



Cilhernin , Whitland, SA34 0TU

**Offers In The Region Of £1,300,000**

A 128 acre improvable livestock farm in a delightful rural setting in the west-Carmarthenshire countryside and including a traditionally constructed improvable farmhouse full of character, together with a range of farm buildings requiring upgrading, and a parcel of land renowned for its capacity.

### Situation

Cilhernin occupies a delightful private rural setting in the heart of the West Carmarthenshire countryside, close to its border with the coastal county of Pembrokeshire, some 7 miles or so northwest of the small market town of Whitland, which lies on the main A40, 15 miles West of Carmarthen.

The area lies within a belt of highly productive farmland, with surrounding land use being predominantly livestock or dairy farms. Local services, including convenience stores and primary schools, are available within several nearby villages. With further services available in the small towns of Narberth, Whitland and Crimewatch. The larger towns of Carmarthen, Haverfordwest and Cardigan lie within relatively easy reach.

### Directions

A location plan is attached.

### Description

Now requiring improvement and upgrading to realise its potential, this farm is a traditional west Carmarthenshire farm that was historically as dairy holding, but more recently has been used for livestock rearing. Further investment is now required in the buildings, farmhouse and some of the land, in order to realise the undoubted potential, with the farmstead being centrally located on the holding and approached via a compacted stone lane off a minor roadway with several fields having access off the lane.

### The Farmhouse



The farmhouse comprises a traditionally constructed residence that has an abundance of character and potential and includes the following accommodation:-

#### Ground Floor: Entrance Hall

With stairs to the first floor.

#### Sitting Room 13'9" x 11'5" (4.2 x 3.5)

With timber ceiling and tiled fireplace.

#### Lounge 13'11" x 12'3" (4.26 x 3.75)

With open beamed ceiling, fireplace and alcove cupboard.

#### Living Room 21'3" x 14'9" (6.5 x 4.5)

With door to the fore, quarry tiled floor, Aga and second staircase rising to a first floor. Attic Room of similar dimensions with timber ceiling and A frame timber.

#### Kitchen 17'6" x 6'0" (5.35 x 1.85)



With sloping ceiling and sink unit within base units.

#### Old Dairy 26'2" x 4'2" (8 x 1.29)



With several slate creamers.

#### First Floor: Half Landing

With timber clad walls and ceiling leading to the main landing.

### Bedroom 1 12'5" x 6'6" (3.8 x 2)



With sloping board ceiling.

### Bathroom 11'11" x 6'6" (3.65 x 2)

With sloping board ceiling, bath, W.C and wash-basin.

### Bedroom 2 13'10" x 10'4" (4.22 x 3.15)



With board ceiling

### Bedroom 3 9'8" x 8'7" (2.97 x 2.64)

### Bedroom 4 14'0" x 9'0" (4.27 x 2.75)

### Externally

To the rear of the farmhouse is a lawned garden that was historically used as a vegetable plot.

### The Farm Buildings



The buildings are typical of a progressive farmstead development within the area being a mix of traditionally constructed buildings alongside more modern buildings that were initially developed for the dairy use of the farm. There are several stone built buildings including a stone range that may well have some potential for residential conversion subject to the necessary planning consents being obtained whilst the majority of the more modern buildings now require further improvement such as re cladding etc. There is an implement shed of timber and corrugated iron construction together with a corrugated iron clad store shed. Cattle shed 8.7 metres by 22.5 metres with block walls together with box profile clad elevations and concrete floor. Silage clamp. Cubicle shed. Former Milking Parlour. Slurry Pit of earth bank construction with a concrete floor.

### The Land



A plan of the land is attached for identification purposes only. The land extends to 128 acres or thereabouts in total and is predominantly level or gently sloping pasture land. We would estimate that somewhere around 105 to 110 acres may be considered clean and productive pasture, although some areas are now affected by reed growth. The land is divided into useful sized easily worked enclosures with mains or natural water being available and all of the land lies within easy reach of the farmstead.

### Services

The farm has the benefit of mains water and electricity together with private drainage. It is likely that some of the services now require updating.

### **Tenure**

The farm is freehold of tenure and vacant possession will be available upon completion. There is a public footpath crossing the farm. We understand that the farm has been registered for Basic Payment purposes but no Basic Payments will be included in the sale.

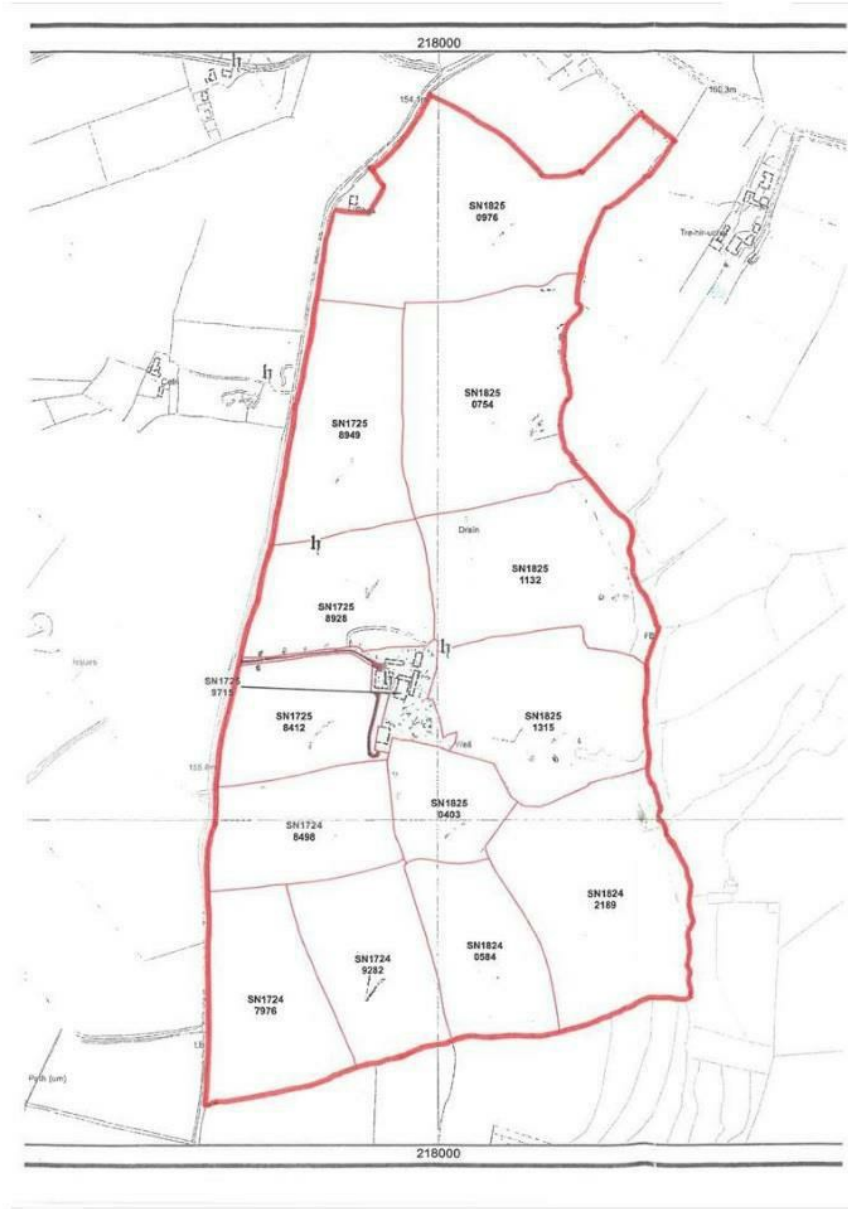
### **Local Authority**

Carmarthenshire County Council, County Hall, Carmarthen, Carmarthenshire.

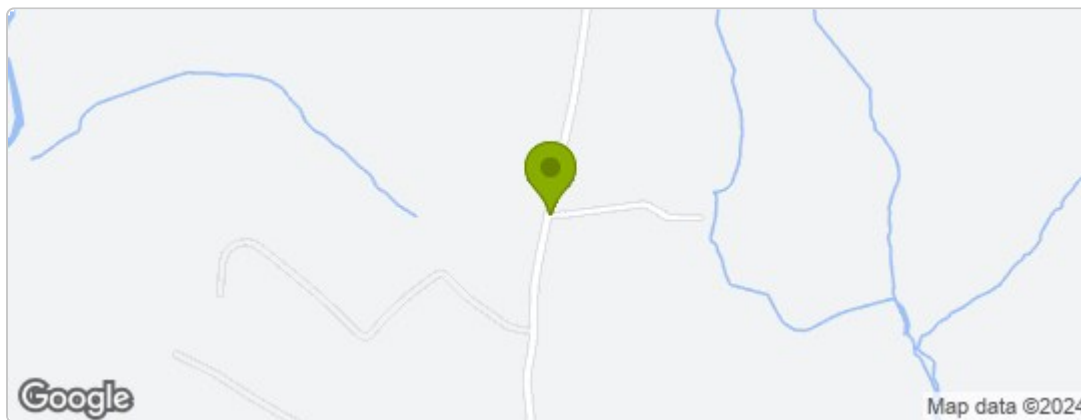
### **General Remarks**

The sale of Cilhernin offers an opportunity to purchase an improvable holding occupying a pleasant setting within the west Carmarthenshire countryside. Although the house and buildings now require some modernisation and updating, they have plenty of potential and the farm is located within an area of highly regarded productive pasture land. Viewing is recommended.


# Plan



# Area Map



# Energy Efficiency Graph

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

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