the area's hamlets and country villages. This region provides opportunities for a number of outdoor leisure activities including walking, cycling, bird-watching, fishing (with permits), and there are numerous attractions to visit including country parks and gardens, historic castles, and the coast is never far away.

Llandeilo is 6 miles southerly, off the A40, a delightful ever popular small town in an elevated position on the western banks of the River Towy and at the fringe of the Black Mountain in Brecon Beacons National Park. The town retains an old world charm with narrow streets, predominantly Georgian architecture, and provides good amenities including primary and secondary schools, distinctive independent shops, health centre etc. There is also a railway station situated on the scenic Heart of Wales country line which runs some 121 miles from Swansea to Shrewsbury. The town has on numerous occasions been voted the best place to live 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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