





## Overview

A rare opportunity to acquire a secluded and private with no immediate adjoining neighbours 50.66 acre country property with a substantial well-presented 3/4 reception room, 4/5 bedroom farmhouse, retaining many character features throughout, with potential to split to self-contained granny annex or cottage, set in beautiful landscaped grounds. An excellent range of modern outbuildings can also be found, to include a modern workshop building and a studio / garden room and log stores. The farmstead is centrally positioned and is surrounded by its own land being suitable for seasonal grazing and cutting on all sides, in addition to a parcel of a mixed broadleaf woodland.

Bryn Ifor lies within 4 miles (10 minutes) of Llandeilo town centre, a popular market town, home to an excellent range of day to day amenities and services to include independent stores, eateries, cafés, small supermarket / convenience stores, medical centre, bilingual education provisions and a train station on the Heart of Wales Line. The A48 - M4 Link Road dual carriageway at Cross Hands lies within 11 miles, providing excellent road links along the M4 corridor and beyond.





## FARMHOUSE - GROUND FLOOR

### Entrance Hallway

2.72m x 3.50m (8' 11" x 11' 6")

Timber door to the rear. Window to the rear. Tiled flooring and stairs leading to the first floor.

### Utility Room

3.64m x 2.68m (11' 11" x 8' 10")

Window to the rear. Base and wall units with ceramic sink. Plumbing for washing machine.

### Music Room

2.63m x 4.47m (8' 8" x 14' 8")

Window to the front. Tiled flooring. Fireplace with Dimplex electric burner. Storage cupboard.

### Lounge

3.46m x 4.45m (11' 4" x 14' 7")

Window to the front. Tiled flooring. Fireplace.

### Internal Hall / Store

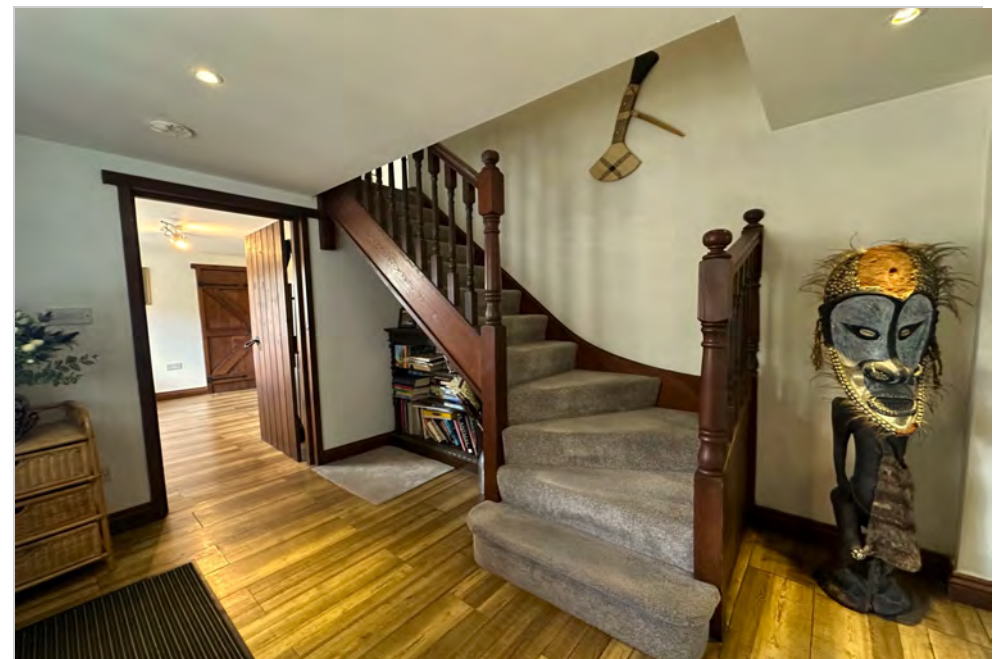
2.80m x 1.74m (9' 2" x 5' 9")

Oil fired boiler with control panel.

### Shower Room

1.69m x 2.08m (5' 7" x 6' 10")

Window to the side. W.C. Double shower cubicle. Wash hand basin. Tiled flooring. Dimplex electric towel rail.









### **Office**

2.05m x 1.78m (6' 9" x 5' 10")

Windows to the front and side. Tiled flooring.

### **Bedroom 1**

2.71m x 4.55m (8' 11" x 14' 11")

Windows to the front and side. Carpet flooring.

### **Shower Room 2**

1.66m x 2.24m (5' 5" x 7' 4")

Windows to the front and side. Corner shower cubicle. WC.  
Wash hand basin. Towel rail. Tiled flooring.

### **Rear Hallway**

2.31m x 1.92m (7' 7" x 6' 4")

Door and window to the side and tiled flooring.

### **Lounge - Dining Room**

6.24m x 4.01m (20' 6" x 13' 2")

Door and window to the sides and tiled flooring. Lotul log  
burning stove. Projector and screen.

### **Kitchen**

3.83m x 4.84m (12' 7" x 15' 11")

Gas hob and electric oven rangemaster with extractor hood.  
Base and wall units with integrated fridge and dishwasher.  
Central island area with breakfast bar.

### **Living Room**

7.85m x 3.97m (25' 9" x 13' 0")

Windows to the front, rear and side, central fireplace and  
Villager log burner.









## FIRST FLOOR

### Landing

Airing cupboard. Step to front two bedrooms landing.

### Family Bathroom

3.62m x 1.62m (11' 11" x 5' 4")

Window to the rear. WC. Bath tub with shower over. Wash hand basin vanity unit. Towel rail. Tiled flooring.

### Bedroom 2

2.83m x 2.71m (9' 3" x 8' 11")

Window to the rear. Carpet flooring.

### Bedroom 3

5.18m x 3.04m (17' 0" x 10' 0")

Windows to the side and front. Carpet flooring. Built in cupboard with hot water tank.

### Bedroom 4

3.13m x 2.80m (10' 3" x 9' 2")

Windows to the front. Carpet flooring.

### Dressing Room / Nursey

1.97m x 2.86m (6' 6" x 9' 5")

Windows to the side. Carpet flooring.









## Gardens & Grounds

The property is approached via a private gravel lane with ample gravel parking area to the side and rear for multiple vehicles along. The landscaped garden is predominantly west facing and surround the front and side of the farmhouse with large patio and seating areas, with lawns, borders, footpaths, shrubs, bushes, vegetation and mixed broadleaf woodland, being a swarm for local wildlife and birds.





## Outbuildings

**Potting Shed / Store:** 3.52m x 2.29m (11' 7" x 7' 6")

Timber framed with windows to the side and front. Power and light connection.

**Modern General Purpose Building:** 45ft x 30 ft (13.56m x 8.75m) 3-bay concrete block and steel framed building under a box profile sheeted roof with galvanised steel doors to front and rear. Water filtration system. Diesel generator.

**Utility / Cloak Room:** 2.81m x 1.77m (9' 3" x 5' 10")

Traditional stone and concrete block built with cladding under a sheeted roof. WC. Wash hand basin. Plumbing for washing machine.

**Carport / Machinery Store:** 45ft x 17ft (5.26m x 13.82m)

A 3-bay pole barn with open ended with partly sheeted side elevations with concrete flooring.

**Log Store:** 4.51m x 5.90m (14' 10" x 19' 4")

Pole barn under a box profile sheeted roof with concrete flooring. Power and light connection.

**Studio / Music Room:** 4.41m x 4.18m (14' 6" x 13' 9")

Large glazed opening to the rear and side with tiled flooring and log burner. Light and power connection.

**Greenhouse**









## Farmland & Woodland

The land itself is ringfenced around the farmstead, extending to 50.66 acres in total, 33.56 acres of which is farmland being contained in a number of easy to manage paddocks / enclosures. The land is gently sloping in nature, being utilised for seasonal grazing and cutting purpose and benefits from tree lined hedgerow boundaries. One semi-natured field on the southern boundary is currently part of a SSSI (Sites of Special Scientific Interest). Further details listed below.

The land is classified as slowly permeable seasonally wet acid loamy and clayey soils according to Soilscales and Grade 4 land according to the Predictive Agricultural Land Classification (ALC) Map 2 produced by the Welsh Government.

The remaining land, extending to approx. 17 acres comprises a parcel of mix broadleaf woodland held on a separate title adjoining the property, being interconnected to the main holding and also benefiting from frontage and access off the unclassified adopted highway.









## Further Information

### Tenure

We understand that the property is held on a Freehold basis.

### Energy Performance Certificate

EPC Rating F (38)

### Services

We understand the property benefits from mains electricity, mains water (metered) and private water supply (not in current use, although could be reinstated) and private drainage via septic tank. The property is heated via an oil fired central heating system to radiators and also benefits from several log burning stoves and wall mounted electrical radiators throughout. The property also benefits from a CCTV and an alarm system.

### Council Tax Band

Band F - approx. £2,958.27 per annum for 2024 - 2025 for Carmarthenshire County Council.

### Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water, and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referenced or not.

A public footpath transverses the property via the private lane and across the land to the south of the farmstead. The footpath is referenced 44/113/2 according to the Carmarthenshire County Council Public Right of Way Map.

### Sites of Special Scientific Interest (SSSI)

A field on the southern boundary is currently part of a SSSI for its marshy grassland vegetation. Contact Agent for further information.

### Planning

All planning related enquiries to Carmarthenshire County Council Planning Department. Planning Services, Civic Offices, Crescent Road, Llandeilo, Carmarthenshire SA19 6HW. Tel: 01267 234567

### Local Authority

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

### What 3 Word / Post Code

under.dynasties.modem / SA19 7TU.

### Agent Note

Part of the woodland held on a separate Land Registry Title is currently going through probate.

### Plans, Areas & Schedules

A copy of the plan is attached for identification purposes only. The purchasers shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annul a sale or entitle any party to compensation in respect thereof.

### Viewing

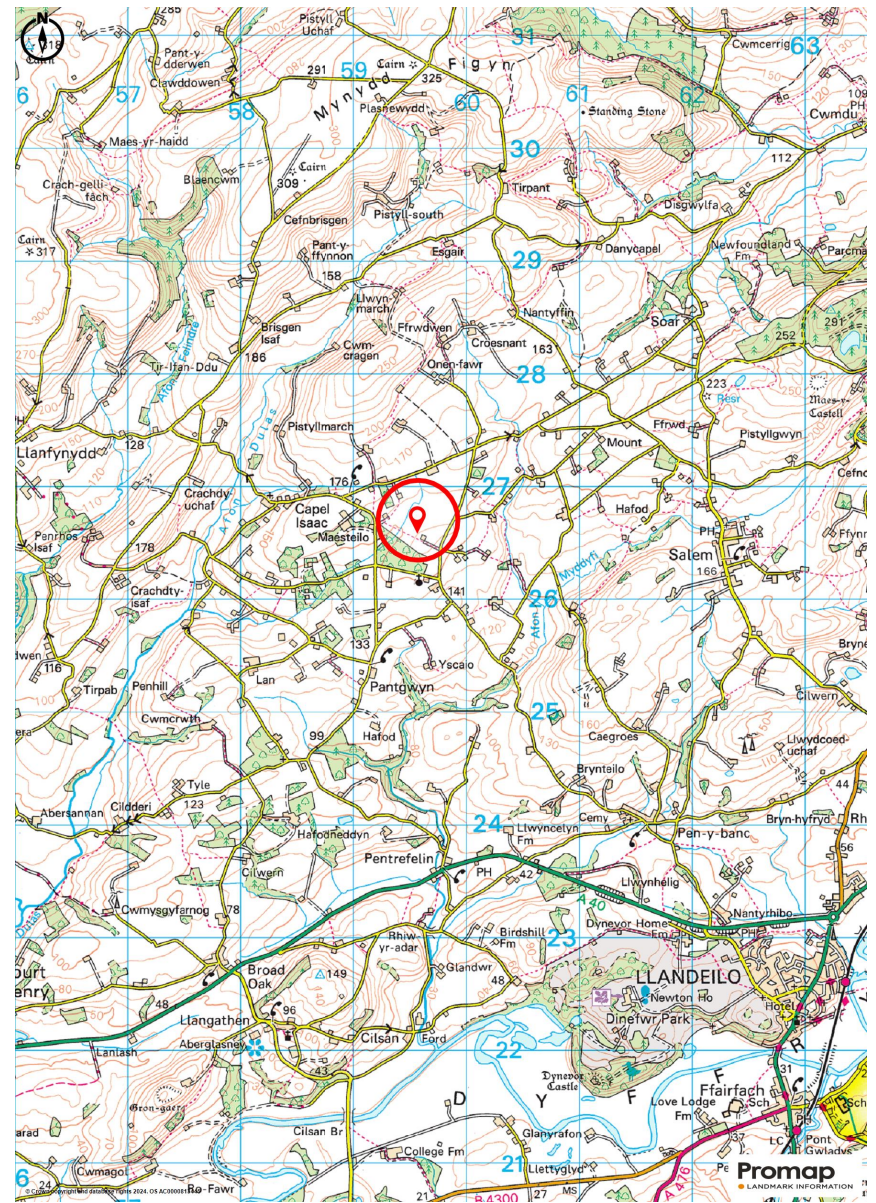
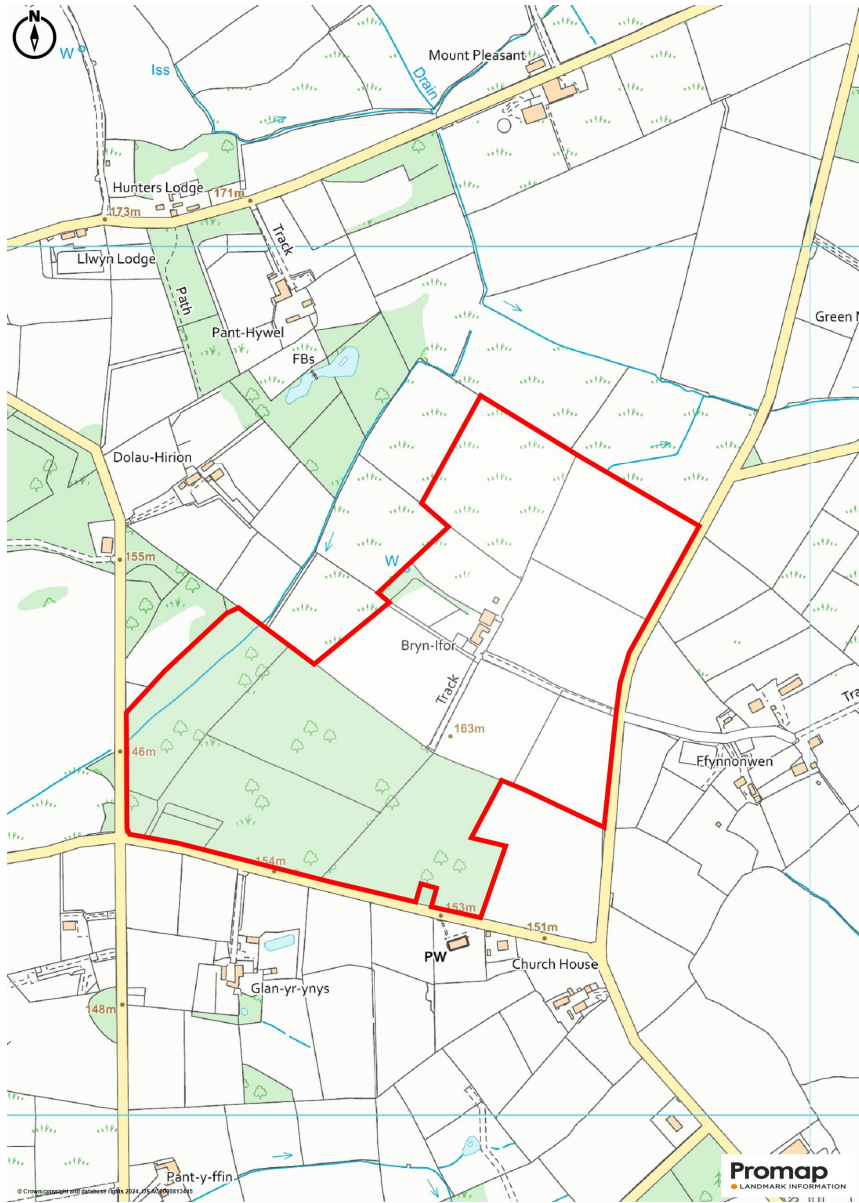
Strictly by appointment with the agents Rees Richards & Partners. Please contact Carmarthen Office for further information:  
12 Spilman Street, Carmarthen SA31 1LQ  
Tel: **01267 612021** or email [rhys.james@reesrichards.co.uk](mailto:rhys.james@reesrichards.co.uk)

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# Location and Situation Plans

For identification purposes only

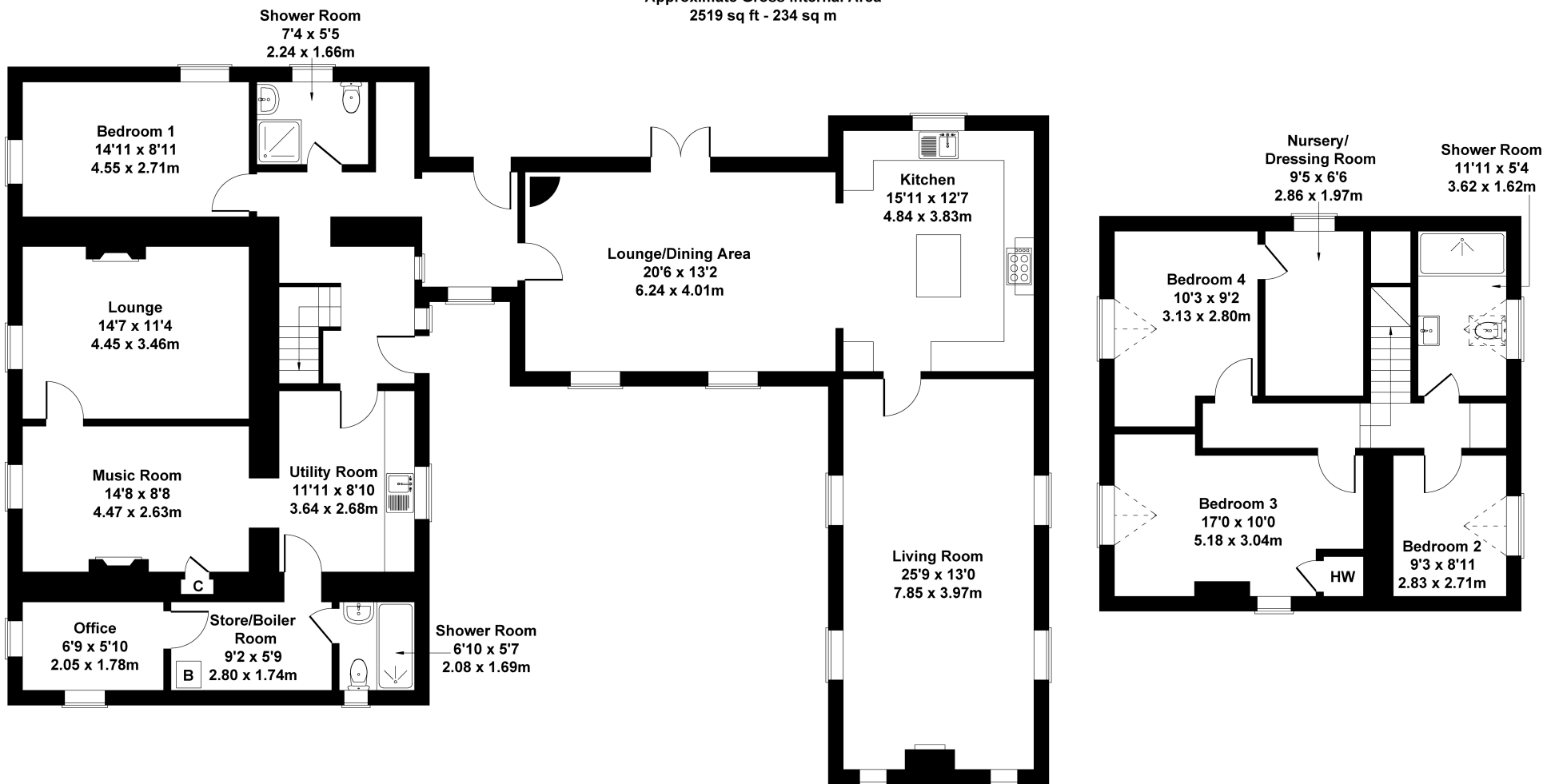




# Floorplan

## Bryn Ifor, Capel Isaac Llandeilo SA19 7TU

Approximate Gross Internal Area  
2519 sq ft - 234 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024  
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