

*Superbly equipped and highly appealing 18.2 acre residential smallholding amongst the North Carmarthenshire hills. West Wales*



**Galltfydr, Esgardawe, Llandeilo, Carmarthenshire. SA19 7RU.**

**£625,000**

**REF: A/5148/LD**

- \*\*\* A must view smallholding    \*\*\* A particularly appealing residential smallholding in a noted agricultural locality    \*\*\* Close proximity to Llanllwni Mountains and Brechfa Forest    \*\*\* 18.2 acres or thereabouts of healthy productive pastures and woodland including conservation areas
- \*\*\* Recently extended with a stunning farmhouse kitchen    \*\*\* Tastefully presented 3 bedroomed farmhouse    \*\*\* Two W.C's  
\*\*\* Excellent range of outbuildings    \*\*\* Well equipped stabling/workshop/storage space
- \*\*\* Within easy reach of the main Market Towns and Amenity Centres of the area    \*\*\* Breath taking location with outstanding country views    \*\*\* Bordering the River Tawe with picturesque river meadows    \*\*\* A great opportunity awaits - Viewing recommended



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## LOCATION

Delightfully situated amongst the North Carmarthenshire hills, just 6.5 miles South from the University Town of Lampeter, 13 miles equidistant from Llandovery and Llandeilo and 10 miles from the A40 at Llanwrda, within easy reach of Cardigan, Carmarthen and the Cardigan Bay Coast at Aberaeron, all within 30 minutes.

## GENERAL DESCRIPTION

The placing of Galltgydr on the open market provides Prospective Purchasers with an opportunity of acquiring what is considered to be a delightfully positioned and diversely appealing country property with many interesting qualities. The property has healthy prolific pastures which are chiefly gently sloping including various pockets of woodland and conservation areas that could be further developed with those specific interests, if so desired by a Prospective Purchaser.

The residence is a particular feature of the property having been extensively extended and renovated by the existing Owners over recent times. The accommodation has specific emphasis on contemporary living but at the same time offers character accommodation with many retained features.

The farm buildings are currently equipped for Equestrian purposes with good quality stables and large general purpose building suiting a number of alternative uses.

The property in total extends to some 18.2 acres or thereabouts. The farmhouse is traditionally built of stone and slate with character accommodation, multi fuel central heating and full double glazing providing more specifically:-

## THE FARMHOUSE



## GROUND FLOOR

### FRONT PORCH

With a stable style front entrance door, slate flooring.

### LIVING ROOM



13' 9" x 14' 1" (4.19m x 4.29m). With a feature stone fireplace housing a cast iron multi fuel stove, quarry tiled flooring, original beamed ceiling, door through to the first floor staircase.

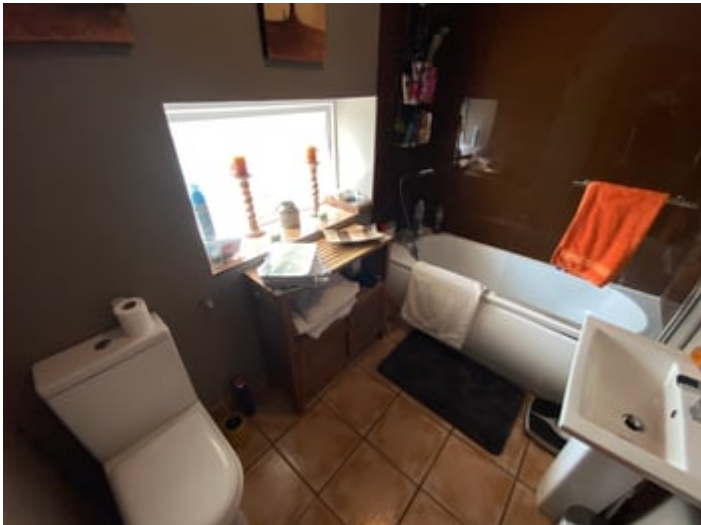


**GROUND FLOOR BEDROOM 3/STUDY**

10' 8" x 10' 5" (3.25m x 3.17m). With a stone feature fireplace, original exposed beams, radiator.

**REAR HALLWAY**

With rear entrance door.

**BATHROOM**

8' 5" x 5' 8" (2.57m x 1.73m). Recently contemporarily fitted with low level flush w.c., ceramic tiled flooring, panelled bath with mixer tap and shower attachment, pedestal wash hand basin, screen and shower over bath, heated towel rail, pull light switch.

**DINING ROOM**

11' 4" x 8' 9" (3.45m x 2.67m). With stone flooring with underfloor heating, view over the rear garden.

**KITCHEN**

13' 6" x 12' 9" (4.11m x 3.89m). A farmhouse style fitted kitchen with a range of wall and floor units with oak work surfaces over, ceramic Belfast sink with mixer tap, Leisure cooker stove with two ovens, grill and 7 ring burner (available by separate negotiation), plumbing and space for automatic washing machine, stone flooring with underfloor heating, vaulted ceiling with Velux roof window.

## BOOT ROOM



8' 7" x 7' 5" (2.62m x 2.26m). With rear entrance door, oak work surfaces with Belfast sink and mixer tap, plumbing and space for automatic washing machine and tumble dryer, stone flooring with underfloor heating.

## SHOWER ROOM



A contemporary fully tiled suite with walk-in shower, enclosed low level flush w.c., pedestal wash hand basin, extractor fan.

## FIRST FLOOR

### LANDING

Approached from the Living Room to landing in galleried form with Velux window, exposed beams, radiator.

## BEDROOM 2



11' 4" x 7' 10" (3.45m x 2.39m). With radiator and exposed beamed ceiling.

## PRINCIPAL BEDROOM 1



14' x 14' (4.27m x 4.27m). With Velux window, pine boarded ceiling and floor, radiator, separate built-in airing cupboard with copper cylinder and immersion heater.



## EXTERNALLY

### GARDEN



A well maintained two tier lawned garden with a range of flower and shrubbery borders.

### LARGE PERGOLA



Perfect outdoor al fresco dining area with electricity connected (recently completed).

### OUTSIDE OFFICE

15' 0" x 10' 0" (4.57m x 3.05m). With electricity connected and currently split into two rooms.

## RANGE OF OUTBUILDINGS



The property is set off a quiet district lane and has an excellent range of farm buildings which are versatile suiting a number of diverse enterprises, if so desired. They comprise more particularly a range of traditional outbuildings.

PLEASE NOTE: The yard and outbuildings are on the other side of the lane. The outbuildings are currently utilised for stabling and consist of the following.

#### **THREE LOOSE BOXES AND TACK ROOM**

55' x 18'. With stone walls and corrugated roofing.

#### **LEAN-TO FUEL STORE/SMALL PONY BOX**

11' x 10' (3.35m x 3.05m).

#### **TWO FURTHER STABLES**

12' x 9' (3.66m x 2.74m) and 11' 8" x 16' 7" (3.56m x 5.05m).

#### **FORMER DAIRY/LOOSE BOX LEAN-TO**

12' x 10' (3.66m x 3.05m).



## GENERAL PURPOSE BARN



47' x 45' (14.33m x 13.72m). Of steel uprights with corrugated iron roof and sides, concrete floor, part block walls.

## THE LAND



The land is healthy productive pasture including grazing and river meadows, all with internal fencing and traditional hedging providing adequate shelter. The majority has water available and the land encompasses various pockets of deciduous native oak woodland and conservation areas intersected by a stream which would be ideal for creation of ponds or planting for additional woodland including various areas providing rich habitats for wildlife. In all a delightful smallholding extending in total to some 18.2 acres or thereabouts.

## LAND (SECOND IMAGE)



## LAND (THIRD IMAGE)



## LAND (FOURTH IMAGE)





## TRACK TO RIVER MEADOW



## RIVER MEADOW



Recently cleared with track access. Perfect for the creation of a glamping site or cabins (subject to planning).

## VIEW FROM PROPERTY



## PLEASE NOTE:

The property is located on a country Council lane which gives access through to several other properties.

## PHOTOGRAPHS

The photographs were taken in Summer 2021.

## TENURE AND POSSESSION

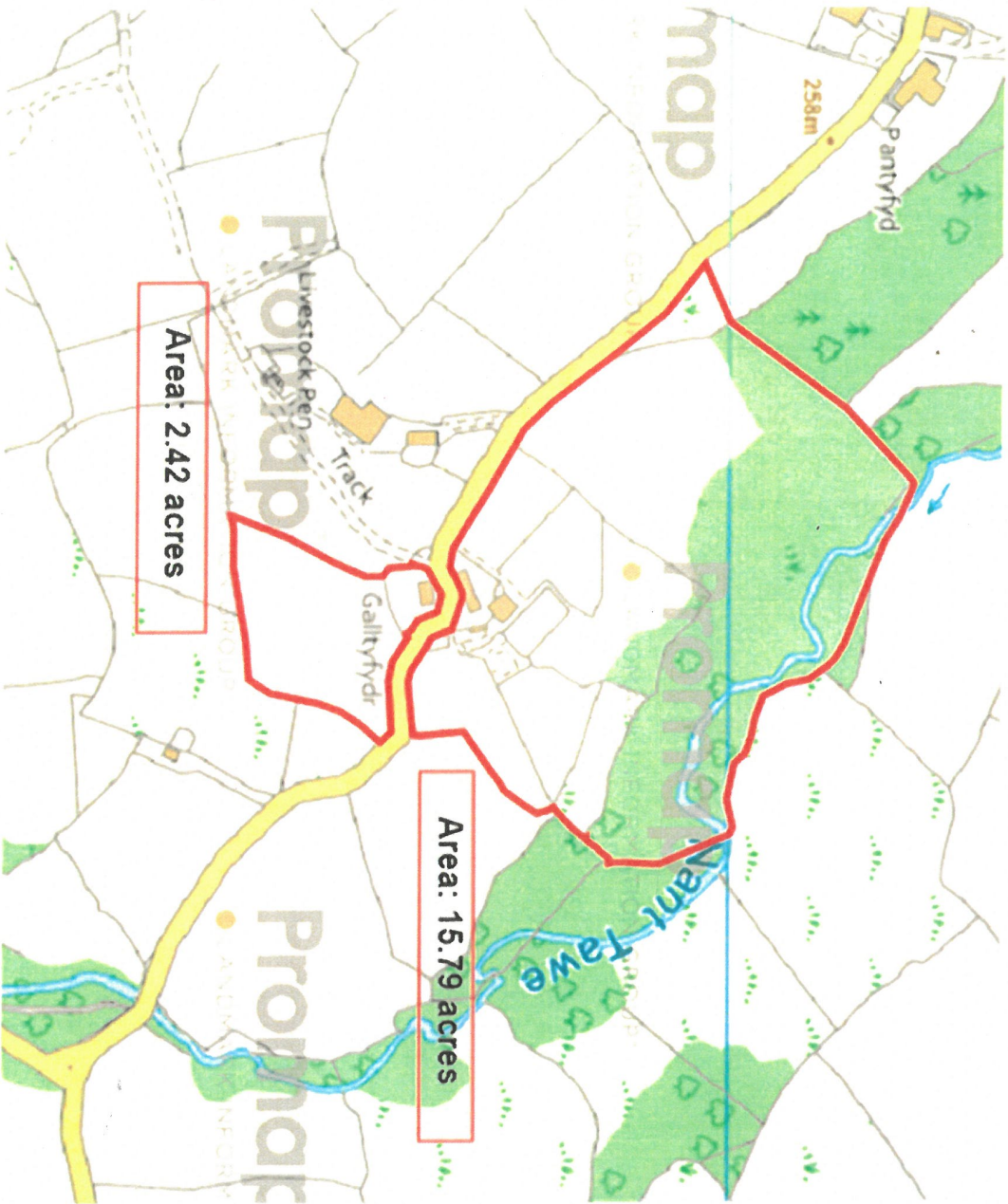
We are informed the property is of Freehold Tenure and will be vacant on completion.

## COUNCIL TAX

The property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band property - 'E'.

## Services

We are informed by the current Vendors that the property benefits from private water from well source, mains electricity, private drainage to septic tank, solid fuel central heating, double glazing, electric underfloor heating in areas, telephone subject to B.T. transfer regulations, Broadband available.





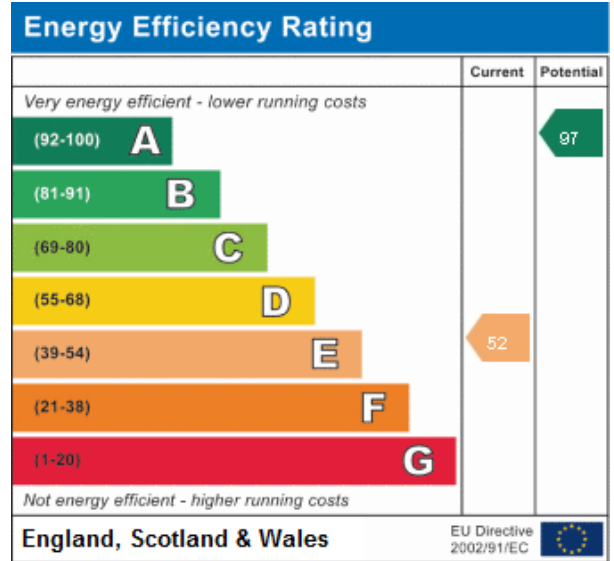
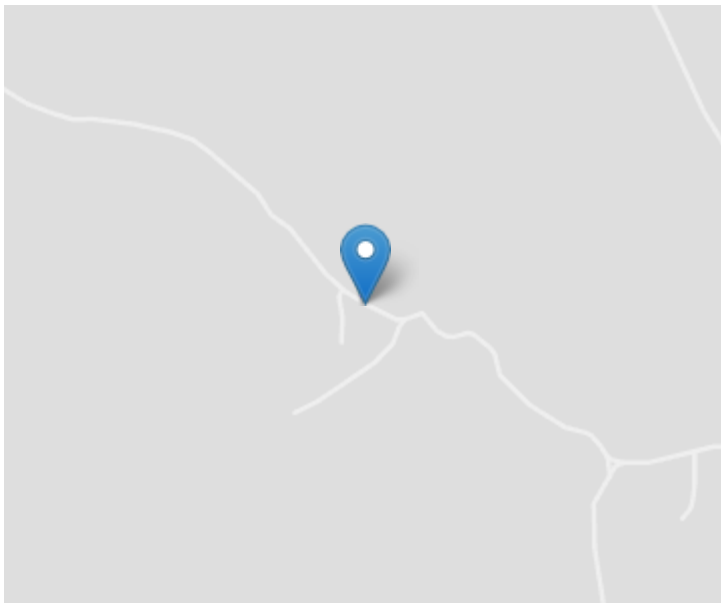
### Directions

From Lampeter take the A482 South through Cwmann, continuing towards Llanwrda. Once reaching Tafarn Jem crossroads turn right just before Tafarn Jem Public House for Esgardawe. Proceed through the Village of Esgardawe, continuing through the small Hamlet, taking the first entrance right at the grass triangle 100 yards outside the Village. Proceed for approximately 100 metres, bearing right at the next junction. Proceed up the hill and the property is the first on the lane.

**VIEWING:** Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages.



For further information or to arrange a viewing on this property please contact :

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