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Since 1989

*A prime 166 acre stock farm in the upper Cothi Valley with an impressive 5 bedroomed farmhouse.
West Wales.*



Goleugoed Uchaf, Crugybar, Llanwrda, Carmarthenshire. SA19 8UL.

REF: A/5210/AM

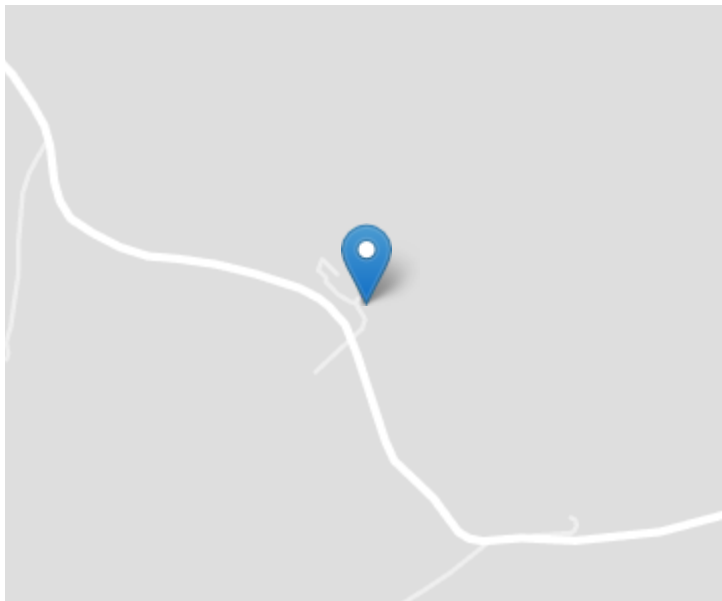
£1,300,000

*** A healthy and highly productive 166 acre farm with a wide range of opportunities *** With far reaching South and West facing aspect of the Vale of Cothi*** Well farmed for many years *** Easy commuting to marketing and amenity centres with easy access from a council maintained highway ***

*** A substantial and comfortable 5 bedroomed family farmhouse *** Far reaching views *** An excellent range of general purpose farm buildings with cubicle sheds, cattle sheds, feeding yards and machinery buildings.***Including traditional stone range with alternative use potential.***

*** Stock proof fenced with natural shelter and water *** Excellent self-contained family farm *** 9 miles from markets towns Llandovery and Llandeilo *** 12 Miles from Lampeter ***

*** Can be available with reduced acreage by negotiation ***



Location

Goleugoed Uchaf is set on the A482 in an area of the Cothi Valley known for its healthy stock rearing capabilities with excellent grass growing climate.

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.

General Description



The Placing of Goleugoed Uchaf on the open market provides prospective purchasers the chance of acquiring a very well positioned 166 acre family farm with a vast amount of opportunity as a stock rearing farm or a lifestyle property. The farm has outstanding South to West views of the Vale of Cothi which having south facing land providing excellent pasture. The farm benefits by having direct access to a council maintained highway of the A482 allowing easy access to all parts of the land. The farmyard has a range of modern and traditional outbuildings which could be suited to any

agricultural use or alternatively for commercial use subject to consents being obtained. A stone and slate range could provide an opportunity to be considered for leisure purposes subject to consent being obtained. The land being 166 acres of easily maintained pasture land which has diversification appeal. Provides good natural shelter and stock fenced throughout.

The farmhouse offers an elevated position making the most of the far reaching views. Built of stone and slate with oil fired central heating. It is a well proportioned 5 bedroomed family home.

The accommodation providing more particularly as follows:-

Sun Lounge

With UPVC front entrance door and windows overlooking the Cothi Valley.

Front Entrance Hall

With staircase leading to first floor.

Sitting Room

14' 0" x 12' 0" (4.27m x 3.66m) With a multi fuel stove and understairs cupboard.

Living Room

14' 0" x 13' 0" (4.27m x 3.96m) With characterful features such as an old wall oven and built in book cupboard. Oak timber flooring and a feature oil fired stove.

Dining Room

14' 0" x 9' 0" (4.27m x 2.74m) With exposed beams. Oil fired Rayburn Royal which is used for cooking and runs the hot water for the farmhouse. Tiled flooring.



Front Conservatory

14' 0" x 10' 0" (4.27m x 3.05m) With a UPVC entrance door and floor units with worktops over. Single drainer sink. 'Worcester' oil fired boiler.



Pantry off Dining Room

With Shelves and power points.

Kitchen

18' 0" x 6' 0" (5.49m x 1.83m) With a double drainer sink. Wall and floor units with granite worktop over. Tiled flooring



Bathroom

10' 0" x 5' 10" (3.05m x 1.78m) A three piece suite with a bath, Low level W.C., and a pedestal wash hand basin. Space and plumbing for a washing machine.



First Floor

Front Principal Bedroom

14' 0" x 12' 0" (4.27m x 3.66m) Built in store cupboard and access to loft.



Front Bedroom 2

14' 0" x 10' 0" (4.27m x 3.05m) With far reaching views

Bedroom 3

11' 0" x 9' 0" (3.35m x 2.74m) With airing cupboard and built in cupboards.

Rear inner hallway

Rear Bedroom 4

11' 0" x 6' 10" (3.35m x 2.08m)

Shower Room

Cubicle shower, Low Level W.C. and a pedestal wash hand basin.



Bedroom 5

10' 0" x 6' 0" (3.05m x 1.83m)

Externally

Garden

The property enjoys a terraced garden to the rear of the property and a patio area to the front.

Farmyard

The property benefits from having an easy access farmyard from a council maintained highway. An extensive range of modern and traditional outbuildings on a spacious and user-friendly concrete yard. Outbuildings comprise of the following:-



Stone and Slate range

72' 0" x 18' 0" (21.95m x 5.49m) Currently being used as a store shed. Potential for further development and diversification subject to planning consent. Extension to rear with lean to kennels, cooler house and storage shed.





Further Lean to at side

Split into two sections:

22' 0" x 14' 0" (6.71m x 4.27m) and 16' 0" x 15' 0" (4.88m x 4.57m) utilised as a general purpose shed.

Dutch Barn

45' 0" x 19' 0" (13.72m x 5.79m) With lean-to split into three sections.



4 Bay Cattle shed

60' 0" x 30' 0" (18.29m x 9.14m) Steel framed loose cattle shed with slurry pit to rear.



Cubicle Shed

60' 0" x 18' 0" (18.29m x 5.49m) Steel framed cattle with timber cubicles.



Lean to car port

Space for 2 cars

Sheep/Lambing Shed

90' 0" x 30' 0" (27.43m x 9.14m) Steel framed construction.



Lean to sheep shed

160' 0" x 26' 0" (48.77m x 7.92m) With steel doors to the front and rear allowing easy access for machinery to enter.



The Land

The land is particularly healthy and productive, being split into a variety of different sized paddocks. The land is split into two blocks by a council maintained highway, with the homestead, farmyard and 153 acres or thereabouts and a separate block of 12 acres.

The land benefits from having roadside access from a council maintained highway and being ring fenced along with being internally well stock fenced with natural water sources available throughout the farm.

The land is fertile and well drained and all accessible for farm machinery.

Can be available with reduced acreage by negotiations





Tenure and Possession

We are informed by the current vendor that the property is freehold and will be vacant on possession.

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

Services

We are informed by the current vendors that the property benefits from mains electricity. Private drainage and private water via a natural spring. Oil fired Central Heating.

Directions

From Lampeter take the A482 towards Llanwrda. Passing through the village of Pumpsaint, continue for approx 2.2 miles and the entrance to Goleugoed Uchaf will be seen on your left hand side as identified by our Agents 'For Sale' board.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		97
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 