







Description

Llety Tegan Farm is a conveniently situated small stock farm extending to approx. 68 acres (27.52 hectares) in total, positioned in the open Carmarthenshire countryside on the periphery of the popular village of Rhydargaeau. The farm benefits from a modernised 3/4-bedroom detached farmhouse, a traditional stone barn with full granted planning consent for the conversion to a 4-bedroom residential dwelling, along with a range of modern livestock buildings and feedstores. The farmland is contained in two principal parcels, the first extending to approx. 33 acres situated around the farmstead, suitable for grazing and cutting, whilst the second parcel, extends to approx. 35 acres is suitable for grazing and silage.



Situation

The farm lies 0.5 miles off the A485 in the centre of the village, at the end of a no-through adopted single track highway with a drive leading into the farmyard and around the surrounding farmland. The village is home to a petrol station, with Post Office and convenience store and a bus stop, whilst a primary school can be found in the nearby village of Peniel, 2.5 miles to the south. The county town and administrative centre of Carmarthen lies 6 miles to the south, being home to an excellent range of amenities and service to include high street and national retailers & stores, eateries, supermarkets, bilingual education provisions and a train station with direct links along the Paddington line, whilst Glangwili Hospital and the A40 dual carriageway can both be reached within 4.5 miles.

Farmhouse

GROUND FLOOR

Utility Room: 2.81m x 3.34m (9' 3" x 10' 11")

Window to rear, door to side, tiled flooring, plumbing for washing machine, base and wall units.

Kitchen - Diner: 10.04m x 4.00m (32' 11" x 13' 1")

Base cupboards with granite work surfaces above, with wall cupboards to include feature glass doors, with integrated appliances to include AEG steam oven / cooker & microwave, induction hob with built in extractor fan, Bosch dishwasher, wine cooler, fridge/freezer, baumatic espresso centre coffee machine, copper sink, 4-oven Aga with two hobs and hot plate, pantry cupboard with draws and pull out shelving unit. Radiator and tiled flooring.

Rear Entrance Hallway: 2.36m x 1.37m (7' 9" x 4' 6")

Door to side and tiled flooring.

Cloakroom: 1.48m x 0.99m (4' 10" x 3' 3")

Window to rear and side. WC. Wash hand basin.

Living Room: 4.84m x 8.36m (15' 11" x 27' 5")

Multi-fuel fire place, windows to the front and radiator.

Front Entrance Hall

Stairs leading to the first floor, radiator and door to front.

Dining Room: 4.93m x 3.12m (16' 2" x 10' 3")

Window to front and multi-fuel stove.





FIRST FLOOR

Landing. Window to rear.

Bedroom 1: 3.74m x 5.41m (12' 3" x 17' 9") Window to front.

Office: 2.91m x 1.84m (9' 7" x 6' 0") Window to front.

Principal Bedroom: 4.54m x 4.38m (14' 11" x 14' 4") Window to front.

Ensuite: 1.43m x 2.25m (4' 8" x 7' 5")
Shower cubicle. WC. Wash hand basin.

Bedroom 3: 5.39m x 3.27m (17' 8" x 10' 9")
Window to front.

Cloakroom: 0.81m x 1.41m (2' 8" x 4' 8") Window to side. Wash hand basin. WC.

Family Bathroom: 2.09m x 2.67m (6' 10" x 8' 9")
W.C, wash hand basin, free standing bath tub, shower and sauna Aqualyx, towel rail. Window to side.

Airing Cupboard: hot water tank with shelving units.







Farm Buildings

Traditional Stone Built Former Cowshed & Hayloft:

Ground Floor Store: 4.79m x 4.06m (15' 9" x 13' 4") Power, sockets and lights.

First Floor Room: 4.03m x 4.76m (13' 3" x 15' 7") Power sockets, lights and plumbing for water taps and heaters.

The barn benefits from a full residential planning for conversion into a 4-bed dwelling.

Former Cowshed: 4.55m x 13.71m (14' 11" x 45' 0") Power light sockets and two loose box stables.

Former Egg Processing Room: 5.53m x 4.87m (18' 2" x 16' 0") Power, light, sockets, sink and electric heater.

Workshop: 13' 6" x 19' 7" (4.12m x 5.97m) Concrete block built under a corrugated iron sheeted roof. Power and lighting.

Dutch Barn: 17' 1" x 54' 11" (5.21m x 16.75m) Timber and steel stanchions with corrugated iron elevations and pitched roof. Water trough and handling pen.

Pole Barn: 19' 1" x 25' 6" (5.82m x 7.76m) Timber framed with box profile sheeted elevations and mono-pitched roof.

Livestock Building - Loose Housing: 21' 7" x 126' 3" (6.57m x 38.49m) Timber and steel stanchions with concrete block, part Yorkshire boarding and box profile sheeted elevations under a mono-pitched box profile sheeted roof. Water troughs.

Dutch Barn - Loose Housing: 34' 5" x 17' 2" (10.48m x 5.23m) Timber and steel stanchions with concrete block walls and corrugated iron roof. Water trough.

Livestock Building 2 - Loose Housing: 25' 2" x 42' 7" (7.67m x 12.98m) Concrete block built with Yorkshire boarding elevations under a mono-pitched box profile sheeted roof.

McGregor Polytunnel: 65' x 32' (20m x 10m). Water, electricity and power sockets.

Former Chicken Buildings: Two 20m x 10m buildings of a metal construction under an insulated pitched corrugated roof and a plastic sheeted roofs. Both buildings are connected to mains power and water.





Farmland

The farmland itself extends to approx. 68 acres in total and comprises two parcels in nature, the first extends to approx. 33 acres and situated around the farmstead. The land is gently sloping in nature, utilised for grazing purposes and cutting, with parts in need of improving. The land is classified as slowly permeable seasonally wet acid loamy and clayey soils according to Soilscales.

The second parcel extends to approx. 35 acres and comprises improved pastureland suitable for grazing, cutting and silage, being gently sloping to level in nature. The land is classified as freely draining acid loamy soils over rock according to Soilscales.

All the land is classified as Grade 4 according to the Agricultural Land Classification Map and is contained within easy to manage enclosures, with recently improved stockproof fencing, gates, maintained hedgerow boundaries and strategically placed water troughs.





Farmhouse Floorplan

For identification purposes only



Ground Floor



First Floor

Total Area: 218.4 m² ... 2350 ft²
All measurements are approximate and for display purposes only.



Further Information

Tenure

The property is held on a Freehold basis with vacant possession upon completion.

Services

We understand that the property benefits from mains electricity, oil fired central heating system, a private water supply via a borehole which is shared with a nearby residential property and private drainage. The land benefits from borehole water supply to strategically placed water troughs and mains water supply to a field near the farmhouse.

I.A.C.S.

We understand the property is registered.

Basic Payment Scheme

We understand that all the agricultural land is registered for Basic Payment Scheme. Entitlements are not included in the sale.

Council Tax Band

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

Energy Performance Certificate

EPC Rating E (46).

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, stays, cables, drains and water, gas and other pipes, whether referenced or not.

The property lies at the end of a no-through adopted single track highway with a driveway leading into the farmyard. The lane proceeds around the rear of the farm buildings and the farmland, with a right of way in favour of The Barn and Beili Glas along the lane.

Local Authority

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

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.

Planning

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

The traditional stone barn benefits from full granted planning consent for the conversion to a 4-bedroom detached residential dwelling, deemed live in perpetuity due to commencement works under planning application reference W/13915 dated 9th August 2006.

Method of Sale

The property is offered For Sale by Private Treaty at a Guide Price of £1,000,000.

What 3 Word / Post Code

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Viewing

Strictly by appointment with the selling agents. For further information please contact **Rhys James** at Rees Richards & Partners Carmarthen office - 12 Spilman Street, Carmarthen SA31 1LQ. Tel: **01267 612021** or Email **rhys.james@reesrichards.co.uk**

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