

22 Acre Smallholding With 4 Bedroom House (Agricultural Restriction). No Near Neighbours. Countryside Views. Various Outbuildings. Wildlife Pond. Excellent Land in One Block. 6 Miles Carmarthen.



Hollythorn, Uplands, Carmarthen. SA32 8DX.

£525,000

A/5539/NT

A rare opportunity for an excellent 22 Acre holding. 6 miles from Carmarthen Town with 4 Bedroomed House with some superb views. Outbuildings suitable for various uses. The property itself has been well cared for and is in good decorative order throughout, lovely large windows to enjoy the country views from and overlooking its own land. The land is mainly level to gently sloping with natural wildlife pond, 6 good sized paddocks with an excellent outbuilding range suiting most farming or smallholding enterprises which are nicely tucked away from the main residence but only a stones throw away. A convenient location with easy access to the Carmarthen Coastline at Pembrey and surrounding area. Please note that the house has an Agricultural Occupancy Restriction (See Below Notes).



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CARMARTHEN
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Location

6 Miles from Carmarthen Town with Animal market, traditional and national retailers, market, lovely eateries, Lyric Theatre and cinema. Council offices, schools and University, Glangwili hospital, Bus and Rail stations and M4 dual carriageway connection via the A 48 to the M4. Pembrey Country Park is 6 miles with large sandy beach, Woodland walks, dry ski slope, enclosed cycle track. Ffoslas Horse racing course is 7 miles. Llanelli town is 8 miles. Estuary village of Ferryside is 3 miles approx.

Reception Hallway

Approached via a recessed entrance porch. 2 Radiators and stairs leading to first floor. Doors off to.....



Sitting Room / Bedroom

3.83m x 3m (12' 7" x 9' 10")

Window to side elevation and radiator.



Lounge

5.08m x 5.81m (16' 8" x 19' 1")

Sliding patio doors to rear elevation, radiator and window to side, 'Porthole' window, impressive stone fireplace with slate hearth housing an open fire, wall lights and glazed double doors to dining room.



Dining Room

4.08m x 3.41m (13' 5" x 11' 2")

Sliding patio doors to rear, radiator, doors to kitchen and reception hallway.



Kitchen

4.02m x 3.71m (13' 2" x 12' 2")

Fitted with a range of base units incorporating a 1.5 bowl single drainer sink unit, electric hob with extractor over, electric oven and grill, integral dishwasher and fridge, windows and exterior door to rear, door to inner hallway, radiator.





Hallway

2.08m x 1.91m (6' 10" x 6' 3")

Useful store cupboard and pantry, door to utility and access to Boiler room which houses the Worcester oil boiler.



Utility

2.83m x 2.06m (9' 3" x 6' 9")

Single bowl single drainer stainless steel sink unit with base cupboard, plumbing for washing machine, window to rear and exterior door to front.

Bedroom / Study

2.83m x 3m (9' 3" x 9' 10")

Window to front and radiator.



Bathroom

3m x 1.85m (9' 10" x 6' 1")

Panelled bath with shower attachment, vanity unit, shower enclosure, window to front, radiator and shaver point.





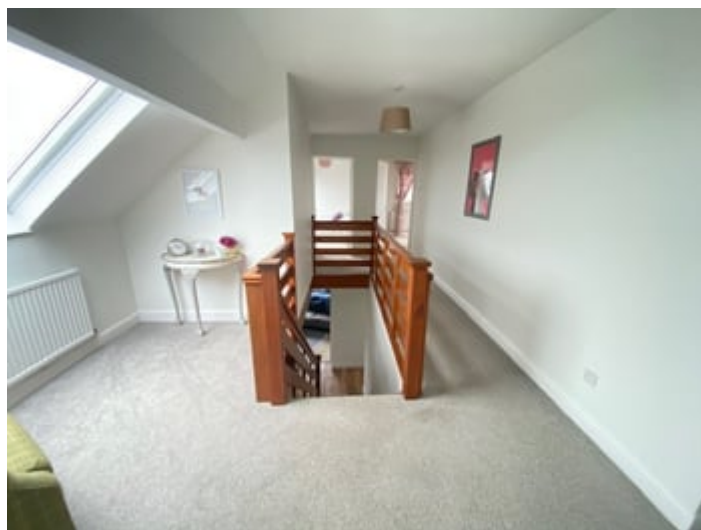
Cloakroom

With WC and wash hand basin.



Landing

Galleried landing with Velux window to front enjoying stunning views towards Carmarthen and the Lower Towy Valley. Access to loft space, radiator and walk in store room, radiator and doors off to.



Bedroom 1

4.35m x 4.70m (14' 3" x 15' 5")

Velux window to rear and side window both enjoying far reaching views, radiator.





Bedroom

4.91m x 2.53m (16' 1" x 8' 4")

Window to rear and radiator.



Bedroom 3

4.70m x 2.99m (15' 5" x 9' 10")

Velux Window to rear and side window, radiator.



Bedroom 4

3.02m x 2.69m (9' 11" x 8' 10")

Velux window to front and radiator.



Bathroom

2.98m x 2.70m (9' 9" x 8' 10")

Panelled bath with shower attachment and screen, WC and wash hand basin, radiator, Velux window and Airing Cupboard housing the hot water cylinder with shelving.



Garage

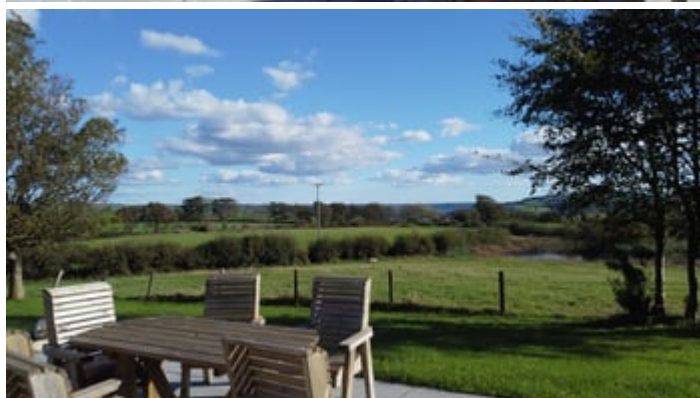
6.33m x 3.11m (20' 9" x 10' 2")

With up and over door, power and light and window to rear.

Externally

The property is approached via a short private drive, which also provides separate access to the stables, outbuilding, and yard. To the front, there is

ample parking and turning area, while to the side and rear you will find neatly lawned gardens and a spacious patio area, ideal for outdoor entertaining. From here, the property enjoys far-reaching rural views across the surrounding countryside, offering a peaceful and picturesque setting.



Outbuildings

The property benefits from a useful range of outbuildings, all set around a hardcore yard with direct access to the adjoining fields. These include: Open-fronted Implement Shed – approximately 8m x 6.45m, providing ideal storage for machinery, vehicles, or general equipment. Stable Block – a substantial concrete block-built building measuring about 12.9m x 8.9m, comprising three loose boxes, with power, light, and water connected. This practical arrangement of buildings offers excellent facilities for equestrian or smallholding use, with easy movement between the

yard and the surrounding land.



The Land

A productive block of 21.36 acres of level pasture land, conveniently situated surrounding the homestead and divided into six well-proportioned enclosures. The land is stock-proof fenced, well served by mains water with troughs strategically positioned across the fields, and benefits from dual road frontage. This versatile parcel offers excellent opportunities for agricultural, equestrian, or lifestyle use, providing both practicality and convenience in a desirable rural setting. There is a wildlife pond which brings in some wild ducks to the area. Centrally located and views of which are enjoyed from the patio area of the house.





Services

Mains water and electric. Private drainage and oil
Central heating.

Council Tax Band

We are advised that the Council Tax Band is F.

Agricultural Occupancy Restriction.

Prospective buyer should be aware that Hollythorn

is subject to an Agricultural Restriction. Planning was granted in 1979 Application number D4/6534/14 that states:-

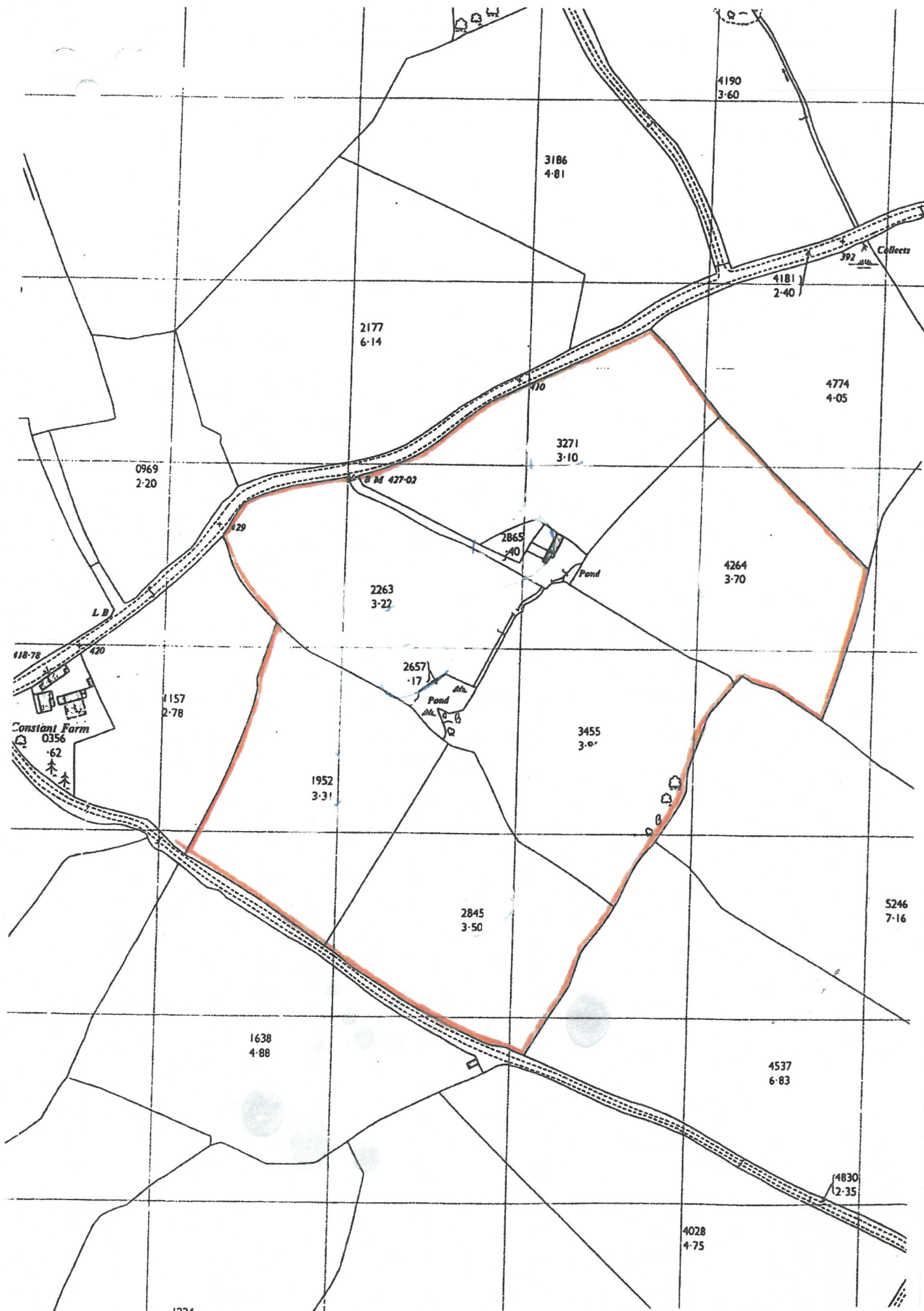
The occupation of the dwelling shall be limited to a person solely or mainly employed. or last employed, in the locality in Agricultural as defined in Section 290 (1) of the Town and Country Planning Act, 1971 or in Forestry (including any dependants of such persons residing within with him) or a widow or widower of such a person.

Tenure and Possession

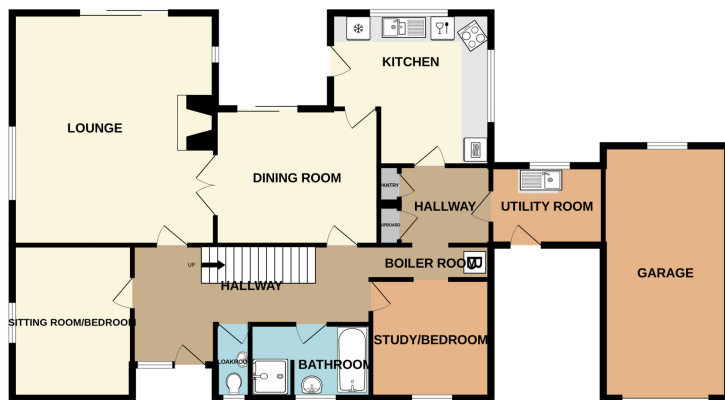
We are informed the property is of Freehold Tenure and will be vacant on completion.

Money Laundering Regulations

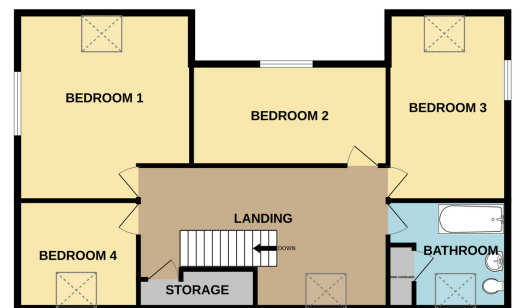
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving License and a Credas AML check. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.



GROUND FLOOR
1406 sq.ft. (130.6 sq.m.) approx.



1ST FLOOR
908 sq.ft. (84.3 sq.m.) approx.



TOTAL FLOOR AREA : 2313 sq.ft. (214.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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MATERIAL INFORMATION

Parking Types: None.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTC.

Accessibility Types: None.

EPC Rating: E (48)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

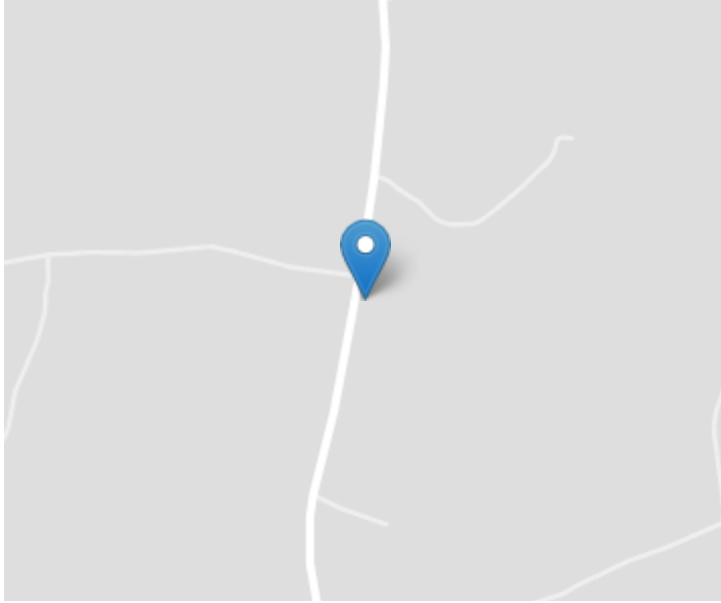
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

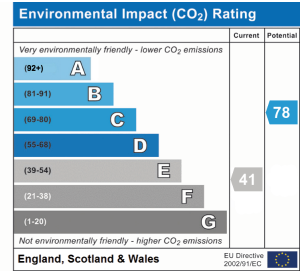
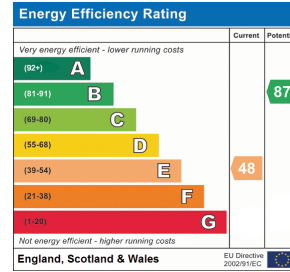
Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



Directions

Directions : Take the A 484 south towards Llanelli and Pembrey Country Park. Travel through Cwmffrwd and Idole and after a mile turn right towards Ferryside. Carry on this road for three quarters of a mile and the entrance is the first track entrance on the left.



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

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