

Regulated by:



Since 1989

A well situated Farm of 70 acres or thereabouts set amongst the North Carmarthenshire hills and having excellent facilities. Near Llandeilo, West Wales



Llundain Farm, Esgardawe, Llandeilo, Carmarthenshire. SA19 7SG.

REF: A/5174/AM Guide Price

£695,000

*** NO ONWARD CHAIN *** A delightfully positioned Family Farm in beautiful surroundings *** Having a sheltered easily approachable location *** In pleasant surroundings *** Amounting to some 70 acres or thereabouts *** The Farm benefits from a comfortably appointed 4 bedroomed detached farmhouse

*** A host of farm buildings including specialist Equestrian facilities - With an Olympic sized arena - 60m x 20m *** An excellent range of kennels for up to 47 Dogs (Licensed for breeding) *** General purpose farm buildings - Suiting a variety of enterprises with good sized workshops and Animal housing

*** Healthy prolific land and conservation areas including an attractive 'Cwm' *** Easily approached off a quiet district road *** In all 70 acres or thereabouts



LOCATION



Located some 7 miles South from the University Town of Lampeter, amongst the delightful unspoilt Carmarthenshire hills, 1.5 miles from Tafarn Jem crossroads on the A482 and equidistant to the Villages of Llansawel with a wide range of amenities. The property lies some 12 miles North from the A40 at Llanwrda.

GENERAL DESCRIPTION

The placing of Llundain Farm on the open market provides Prospective Purchasers with a rare opportunity of acquiring a quality small Family Farm, the like of which seldomly becomes available with such a host of diversely appealing features.

The farmstead is conveniently located with an excellent array of farm buildings which suit a diverse range of enterprises, equipped currently for Livestock rearing, Dog Breeding Kennels and Equestrian facilities, but equally suiting commercial operations with consent for H.G.V. Operators Licence.

The farmhouse is comfortably appointed in the dormer style with well maintained comfortably appointed 4 bedroomed accommodation further enhanced with a mobile home, set away from the homestead, together with an Olympic sized arena measuring 60m x 20m. There is a good range of stables and this set away from the main homestead, thus not detracting from the residential elements of the property.

The land can be described as diversely appealing equally in providing good quality grazing pastures from gentle and level improvable areas to healthy pastures and all within a ring fence divided a two separate parcels straddling the quiet district road that intersects serving one other Farm alone.

There is scope for the creation of a cross country course or improved Equestrian facilities and the Farm itself equally having appeal for those seeking alternative use, such as conservation or silviculture.

Viewing is thus thoroughly recommended for those seeking a diversely appealing property to suit their desired purpose.

THE FARMHOUSE



The farmhouse comprises more particularly the following and is traditionally constructed.

HALL/UTILITY ROOM



12' 10" x 7' 0" (3.91m x 2.13m). Accessed via a side UPVC entrance door, general purpose room being well equipped with shelves, plumbing for washing machine, Belfast sink, adequate storage areas.

FARMHOUSE KITCHEN/DINER



20' 9" x 15' 2" (6.32m x 4.62m). Fitted through with floor and wall cupboards, Belfast sink, terrazzo tiled floor, wood burner with back boiler for domestic supplies, extractor fan, boarded ceiling.

REAR UTILITY ROOM

10' 0" x 9' 0" (3.05m x 2.74m). With half glazed UPVC door, further Belfast sink, fitted floor and wall cupboards, timber boarded ceiling.

LIVING ROOM



14' 10" x 10' 2" (4.52m x 3.10m). With raised log burner fired by an LPG with feature fireplace and surround, timber boarded ceiling.

RECEPTION HALL

With front entrance door, radiator, exterior Porch.

FAMILY BATHROOM

10' 6" x 8' 6" (3.20m x 2.59m). Designed as a wet room with corner shower cubicle with shower, low level flush w.c., pedestal wash hand basin, bath with mixer tap.

GROUND FLOOR BEDROOM 1

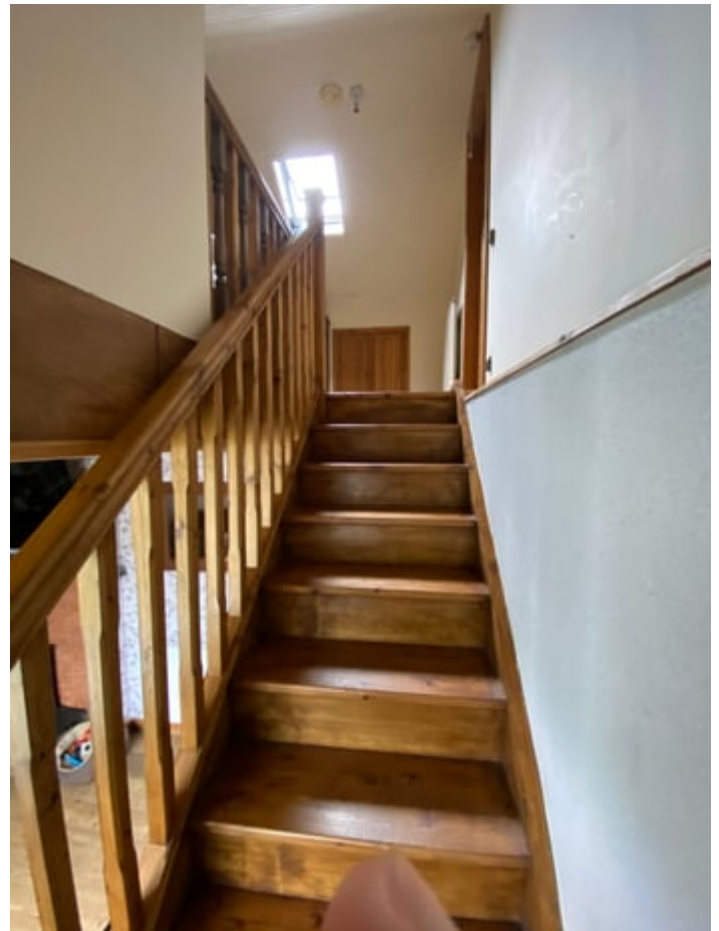
11' 9" x 10' 4" (3.58m x 3.15m). With radiator.

GROUND FLOOR BEDROOM 2

12' 2" x 10' 5" (3.71m x 3.17m). With radiator, tiled flooring.

FIRST FLOOR**SPACIOUS LANDING/OFFICE AREA**

10' 6" x 9' 10" (3.20m x 3.00m). Approached by a timber staircase from the Living Room, Velux window.

TIMBER STAIRCASE TO LANDING

BEDROOM 3

15' 1" x 10' 1" (4.60m x 3.07m). With timber boarded ceiling, undereaves storage facility, timber floor, side window, Velux window.

BEDROOM 4

22' 0" x 10' 4" (6.71m x 3.15m). With two Velux windows, side window, radiator, timber floor and ceiling.

EXTERNALLY**THE OUTBUILDINGS**

A particular feature of this Farm is its array for farm buildings which are diversely appealing, formerly serving a far larger holding, but now ideal for commercial, Equestrian or business purposes (subject to the appropriate consents being obtained). There is a good range of buildings which include:-

STEEL FRAMED BUILDINGS

54' 0" x 26' 0" (16.46m x 7.92m). Of portal frame with power connected.

STEEL FRAMED BUILDINGS (SECOND IMAGE)**LARGE GENERAL PURPOSE BUILDING**

85' 0" x 45' 0" (25.91m x 13.72m). Formerly a Cattle shed with cubicles and loose housing facilities, of steel stanchion construction, clad roof and sides and wide doors for mechanical purposes.

FURTHER STEEL FRAMED BARN



80' 0" x 43' 0" (24.38m x 13.11m). With separate overhang, feed barriers and concrete floor with clad roof and sides and block and shuttered walls.

FURTHER STEEL FRAMED BARN (SECOND IMAGE)



GENERAL PURPOSE WORKSHOP



75' 0" x 40' 0" (22.86m x 12.19m). With high access to eaves with roller shutter door and power connected. Set off the district lane. Ideal as a garage/workshop.

DUTCH BARN - NOW KENNELS

40' 0" x 18' 0" (12.19m x 5.49m).

MACHINERY SHED (OFF ROAD)



60' 0" x 20' 0" (18.29m x 6.10m).

EQUESTRIAN AMENITIES

These include

OLYMPIC SIZED ARENA



60m x 20m. Not covered presently.

OLYMPIC SIZED ARENA (SECOND IMAGE)



ADJACENT GRAVELLED SKIRT

Which provides further expansion or potential for increased facilities.

PORTAL FRAMED STABLE BUILDING



60' 0" x 25' 0" (18.29m x 7.62m). Divided as six loose boxes, four 12' x 15' stables, two 12' x 12' boxes and a tack room, this having a solar panel system located on the roof.

STABLE (SECOND IMAGE)



MOBILE HOME



Plumbed to services.

THE LAND

The land is healthy prolific pasture and improvable land including areas of coppice and native trees that could be incorporated within various conservation schemes as available. The land also includes good quality grazing for Livestock rearing purposes. The land is divided into two equally sized blocks inter-divided by the Council lane which provides good access to the homestead and the Equestrian facilities at all times. In all a Farm of some 70 ACRES or thereabouts of which viewing is thoroughly recommended.

LAND TO WEST



LAND LOOKING EAST



LAND LOOKING SOUTH



LAND TO SOUTH



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 for the property - 'C'.

Services

We are informed by the current Vendors that the property benefits from private water supply, mains electricity, private drainage, solid fuel heating to the farmhouse, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

Directions

The property is best approached by taking the A482 South from Lampeter. Continue to Cwmann and proceed up the hill, through Cwmann, and continue for a further 2 miles until reaching the first main crossroads just before Tafarn Jem Public House. Turn right signposted Esgardawe and Llansawel. Continue along the Esgardawe road and into the small Hamlet of Esgardawe, keeping the Chapel on the right hand side. Continue down the hill, passing the first right turning, around the bend and turning next left along a 'No Through' road. Llundain Farm is the next on the right hand side.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - 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

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		80
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	