



Nantgwyn Llanpumsaint, Llanpumsaint, SA33 6JL

£1,200,000

The sale of Nantgwyn offers an excellent opportunity to acquire a good example of a stock farm in a convenient location, being in the heart of the Carmarthenshire countryside. Extending to some 140.79 acres or thereabouts, the land is situated within a ring fence and has been well farmed by the current occupiers. Within the homestead lies a range of farm buildings and we do believe that subject to gaining the necessary consents the traditional buildings do offer considerable conversion appeal. We would comment that the buildings have been used for livestock production and are well suited to this use. The farmhouse offers generous accommodation throughout and is ideally suited for family occupation boasting 5 bedrooms, however the residence would benefit from some modernisation but offers comfortable and spacious accommodation.

Situation

Enjoying a pleasant rural location within the small village of Llanpumsaint some 7 miles or so distant from the large market town of Carmarthen which is considered to be the administrative town for the county of Carmarthenshire. The town offers a comprehensive array of educational, recreational and commercial facilities together with excellent road and rail links which allows excellent accessibility to the larger towns of South and West Wales. The farm is by no means remote but offers privacy and seclusion yet accessible to town facilities.

Directions

Please see attached location plan.

Description

Nantgwyn is described in more detail (approx. dimensions only):

Ground Floor

Living Room 32'2" x 16'4" (9.80m x 4.98m)



A very generously proportioned reception room spanning the width of the house. Two windows overlook the fore, radiator and stairs rise to the first floor accommodation. The focal point of the room being the brick fireplace in which stands a wood burning stove with wooden beam above. Door leads to:

Kitchen 19'7" x 16'2" (5.97m x 4.93m')

Comprising a range of base and wall mounted units with complimentary work surface above, incorporating a stainless steel sink and drainer unit, oil fired rayburn and two windows to the rear. Ample space for a table and chairs, doors to:

Utility Room 10'11" x 9'7" (3.33m x 2.92m)

Incorporating plumbing for an automatic washing machine, 'belfast' sink, space for a cooker and a range of base units.

Study 10'6" x 6'2" (3.20m x 1.88m)

With window to the side and radiator.

Side Lobby

Accessible from the kitchen, with tiled floor and doors to a storage cupboard which houses the oil fired boiler and to:

Tiled Shower Room 6'3" x 5'3" (1.91m x 1.60m)

With shower cubicle, W.C., wash hand basin and radiator.

Lean-to 19'11" x 9'13" (6.07m x 2.74m)

Ideally suited as a large boot room, with concrete floor, power is connected and access is available to the front of the property.

First Floor

Landing

With loft access and doors lead to:

Bedroom 1 15'8" x 16'8" (4.78m x 5.08m)



Enjoying a double aspect with radiator.

Bedroom 2 11'4" x 9'11" (3.45m x 3.02m)



Double room, overlooking the fore with radiator.

Bedroom 3 16'7" x 8'1" (5.05m x 2.46m)



Overlooking the fore with radiator.

Bedroom 4 12'8" x 13'3" (3.86m x 4.04m)



Overlooking the rear with built in wardrobes.

Bathroom 12'7" x 8'4" (3.84m x 2.54m)



Comprising a bath, W.C., wash hand basin, radiator, partly

tilled walls, window to the rear and also housing a shelved airing cupboard with additional built in hanging cupboards.

Bedroom 5 16'6" x 12'7" (5.03m x 3.84m)



Double room, overlooking the rear with radiator.

Externally



Approached from the main road via a farm track, which does lead to another property but terminates at Nantgwyn. The residence occupies a slightly elevated position and has the benefit of a generous lawned garden to the rear which offers considerable potential for any keen gardener including fruit bushes and mature trees. A small paved area is seen to the fore bordered by a dwarf wall with attractive rose archway.

Farm Buildings



acquire a good example of a Carmarthenshire stock farm in an appealing location, combining a substantial farmhouse, a good range of traditional and modern buildings which offer considerable potential together with a block of fertile land that has been well farmed over the years. To arrange a viewing please contact the sole selling agents J. J. Morris Cardigan Office 01239 612 343.

A combination of traditional and modern farm buildings are situated at the homestead being within easy reach of the farmhouse and are described in more detail as follows:

Block built former dairy (16'5" x 10'5") and parlour (29' x 16'5") with loft above. Store shed to side (3 bay x 1 bay).

Cattle Shed (50' x 39' approx.), including 60 cubicles and the shed also opens out onto an extensive covered yard (3 bay x 5 bay) with slurry lagoon behind.

Former silo (30' x 5 bays) With concrete floor, block and concrete walls and adjoining lean-to with cubicles for 16 head of cattle.

Hayshed with lean to (2 bay x 2 bay) Partly concreted floor.

Adjacent to the farmhouse lie the following buildings:

Traditional stone range divided into kennels and former stable.

Former traditional cowshed with cow stalls in situ (70' x 16') With lean-to building with concrete floor, ideally suited for machinery storage.

Hayshed (3 bay x 2 bay)

Land

Situated within a ring fence, the land extends in total to some 140.79 acres or thereabouts of which some 126 acres is considered clean land. We understand that the boundary and individual fields are all sheep fenced and have been well farmed over the years, resulting in a fertile parcel of agricultural land that is ideally suited for livestock production. A schedule of acreage and plan are attached to the sales particulars for ease of reference. Water is also available to most fields.

Services

It is understood that the property has the benefit of mains water, electricity and a private drainage system. Oil fired central heating system (Legal adviser to confirm)

Tenure: Freehold with vacant possession upon completion.

Local Authority: Carmarthenshire County Council

Property Classification: Band F (Online enquiry only)

Single Farm Payment:

What Three Words: ///cycle.regulate.establish

General Remarks

The sale of Nantygwyn offers an excellent opportunity to




Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

5 High Street, Cardigan,
Ceredigion, SA43 1HJ
T: 01239 612 343
E: cardigan@jjmorris.com

21 West Street, Fishguard
Pembrokeshire, SA65 9AL
T: 01348 873 836
E: fishguard@jjmorris.com

4 Picton Place, Haverfordwest
Pembrokeshire, SA61 2LX
T: 01437 760 440
E: haverfordwest@jjmorris.com

Hill House, Narberth,
Pembrokeshire, SA67 7AR
T: 01834 860 260
E: narberth@jjmorris.com