

One of the finest and most attractive country homes and holdings currently available on the market set within the heart of the unspoilt Cothi Valley. In all 18 acres.



**MORGAN  
& DAVIES**

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BORTHYN, CRUGYBAR,  
LLANWRDA,  
CARMARTHENSHIRE  
SA19 8TN

£780,000

REF: A/5295/AM



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SA19 8TN**

**Offers in Region of £780,000**

Crugybar, Llanwrda  
Perfect country smallholding set in the picturesque Cothi Valley  
Substantial 5 bed farmhouse  
3 bathrooms  
18 acres  
Healthy and prolific pasture land  
A range of traditional stone and slate outbuildings  
Split into 3 well sized paddocks and a woodland area  
Suitable for all types of smallholdings and equestrian possibilities



\*\*\* Perfect example of a country smallholding set in the picturesque Cothi Valley \*\*\* Ready to move in \*\*\* Set within the unspoilt Welsh countryside \*\*\* Homestead placed in the centre of its own prolific and healthy meadow land of 18 acres \*\*\* A very attractive country residence with owner proud gardens \*\*\* The residence provides 5 comfortable double bedrooms with spacious living areas and 3 bathrooms \*\*\*

\*\*\* A range of traditional stone and slate ranges suiting conversion (subject to planning consent \*\*\* Together with a number of modern agricultural outbuildings \*\*\* Kept to the best condition with a clean and useful concrete yard \*\*\* Suitable for all types of smallholdings and equestrian possibilities \*\*\* Within the nestling Welsh country side but enjoying the convenient location \*\*\* Level to gently sloping prolific land \*\*\* Within the Cothi Valley - known for its productivity \*\*\* Split into 3 well sized paddocks and a woodland area \*\*\*



## Location

Borthyn is set on the outskirts of the small rural hamlet of Crugybar within the Cothi Valley, which is known for its healthy and stock rearing capabilities with excellent pasture land.

9 miles from the market towns of Llandovery and Llandeilo with their renowned livestock markets and other commodities such as supermarkets and family run businesses. 13 miles from Dunbia Abattoir, Llanybydder and other local markets such as Carmarthen and Tregaron. 6 miles North from the A40 London to Fishguard trunk road and is within easy commuting to the M4 motorway.

## General Description

The placing of Borthyn on the open market provides a unique and rare opportunity of acquiring a beautifully situated secluded yet accessible smallholding or lifestyle property in the Cothi Valley. The holding has outstanding views of the Vale of Cothi which having level land providing excellent pasture.

The property benefits from having easy access to the B4302 and is within 6 miles of the A40 which allows ease of commuting to market towns such as Llandovery and Llandeilo.

The holding has the appealing feature of a highly desirable and superior 5 bedroomed country house with all modern amenities such as oil fired central heating, UPVC double glazing and solar panels. Another benefit in which Borthyn has is the mixture of traditional and modern outbuildings, suiting all different types uses.

is a particular feature for being in known area for its excellent quality and productivity pasture land, which is divided into 3 paddocks along with a woodland area. The land has the added advantage of having natural water supplies from streams travelling through the holding.

## The Farmhouse



A substantial and superior farmhouse of traditional stone construction with later additions making the residence a perfect family home. The benefits of UPVC double glazing throughout and oil fired central heating along with traditional features including original fireplaces. The accommodation as followed:-

### Front Entrance UPVC Door leading to

### Sitting Room

19' 3" x 13' 0" (5.87m x 3.96m) With a feature fireplace with a slate hearth and a wood effect beam over housing an 8 kw wood burner. A large bay window, hardwood staircase and oak effect flooring. Radiator.



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Image Caption

## Living Area

13' 0" x 8' 0" (3.96m x 2.44m) An open plan living area with a bay window leading to:

## Main Living Room

26' 3" x 14' 0" (8.00m x 4.27m) With a feature stone fireplace with a timber beam over housing an LPG fire wood burring type style stove. Triple aspect windows providing views all around and patio doors leading to the garden.

## Kitchen

25' 9" x 9' 8" (7.85m x 2.95m) An open plan kitchen

with oak wall and floor cupboards with a granite work surfaces over. 4 ring hotpoint hob with a double oven, integrated fridge, sink unit and plumbing for an automatic dishwasher. Oil fired Stanley range with a twin burner unit providing central heating and hot water set within an inglenook and an oak beam over. Tiled flooring and radiator.

## Kitchen



## Main Living Room



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Kitchen



### Dining Area

12' 8" x 9' 7" (3.86m x 2.92m) An open plan setting off the kitchen, with a rear entrance UPVC half glazed door. Tiled flooring and a tongue and groove ceiling.

### Utility Room

12' 8" x 9' 7" (3.86m x 2.92m) With a side entrance UPVC door. Space and plumbing for an automatic washing machine and tumble drier with floor units and worktop over. Single sink with drainer unit. Tiled flooring, access to loft and radiator. Cloakroom off.

### Utility Room



Dining Area





Front Bedroom 1



Front Bedroom 3



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Rear Bedroom 2



Front Bedroom 5 with Ensuite



Rear Bedroom 4



Family Bathroom

## Shower Room

A three piece suite incorporating a low level flush W.C., Shower and a pedestal wash hand basin. Radiator.

## First Floor

Approached by a hardwood staircase leading to a galleried landing. Large cupboard and access to loft with ladder.

## Front Bedroom 1

14' 2" x 9' 4" (4.32m x 2.84m) With a bay window and built in cupboards.

## Rear Bedroom 2

11' 0" x 10' 3" (3.35m x 3.12m) With radiator.

## Front Bedroom 3

10' 6" x 9' 8" (3.20m x 2.95m) With a bay window and radiator.

## Rear bedroom 4

10' 3" x 10' 3" (3.12m x 3.12m) With built in wardrobes and radiator.

## Front Bedroom 5 with ensuite

14' 0" x 11' 4" (4.27m x 3.45m) With a bay window and radiator.

## Ensuite



A three piece suite with a low level flush W.C., wash hand basin and a shower cubicle. Tiled floor and walls and radiator.

## Family Bathroom

13' 8" x 7' 8" (4.17m x 2.34m) A four piece suite including a low level flush W.C., wash hand basin with a vanity unit, corner bath and a corner shower cubicle. Tiles throughout.

## Externally

## Rear of Property



## Yard and Garden

The property benefits from having a private sweeping driveway with post and rail fencing either side leading to a well maintained concrete yard leading to a number of outbuildings and a ample parking.

To the front and side of the farmhouse is a sweeping lawned garden with a number of shrubs and young trees. A patio area to the front and a decking area to the side of the property with a hottub.







### **Former Milking Parlour**

40' 0" x 20' 0" (12.19m x 6.10m) Of stone elevations under a slate roof which has been re-roofed and felted. Has the potential to be converted for residential use (Subject to Planning Consent)

### **Cow shed**

60' 0" x 60' 0" (18.29m x 18.29m) Steel portal framed shed with part block elevations and Yorkshire boarding under a corrugated zinc roof. A raised central feed passage with an open front.

### **Dutch Barn**



45' 0" x 18' 0" (13.72m x 5.49m)

### **Sheep Shed**

45' 0" x 30' 0" (13.72m x 9.14m) Set behind the former milking parlour. A steel framed shed with a hard standing base.

### **Modern Cow shed**

72' 0" x 65' 0" (21.95m x 19.81m) With a central feeding passage and 90 cubicles and concrete yard areas.

### **Former concrete silage pit**

### **Slurry Lagoon**

### **The Land**

Highly attractive land known for its quality and productivity. Extending to 18.778 acres and divided into 4 separate enclosures with all being stock proof fenced. The land benefits from having natural water supplies by streams and natural shelter from well established hedgerows, perfect for livestock rearing



### **Outbuildings**

A mixture of traditional and modern outbuildings provide the prospective purchaser of Borthyn the perfect layout for any opportunities. Provides as followed:-

### **Former Cowshed**

60' 0" x 20' 0" (18.29m x 6.10m) Of stone elevations under a slate roof which has been re-roofed and felted. Has the potential to be converted for residential use (Subject to Planning Consent)



purposes. 3 of the enclosures are clean, healthy, level to gently sloping pasture with the fourth being a woodland area which is of high interest for conservation. The land also benefits from having good roadside frontage.



### **Agents Note**

This is one of the most attractive properties that Morgan and Davies have had instructions in recent times to offer for sale and is steeped in quality in every respect with a wide variety of opportunities from livestock rearing to an equestrian facility and the sole agents thoroughly recommend viewing.

### **Tenure and Possession**

The property will freehold with vacant possession on completion.

### **Money Laundering Regulations**

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

### **Council Tax**

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



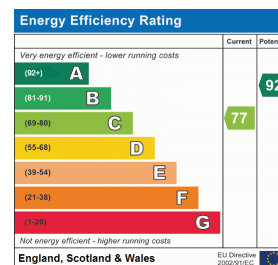
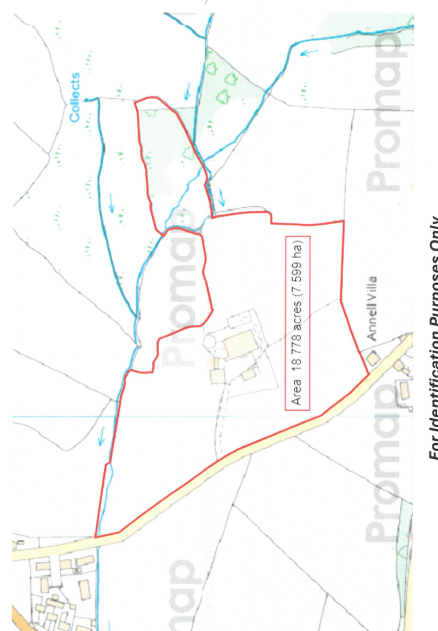
From Lampeter, take the A482 towards Llanwrda and continue on this road for 9.8 miles, through the village of Pumpsaint and then turn right at the former Bridgend Inn onto the B4302. Continue on this road for approx 0.5 of a mile and upon entering Crugybar, take the first left and Borthyn will be on your left hand side.

### Tenure

Freehold

### Services

We are informed by the vendors that the property is connected to mains electricity with a 4kw solar panel arrangement with a feed-in tariff at approximately £1,800 per annum and has 13 years remaining on the current contract. Mains water with private water available. Private drainage. Oil fired central heating.



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

**Lampeter Office**  
**12 Harford Square**  
**Lampeter**  
**Ceredigion**  
**SA48 7DT**

T: 01570 423623

E: [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

<http://www.morgananddavies.co.uk>

