

**MORGAN  
& DAVIES**

morgananddavies.co.uk



**FRON ISAF, LLANSADWRN, LLANWRDA, CARMARTHENSHIRE SA19 8NW**

**£820,000 Guide Price A/5181/AM - GUIDE PRICE/ O.N.O.**

**Gloriously positioned residential holding overlooking the Towy Valley, The Black Mountains and the Brecon Beacons National Park. In all 30.6 acres or thereabouts**

\*\*\* A gloriously positioned residential holding/small farm \*\*\*  
With far reaching views from a delightful South facing site over the Towy Valley, The Black Mountains and towards the Brecon Beacons National Park \*\*\* The farm incorporates a particularly attractive spacious farmhouse which provides 3 bedroomed accommodation

\*\*\* Together with a range of former farm buildings including a long house type stone and slate range suiting conversion, useful workshops and ancillary livestock housing \*\*\* Plus healthy

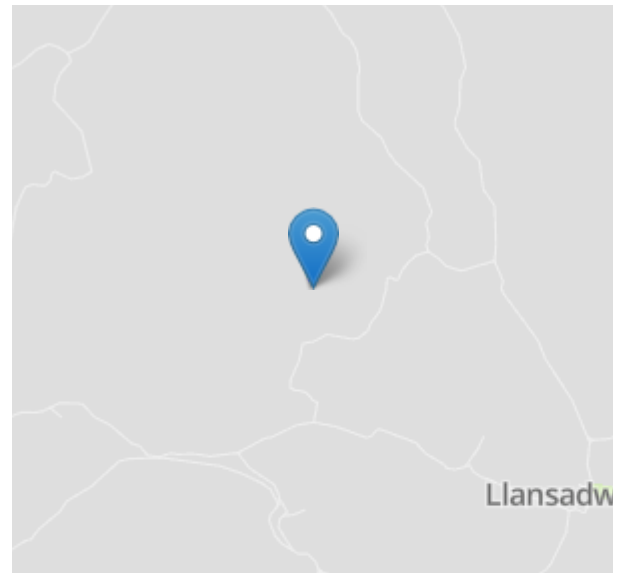
prolific pastures and conservation areas divided into traditionally sized sheltered and appealing meadows and interspersed with pockets of native woodland making this an extremely appealing and interesting country property \*\*\* In all 30.586 acres (12.378 ha)

\*\*\* Freehold for sale by Private Treaty \*\*\* Sole selling Agents Morgan and Davies, 12 Harford Square, Lampeter, Ceredigion, SA48 7DT \*\*\* E-Mail: Lampeter@morgananddavies.co.uk



## Location

The property is best approached by taking the A40 West from Llandoverly towards Llandeilo, turning right in Llanwrda onto the A482. Continue along this road out of the village of Llanwrda taking the first turning left signposted Llansadwrn. Proceed into the village of Llansadwrn keeping the Church on the right hand side, continue through the village, continue along this lane for 1 mile turning first right and continue for a further quarter of a mile where the turning Fron Isaf Farm will be found on the left hand side just past a bungalow on the left.



## Location

Llansadwrn is a scattered rural community centred on the famous Church, the village is located just over 1 mile from Llanwrda and the A40 London to Fishguard trunk road. The market town of Llandovery is within 4 miles with the market town of Llandeilo 6 miles to the immediate West. The M4 intersection at Pont Abraham is within 50 minutes drive.



## General Remarks

The placing of Fron Isaf on the open market provides a unique and rare opportunity of acquiring a beautifully situated secluded yet accessible small farm in the Towy Valley. This is a particularly easily accessed farm which lies just 1 mile off the A40 and within easy proximity of the main market towns including Llandovery, Llandeilo and Lampeter to the North plus also the major West Wales town of Carmarthen and also Cross Hands and the South Wales conurbation within easy commuting distance. The farm itself comprises of some 30.586 acres and has a very attractive and enviable site with far reaching panoramic views over the Towy Valley to the Black Mountains beyond and across the Valley towards the Brecon Beacons National Park. The warm South facing aspect is the rarity of such an attractive position becoming available cannot be over emphasised. The holding itself includes a number of features which include a substantial period family farmhouse offering 3 bedroomed accommodation together with rear stores, a wide range of traditional farm buildings that have been in the past geared to workshops and livestock enterprises but equally have diversification potential for conversion to holiday accommodation, workshops or any alternative use subject to the appropriate consents being obtained.

The land again a particular feature of the holding is healthy prolific South facing pastures which is divided into traditionally sized sheltered enclosures with natural water supplies and incorporating pocket of native woodland, bluebell woods and conservation areas that could be further developed for conservation or forestry type use.



## The Farmhouse

This is traditionally constructed, built of tone and slate with later additions of conservatory and has a slightly elevated site overlooking the majority of its own lands. It has the benefit of oil fired central heating and UPVC double glazing., The accommodation is contained within a 2 storied predominant stone built dwelling under a slate roof and provides the following accommodation:-



## Kitchen

27' 0" x 7' 9" (8.23m x 2.36m) at rear with oil fired "Worcester" Combi boiler running domestic systems, single drainer sink unit, plumbing for washing machine.



### Sunroom/Conservatory:

With tiled floor and double glazed sliding doors to exterior. This room could be an ideal area for artists who may wish to use this room due to it having stunning views over the Towy Valley.



### Living room

14' 6" x 10' 5" (4.42m x 3.17m)



### Front Reception Hall

With quarry tiled floor and radiator.

### Lounge

With Inglenook tiled fireplace and exposed beams. Radiator.

## First Floor

### Landing

Approached via timber internal staircase to landing.



## Bathroom

With 3 piece suite comprising of panelled bath, low level flush w.c., pedestal wash hand basin. Shower. Fully tiled. Airing cupboard.



## Storage Cupboard

### Bedroom 1

8' 0" x 14' 0" (2.44m x 4.27m) with radiator.



### Bedroom 2

With radiator.



### Bedroom 3

11' 1" x 14' 6" (3.38m x 4.42m) With radiator.



## Externally

The holding has an array of traditional farm buildings, one which comprises of a stone and slate range would formerly have been a Welsh period longhouse, but suiting agricultural and workshop purpose only. These are served from a gravelled and hard based concrete yard area and are in close proximity to the dwelling. The buildings are all utilised for agricultural purposes, storage and maintenance and workshops relating to the agricultural use of the holding.



## The Homestead Setting



## The Farm Setting



## Yard Arrangement



## Dutch Barn

60' 0" x 15' 0" (18.29m x 4.57m) of steel and corrugated iron construction.



## Double Garage

37' 1" x 10' 0" (11.30m x 3.05m) of timber and corrugated iron construction.

## Range

20' 0" x 10' 0" (6.10m x 3.05m) 20' 0" x 10' 0" (6.10m x 3.05m) of stone and corrugated iron with calf cots and loft.



## Old Pigstyes



## Cow Shed

12 tie original cowshed.



### **Dairy/Cooler room**

11' 8" x 10' 10" (3.56m x 3.30m)

### **Main stone barn**

65' 0" x 21' 0" (19.81m x 6.40m) overall.



### **Wash House and outside w.c.**

Of block and corrugated iron.

### **Greenhouse**

### **Further Dutch Barn.**

35' 0" x 14' 4" (10.67m x 4.37m)

### **Workshop**

17' 4" x 13' 6" (5.28m x 4.11m)

### **The Land**

The land comprises of numerous enclosures which are predominantly South facing interspersed with various areas of woodland and being largely hay meadows and having good access from the farm lane. The hedgerows are traditional and provide adequate shelter and there is good natural water supplies from spring and stream sources for livestock rearing purposes. The land encompasses a number of pockets of traditional woodland and areas that are known to include high appeal for those with conservation interests in mind.

The farm itself comprises of some 30.586 acres, (12.378 ha) or thereabouts.



### **Land to West**



### **Views over the Towy Valley**





### **Council Tax Band**

The property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band for the property - 'E'

### **Agents Comment**

This is a rarely available small farm in this locality and the breathtaking views can only be fully appreciated on a visit. The farm is available for the first time for many years and will provide a most attractive lifestyle property and country home to those seeking a delightful rural location.

For a video tour please visit <https://youtu.be/HXbo81gnKe4>

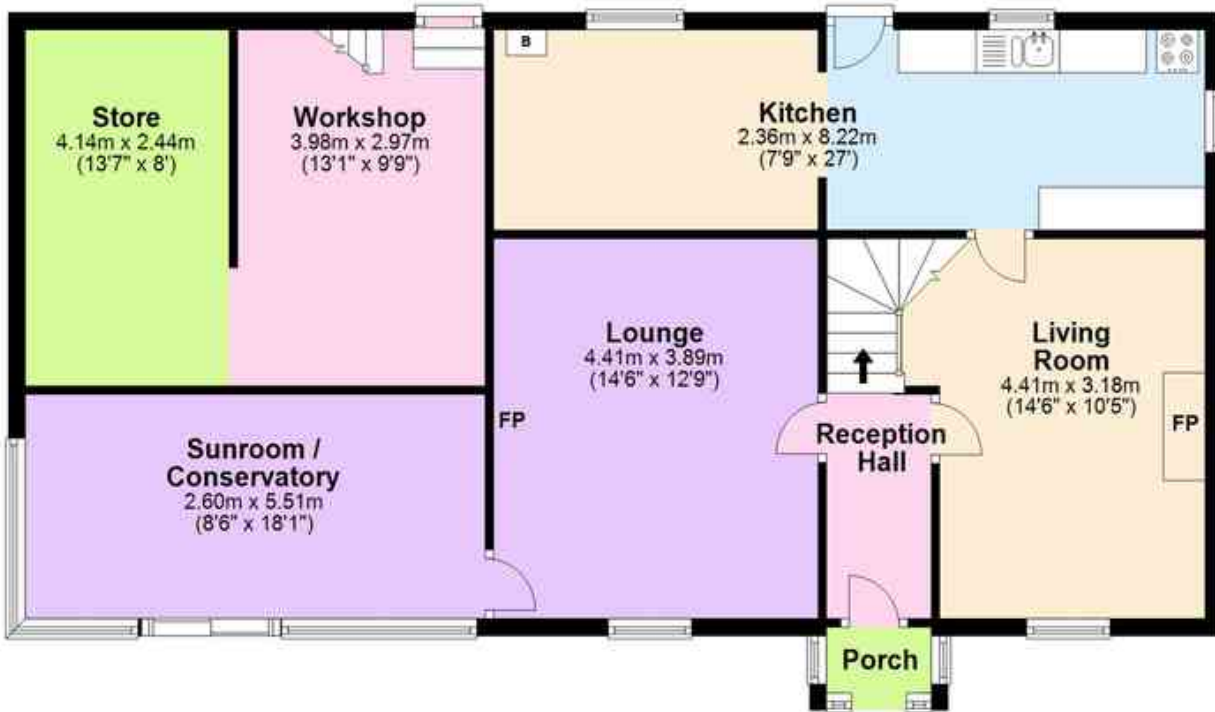
All our properties are also available to view on our FACEBOOK Page - [www.facebook.com/morganandd Davies](http://www.facebook.com/morganandd Davies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.



# Floor Plan

## Ground Floor

Approx. 99.0 sq. metres (1065.7 sq. feet)



## First Floor

Approx. 96.7 sq. metres (1040.4 sq. feet)



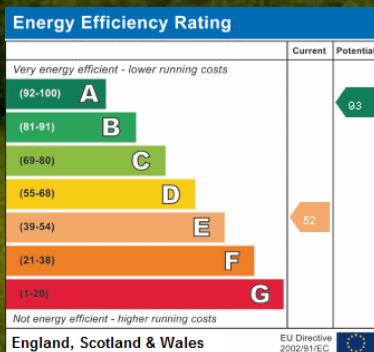
Total area: approx. 195.7 sq. metres (2106.1 sq. feet)

The Floor plans are for guidance only.  
Plan produced using PlanUp.

Fron Isaf, Llansadwrn, Llandwrda

# MORGAN & DAVIES

morgananddavies.co.uk



FRON ISAF  
LLANSADWRN  
LLANWRDA  
CARMARTHENSHIRE  
SA19 8NW

**Guide Price**

For further information or to arrange a viewing on this beautiful property, contact us:

T: 01545 571 600

F: 01545 571 770

aberaeron@morgananddavies.co.uk

[morgananddavies.co.uk](http://morgananddavies.co.uk)



**RICS**



**NAEA**  
National Association of  
Estate Agents