

*Former farm complex with substantial 5 bed farmhouse, modern and traditional range of outbuildings.
Wonderful setting. Immense diversification potential. Laugharne Carmarthenshire - West Wales.*



Honey Corse, Laugharne, Carmarthen. SA33 4RP.

£495,000

Ref A/5532/RD

****IMMENSE DIVERSIFICATION POTENTIAL****Former farm complex with useful range of modern and traditional outbuildings****Substantial 5 bed farmhouse****Extended lawned area****Fish Pond****No overlooking****Private setting****One of a kind opportunity****Potential for commercial or holiday uses (subject to the necessary consents)****Extending to some 2.49 Acres in total****Wonderful outlook over the adjoining fields towards the coastline****Conveniently positioned between Laugharne and Pendine******

The property is situated on the fringes of the settlement of Laugharne with its historic castle and links to Dylan Thomas. The village has a primary school, post office, traditional high street offerings, local shops, cafes, bars and restaurants and access to the All Wales costal path. Nearby Pendine offers renowned sandy beaches and other leisure opportunities. The larger towns of St Clears and Carmarthen are both within a 30 minutes drive of the property offering a wider range of day to day services includes secondary schools, Network rail connections and public transport hubs, retail parks, employment opportunities, hospital and university.



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GENERAL

An impressive offering to the market place with a substantial 5 bed farmhouse flanked by traditional range of stone outbuildings and more modern steel framed and concrete buildings supporting.

The property is considered to have immense diversification potential, subject to the necessary consents as an ideal project for those seeking to create a commercial or leisure opportunity within a popular region on the West Wales coastline.

The property is surrounded by salt marshes and agricultural land with distant views towards the coast.

A ONE OFF OPPORTUNITY THAT MUST BE VIEWED TO BE APPRECIATED !

The accommodation provides as follows -

MAIN HOUSE

Entrance Hallway

6' 10" x 6' 6" (2.08m x 1.98m) Accessed via glass panel door. Parquet flooring.



Living Room

14' 2" x 14' 2" (4.32m x 4.32m) with a multi fuel burner on a slate hearth with timber surround, parquet flooring, radiator, window to front.



Reception Room

14' 5" x 14' 2" (4.39m x 4.32m) with a solid fuel fire with tiled surround and hearth, parquet flooring.



Utility Room

8' 2" x 6' 3" (2.49m x 1.91m) range of shelving, quarry tiled flooring, radiator, side window.

Dining Room

28' 0" x 40' 5" (8.53m x 12.32m) with dual aspect windows with glass door to side, quarry tiled flooring, radiator, multiple sockets. Side storage cupboards.



Kitchen

14' 3" x 7' 7" (4.34m x 2.31m) with oak base and wall units, electric oven and grill, gas hobs with extractor over, 1 ½ stainless steel sink and drainer with mixer tap, tiled splash back, radiator. External door and window to garden.



Utility Room

15' 9" x 9' 0" (4.80m x 2.74m) with oak effect base and wall units, washing machine connection, window to side, 1½ stainless steel sink and drainer with mixer tap, understairs cupboard, rear staircase to first floor.

FIRST FLOOR

Galleried Landing

Being split level to rear landing area and to front overlooking the farmyard, multiple sockets, access to loft.



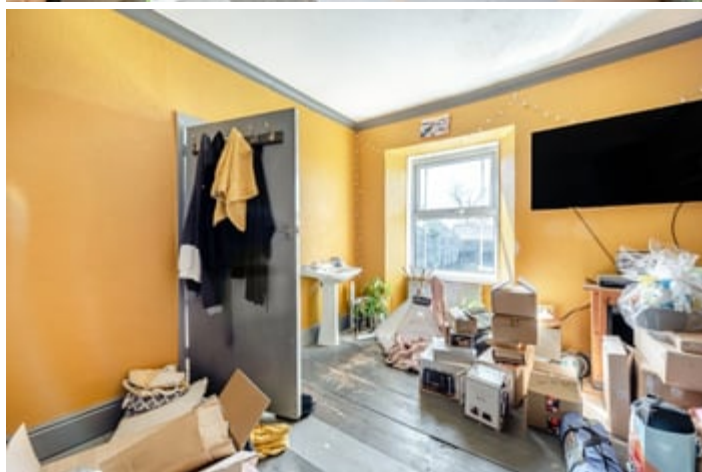
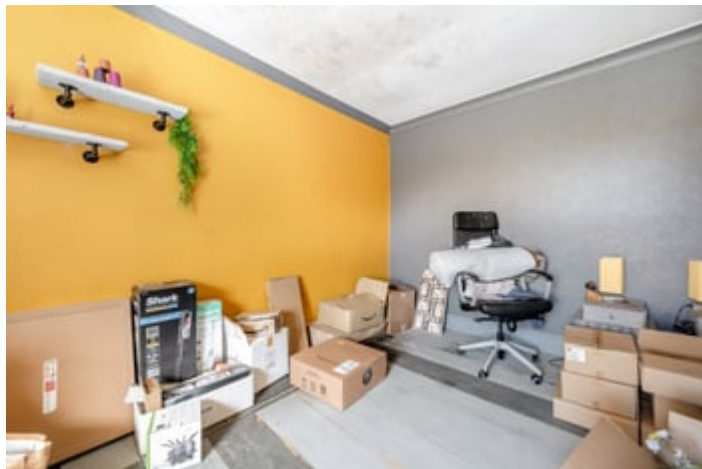
Front Bedroom 1

14' 3" x 14' 3" (4.34m x 4.34m) a double bedroom, window to front, multiple sockets, radiator.



Front Bedroom 2

14' 1" x 10' 6" (4.29m x 3.20m) a double bedroom, window to front, multiple sockets, single wash hand basin.



Inner Hallway

With radiator.

Bedroom 3

10' 7" x 9' 4" (3.23m x 2.84m) a double bedroom, window to side, timber flooring, multiple sockets.

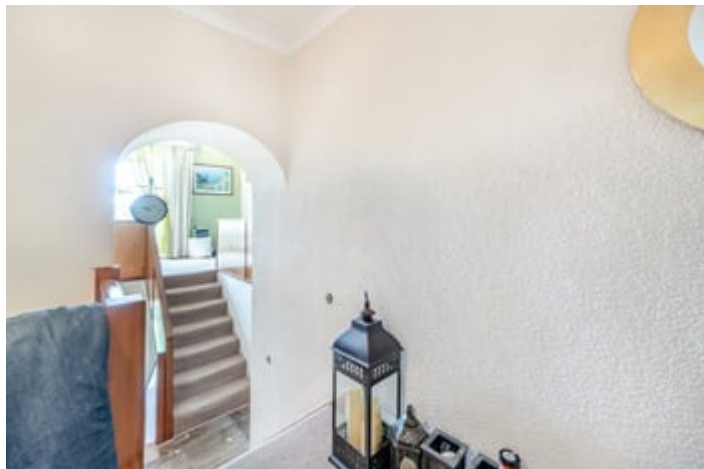
Bedroom 4

14' 1" x 12' 7" (4.29m x 3.84m) a double bedroom, window to side, fitted cupboard, multiple sockets, radiator. BT Point.



Rear Landing

With airing cupboard and stairs to ground floor utility room.



Rear Bedroom 5

10' 0" x 8' 8" (3.05m x 2.64m) a double bedroom, window to rear with views across adjoining fields, radiator.



Bathroom

With panelled bath, single wash hand basin, w.c. radiator. Rear window tiled flooring.

EXTERNALLY

To the Front

The property is approached via a gravelled driveway from the adjoining county road for approximately 400 yards down into the homestead.

The entrance road actually continues above the outbuildings into the rear area of the property providing access to the more more outbuildings.



Main Farmyard

Finished in gravel and providing access to the house and garden and also the range of outbuildings.

Main House Garden

To the front there is a range of mature planting beds.





Rear Garden

Laid to lawn.



STONE RANGE 1

Of stone construction under a slated roof.



Outbuilding 1

17' 3" x 16' 3" (5.26m x 4.95m) with timber windows and doors to front on a concrete base, part tiled walls, exposed floor joists.

Outbuilding 2

16' 3" x 40' 0" (4.95m x 12.19m) open to front, part block wall construction, collapsed roof and floor joists over.

FIRST FLOOR

Covered under a slated roof with exposed a frames, electric connection.

STONE RANGE 2

20' 0" x 40' 0" (6.10m x 12.19m) of stone construction under a slated roof with exposed A frames, timber doors to front.



Stone Building 3

20' 0" x 25' 0" (6.10m x 7.62m) double doors to front, concrete base.

Loft over, wooden beams, exposed stone walls.



Former Dairy

16' 0" x 11' 4" (4.88m x 3.45m) with sliding doors to front, side connecting door into -



Parlour

30' 0" x 16' 0" (9.14m x 4.88m) with range of cow ties and cubicles, slate roof and exposed A frames.





Loose Housing Building

21' 0" x 45' 0" (6.40m x 13.72m) of block construction with A frame roof of block construction with cement fibre roof with exposed A frames.



Calving Shed

20' 0" x 60' 0" (6.10m x 18.29m) of block construction with cement fibre roof, last used as a calving shed. Open ended to front.



Open Barn

75' 0" x 60' 0" (22.86m x 18.29m) of steel frame with cement fibre sheet to roof, open ended to both ends.



Storage Building

75' 0" x 45' 0" (22.86m x 13.72m) of steel frame and concrete walls, sliding doors to front, concrete handling area to front.



Multi Purpose Building

60' 0" x 45' 0" (18.29m x 13.72m). with cement fibre roof, open ended to front, feed troughs to rear, concrete base.



Large concrete Yard





Extended Garden Area

Laid to lawn.

Side fish pond.



MONEY LAUNDERING

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.

VIEWING

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page

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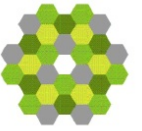
Services

The property benefits from mains water and electricity. Private drainage. Oil central heating.

Tenure Freehold.

HM Land Registry
Official copy of
title plan

Title number **CYM620187**
Ordnance Survey map reference **SN2809SW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Carmarthenshire / Sir
Gaerfyrddin**



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MATERIAL INFORMATION

Council Tax:

N/A

Parking Types: Driveway. Off Street. Private.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: E (43)

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

From Laugharne proceed towards Pendine on the A4066 road passing through Broadway and having exited Broadway, pass the turning for Nine Acres Caravan Park and continue for a further 50 yards and the entrance to Hone Corse is located on the left hand side via a gated entrance as identified by the agents for sale board.

Please note this is immediately after the speed restriction sign.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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

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