



Llechclawdd , Whitland, SA34 0DG

Offers Based On £575,000

A delightfully situated country smallholding in an attractive rural area, set in 40 acres including approximately 18 acres of productive pasture and some 22 acres of mature broadleaf woodland.

The property has a substantial 4 bedroomed farmhouse together with a comprehensive range of buildings including a brick built former cowshed. Some inward investment into the residential element of the property and the farm buildings are needed in order to realise its full potential but nevertheless includes a very productive block of land that has been well farmed and is suitable for grazing or cropping.

Viewing highly recommended.

Situation

Llechclawdd occupies a rural setting in the West Carmarthenshire countryside, some 6 miles or so north of the small town of Whitland and a similar distance from the town of St Clears which lies on the A40 dual carriageway. Both Whitland and St Clears offer a reasonable range of local services with the county town of Carmarthen which, as the principal administrative centre of the area benefits from a wide range of facilities and amenities, also being within easy reach.

Accommodation:



Front door opens to:

Hallway:

Stairs rising to first floor, doors leading to:

Lounge 16'9" x 13'9" (5.12m x 4.2m)



Tiled fireplace, quarry tiled floor, window to front.

Sitting Room 13'11" x 13'11" (4.25m x 4.25m)



Tiled fireplace, window to front.

Inner Hallway

External door to the rear, doors opening to:

Kitchen 16'9" x 9'3" (5.11m x 2.82m)



Comprising a range of fitted wall & base units with worktop over, single drainer stainless steel sink, window to rear.

Dining Room 17'2" x 9'0" (5.25m x 2.75m)



Oil fired Aga with back boiler providing domestic hot water supply, window to rear.

First Floor Landing



Loft access, airing cupboard. window to rear, doors to:

Bedroom 1 14'4" x 13'11" (4.38m x 4.25m)



Tiled fireplace, wood flooring, window to front.

Bathroom

Shower cubicle, wash hand basin, window to rear.

Seperate W.C

W.C, window to rear.

Bedroom 2 14'1" x 14'1" (4.3m x 4.3m)



With tiled fireplace, window to front.

Bedroom 3 13'6" x 9'2" (4.12m x 2.8m)

Window to rear.

Bedroom 4 / Box Room 9'0" x 6'2" (2.76m x 1.88m)



Window to front.

Externally



Adjoining the farmhouse is a garage together with further storage building and is surrounded by gardens and grounds. The farm buildings are typical of a progressive farmstead development and comprise a range of modern and traditional buildings that include Former Cow Shed of brick walls under a slate roof. This building maybe suitable for a residential conversion, subject to the necessary consents being obtained. Corrugated iron Hay Shed used as a workshop. Nissen Hut used for implement storage.

5 bay steel framed Shed - 23m x 11m approx. with infill block walls and corrugated iron cladding used as a silage clamp

5 bay steel framed Shed-23m x 6.5m with Lean-tos - 23m x 6.4m and 23m x 5.5m used as loose housing.

Former milking parlour-11.2m x 5.3m of block walls under a corrugated asbestos roof.

Slurry Pit

Various stone buildings, some of which may have conversion potential, subject to any necessary planning consents being obtained



The Land

Approximately 18 acres of productive pasture, which is located on either side of the lane leading to the property being good quality pasture, together with 22 acres of mature broadleaf woodland.

Services

We understand the residence has the benefit of private water and drainage together with mains electricity.

Local Authority: Carmarthenshire County Council, County Hall, Castle Hill, Carmarthen SA31 1JP Tel: 01267 234567

Tenure

We understand the property is Freehold of tenure and that vacant possession would be available upon completion.

Please Note

The property is bisected via a shared lane being a right of access to a third party adjoining property on the other side of the stream as shown by line on the plan, which will also be used for management and future harvesting of the woodland beyond the stream

Directions

From Narberth travel on the main A40 road heading in the Carmarthen direction until reaching the 2nd roundabout by Whitland and The Road House restaurant. Turn left signposted for Llanboidy and travel on this road for some 3 miles or so, proceeding straight over two sets of cross roads, once you have gone over the staggered cross roads the driveway leading to the property is the second entrance on the right hand side.

For the exact location use What 3 Words: [///standards.crib.tram](https://standards.crib.tram)

LLECHCLAWDD, CWMFELIN MYNACH WHITLAND SA34 0DG



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Floor Plan



Plans provided as a guide only.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

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

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