

*Secluded & Rural Country Farmhouse. Views to fore and situated in the picturesque Cothi Valley.  
16 Acres of mixed land grazing and mature woodland. Land Fronting River Cothi.*



Waunlas Onnen Farm, Abergorlech Road, Horeb, Carmarthen. SA32 7JY.

£550,000

A/5326/NT

\*\*\*16 Acre Versatile smallholding in a rural location within the Cothi Valley well known for its fishing and wildlife.\*\*\* 3 Bedroom Character farmhouse with superb views and the land adjoining split by a quiet country road and fronting the River Cothi.

\*\*\*Former hay barn and enclosed lean- to outbuildings the property is a must for anyone looking for off grid living and self sustainable living. \*\*\*The property would make an ideal camping or glamping site (STPC).\*\*\* The character dwelling has beamed ceilings, sash windows and wood burner along with an abundance of shrubs and flowers to the garden area with meandering paths to enjoy the tranquility and peacefulness the property has to offer. \*\*\*The land in 3 blocks split by a quiet country road is suitable for various uses including equine. More land is available under separate negotiation.\*\*\*



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## Agents Comments

16 Acre Versatile smallholding in a rural location within the Cothi Valley well known for its fishing and wildlife. 3 Bedroom Character farmhouse with superb views and the land adjoining split by a quiet country road and fronting the River Cothi ( Fishing not Included). Former hay barn and enclosed lean- to outbuildings the property is a must for anyone looking for off grid living and self sustainable living. The property would make an ideal camping or glamping site (STPC). The character dwelling has beamed ceilings, sash windows and woodburner along with an abundance of shrubs and flowers the garden area with meandering paths to enjoy the tranquility and peacefulness the property has to offer. The land in 3 blocks split by a quiet country road is suitable for various uses including equine. More land is available under separate negotiation.



## Location

Situated in a quiet rural and peaceful location in the Cothi Valley and just off the Towy Valley. Both rivers well known for the popular Salmon, sewin and trout fishing in the area. On the edge of the Brechfa Forest well known for endurance riding both by cycle and horse back, woodland walks etc. Carmarthen Town is 10 miles approx. offering schools, leisure center, bus and rail station, Lyric Theater, cinema and popular eateries. A few villages surround the property Nantgaredig 3 miles with Doctors surgery and popular school, rugby club and public house. In the village of Felingwm there is a public house called The Plough which

offers great food and drink. Brechfa is 5 miles with lovely eateries such as the Forest Arms Public House and has a good village community. Llandeilo a quaint town within the Towy Valley offering eateries, schools, boutique shops etc is 11 miles approx. Easy travelling distance to the Botanic Gardens of Wales and Aberglasney Gardens

## Reception Porch

2.1m x 4.2m (6' 11" x 13' 9")

## Kitchen

4.2m x 3.6m (13' 9" x 11' 10")



## Conservatory

4.1m x 4.7m (13' 5" x 15' 5")





Landing



Living Room

8.2m x 4.5m (26' 11" x 14' 9")

Bedroom 1

2.8m x 5.1m (9' 2" x 16' 9")





**Bedroom 2**

2.7m x 3.3m (8' 10" x 10' 10")



**Outhouse**

5m x 4.5m (16' 5" x 14' 9")



**Bedroom 3**

4.2m x 3.6m (13' 9" x 11' 10")

**Hay Barn**

5.7m x 14m (18' 8" x 45' 11")

Open fronted with concrete walls and floor.



**Bathroom**

2.9m x 3.0m (9' 6" x 9' 10")



**Lean - to**

6.3m x 14m (20' 8" x 45' 11") Enclosed with gate entrance to front. Concrete apron to front of the shed.

**Externally**

Garden area around the main farmhouse with some mature trees. A rural view is enjoyed from the house where some superb wildlife activity is seen including Redkites flying above. An overgrown mature apple orchard and small wildlife pond. Some of the land is overgrown in places.

**Land**

16 Acres approx. Divided into conveniently sized paddocks. Divided and fronting onto a quiet district road with access off the yard area and road. Ranging from grazing land and rough grazing land. Some of the land borders the River Cothi. Further land is available under separate negotiation. Also a stone and slate barn is available under separate negotiation.

**Tenure and Possession**

We are informed that the property is of Freehold Tenure

**Council Tax**

The property is listed under the local authority of Carmarthenshire County Council. Council tax band for the property is - E

**Services**

We are informed by the owner that there is mains electric, private drainage, oil fired central heating and a spring that provides the water.

Telephone subject to BT transfer regulations, Full fibre broadband available subject to confirmation by your provider.

**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/Photocard Driving Licence and a recent utility bill. Proof of funds will also be required or mortgage in principle if a mortgage is required.


## Directions

From Carmarthen head towards

VIEWING: Strictly by prior appointment only. Please contact our Carmarthen Office on 01267 493 444 or E-Mail [carmarthen@morgananddavies.co.uk](mailto:carmarthen@morgananddavies.co.uk)

All properties are available to view on our website - [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk) . Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies) . Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to us' .

To keep up to date please visit our Website, Facebook and Instagram Page.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>98</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>55</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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

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