

Historic 19th century coastal dairy farm. St. Clears. Carmarthenshire. West Wales.



Trefenty Farm, St Clears, Carmarthen, Carmarthenshire. SA33 4NG.

£1,800,000

A/5354/RD

** Historic 19th century coastal farm ** Currently successful dairy and livestock unit ** Imposing Grade II listed centrepiece residence of just under 5,000 sq.ft. ** 75 acres with the option of securing additional land ** Productive pasture land ** Attached 1 bedroom annexe ** 2 character Grade II listed 2 bedroom cottages - both being fully refurbished ** Modern range of agricultural buildings for livestock, feed and machinery ** Gascoigne 20:40 swingover milking parlour ** Darikool 10,000 litre bulk milk tank ** Outstanding views of the adjoining estuary ** Private lane entrance ** One of the most impressive properties to come on the market along this favoured West Wales coastline and must be viewed to be appreciated **

The property is situated between the town of St. Clears and the strategic town of Carmarthen. St. Clears offers a good level of local amenities and services including primary and secondary schools, traditional high street offerings, mini supermarket, employment opportunities, industrial estates, McDonalds and Greggs drive-throughs and good public transport connectivity. The strategic town of Carmarthen is within 10 minutes drive of the property with its' Network Rail connections to Cardiff and London, the M4, university, regional hospital, large scale employment opportunities, retail parks and industrial estates.



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GENERAL

An imposing historic 19th century model/gentry coastal farm.

The main house is an impressive Grade II listed centrepiece residence of just under 5,000 sq.ft. split across 3 floors and currently offering 4 bedrooms across 2 floors. There is additional attic loft space over for potential additional bedroom or living space, or indeed a separate annexe space. To the side of the main house is an adjoining 1 bed annexe accessed separately or via the main house.

Within the grounds are additional cottages with a fully refurbished 2 bedroom historic cottage overlooking the estuary with its own parking and garden areas. Adjacent to the farmyard is a further 2 bedroom cottage, again fully refurbished with modern fixtures and fittings ideal for those seeking additional income from the property. Please note that we believe that this would provide excellent multi-generational opportunity for occupation.

Within the homestead are a traditional range of stone and brick outbuildings which are currently Grade II listed and form an integral part of the farms character and setting. These are complemented by well built modern steel frame agricultural buildings with accompanying milking parlour, silage pits and slurry pits.

The property is available with 75 acres of productive pasture land all overlooking the estuary below with connections to the adjoining salt marsh and further agricultural parcels of land which are all available subject to negotiation.

The potential for this property is immense with scope to create further holiday or tourism led/commercial led opportunities within the original brick and stone outbuildings as well as enhancing the commercial appeal of the steel frame buildings if the agricultural uses are ever redundant.

All in all, a wonderful offering to the marketplace that must be viewed to be appreciated.

Third Party Land - there is an area on the sill plan that is an old church ruin (Llanfihangel Abercowin) old parish church and Norman grave-slabs (owned by the Church in Wales that is also a scheduled ancient monument).

Scheduled Ancient Monuments - there are 3 on the farm. The old church ruin is mentioned above (Llanfihangel Abercowin old parish church and Norman grave-slabs), an old motte-and-bailey (Treventy motte-and-bailey castle) and finally a standing stone (the Treventy standing stone).

ACCOMMODATION

MAIN HOUSE

Entrance Porch

With access to:

Reception Hallway

Accessed via original hardwood door with fanlight over, radiator, BT point.

Sitting Room

12' 2" x 11' 5" (3.71m x 3.48m) with oil burner on slate hearth with oak mantle over, exposed oak beams to ceiling, dual aspect windows to front and rear garden.



Living Room



17' 5" x 12' 10" (5.31m x 3.91m) feature log burner on slate hearth, sash windows to front, original beams to ceiling, Tv point, multiple sockets, connecting door into:

Drawing Room

25' 2" x 23' 7" (7.67m x 7.19m) being 'L' shaped with stone and slate flagstone flooring, inglenook fireplace with bread oven with fire surround, exposed beams to ceiling, window to rear, connecting door into:



Rear Porch

with additional connecting door linking into the ground floor 1 bedroom annexe, connecting door to inner hallway and also:

Kitchen



14' 10" x 12' 2" (4.52m x 3.71m) with a range of base units with slate worktop, Belfast sink with mixer tap, dual aspect windows to side and rear garden areas overlooking the farmyard, dishwasher connection, feature oil Rayburn (cooking only) on slate hearth with oak mantle over, stone flagstone flooring.

Inner Hallway

With external glass door to side garden area, radiator, quarry

4-
tiled flooring.

FIRST FLOOR

With easy rider staircase to split level landing with access to both wings of the building.

Principal Bedroom



17' 9" x 13' 6" (5.41m x 4.11m) double bedroom, 2 x sash windows to front overlooking farmyard, multiple sockets, 2 x radiator.

Bedroom 2



15' 11" x 12' 10" (4.85m x 3.91m) double bedroom, window

to front with views over the adjoining fields, redundant fireplace with oak mantle over and slate hearth.

Bedroom 3

14' 3" x 13' 8" (4.34m x 4.17m) double bedroom, window to front farmyard, multiple sockets.

Bedroom 4

10' 9" x 13' 7" (3.28m x 4.14m) double bedroom, window to front, radiator, multiple sockets.

Bathroom



14' 3" x 9' 4" (4.34m x 2.84m) requires modernisation but with original cast iron bath, corner enclosed shower, WC, single wash hand basin, sash window to front, heated towel rail.

Attic

Accessed from the main landing area which benefits from an understairs cupboard, separate side cupboard unit and original staircase leading through to attic space. Currently split into 4 large rooms with potential for self contained annexe unit or additional bedroom space:

Room 1

13' 2" x 13' 3" (4.01m x 4.04m) timber flooring, rear window, connecting door into:

Room 2

13' 5" x 23' 4" (4.09m x 7.11m) 2 x windows to rear, feature fireplace with oak mantle over, 'A' frames to ceiling.

Room 3

21' 9" x 13' 4" (6.63m x 4.06m) with window to front, 2 x radiator, TV point.

Room 4

9' 5" x 13' 9" (2.87m x 4.19m) window to front.

GROUND FLOOR ANNEXE**Bathroom****Bedroom 5**

13' 0" x 11' 10" (3.96m x 3.61m)

Kitchen

11' 11" x 11' 10" (3.63m x 3.61m)

Reception Room

16' 5" x 9' 10" (5.00m x 3.00m)

PILGRIMS WAY COTTAGE**Living Area**

28' 5" x 12' 11" (8.66m x 3.94m) access into open plan living, kitchen and dining area with window to front, feature exposed 'A' frames, stone flagstone flooring, window to front, slate worktops, electric oven, Belfast sink, part tongue and groove panelling to walls.

**Principal Bedroom**

14' 1" x 13' 9" (4.29m x 4.19m) double bedroom, window to front, painted 'A' frames, tongue and groove panelling, stone flooring.

Bedroom 2

12' 11" x 11' 1" (3.94m x 3.38m) double bedroom, window to front, stone flagstone flooring.

Inner Hallway**Bathroom**

Corner Shower, WC, single wash hand basin.

YSLWYF COTTAGE

Recently refurbished in recent times and benefitting from oil underfloor heating system with new oil boiler.

Sat within its own curtilage with attractive gardens overlooking the estuary below and benefitting from side driveway and parking area.

Living Room



20' 3" x 14' 10" (6.17m x 4.52m) accessed via original hardwood door with stone flagstone flooring, inglenook fireplace with oak mantle over, multifuel burner, side cupboard, windows to front with views towards the estuary, open staircase to first floor.

Kitchen/Breakfast Room



17' 8" x 14' 10" (5.38m x 4.52m) with a range of base units with oak worktop, rear window, door to garden, stone flagstone flooring, a range of fitted appliances, exposed beams to ceiling, space for dining table

FIRST FLOOR

Landing

With window to half landing.

Principal Bedroom



15' 8" x 14' 10" (4.78m x 4.52m) double bedroom, window to front with views, Velux rooflight over, timber flooring, multiple sockets, understairs cupboard.

Bathroom

6' 6" x 9' 2" (1.98m x 2.79m) corner shower unit, WC, single wash hand basin on vanity unit, heated towel rail, Velux rooflight.

Bedroom 2

14' 10" x 14' 10" (4.52m x 4.52m) double bedroom with window to front, Velux rooflight, access to loft, tiled flooring, fitted cupboard.

EXTERNAL

EXTERNAL



The property is approached from the adjoining county road into a private tarmac driveway with gated entrance passing the first paddock on your left as you enter the

property and leads straight into the original homestead with driveway leading to the front of the house and into the main farmyard area with courtyard parking providing access to the adjoining cottages also.

Surrounding the main house is a large garden predominantly laid to lawn with a range of mature planting and trees enjoying a wonderful setting overlooking the adjoining farm land down to the estuary and over the salt marshes.

A notable feature of the property is the walled garden area with slate stone wall boundary and feature planting and flowerbeds in places.

GENERAL CUBICLE BUILDINGS & ANIMAL HOUSING UNITS



Outbuilding 1



75' 0" x 60' 0" (22.86m x 18.29m) steel frame building with concrete base, concrete shutter walls, part Yorkshire boarding, open ended to front, currently used a calving and lambing shed.

Cubicle Building

150' 0" x 68' 0" (45.72m x 20.73m) steel frame building with open span with automatic slurry scraping system and slatted slurry system beneath.

Side Lean-To

With additional cubicle housing.

Concrete Handling Area

Slatted Slurry System

Leading to the adjoining slurry pit with 5,000 cubic meter capacity.

Cow Shed

75' 0" x 60' 0" (22.86m x 18.29m) with cubicle housing and concrete slatted slurry system.

Milking Parlour



With Gascoigne 20:40 swingover autowash with automatic feeders, adjoining dairy with 10,000 litre tank with side compressor shed.

Rear Office and Storage Area

With additional lean-to storage area.

Stone Range Outbuilding

Split into 1 central building with numerous wings leading off to:

Storage shed

38' 0" x 25' 0" (11.58m x 7.62m) open ended storage with concrete base.

Former Hay Barn



24' 8" x 73' 0" (7.52m x 22.25m) stone construction under slated roof with first floor over, exposed beams to ceiling.



Wing A



34' 0" x 60' 0" (10.36m x 18.29m) last used as a cow shed with double doors to front.

Building B

34' 0" x 65' 0" (10.36m x 19.81m) currently in a precarious position with missing roof with connecting door to:

Building C

34' 0" x 65' 0" (10.36m x 19.81m) of stone construction with timber 'A' frames and part missing roof.

Silage Pit/Big Bale Store



Located to the rear of the cubicle housing building and providing a useful handling and storage area.

THE LAND



Totalling some 75 acres of productive pasture land, the land is wrapped around the main homestead with easy access from the farmyard via existing tracks.

All in all, these are split into 6 useful paddocks, well fenced and contained providing good quality pasture, grazing land and having silage potential.



Additional Land - The property forms part of a large farm totalling some 363 acres including some 143 acres of salt marsh land currently designated as a SSSI and special area of conservation. Ideal rich natural habitat and a haven area for wildlife.

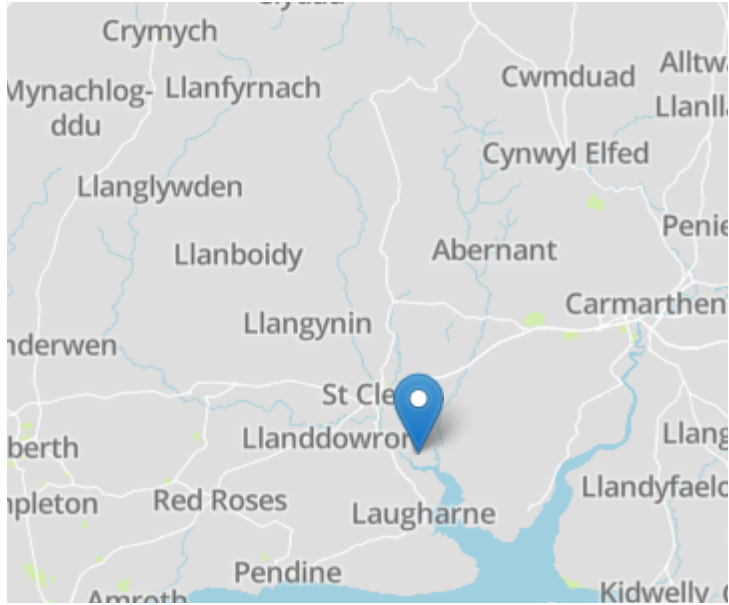
MONEY LAUNDERING REGULATIONS

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.

Services

NB. There is a public footpath that follows the entrance drive and goes through the farmyard to the church ruins.

Services - main electricity. Private water and drainage. Propane gas central heating. Oil central heating. Electric night storage heating.



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

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