

***53 Acres Farm Lifestyle Property for Multi Occupational Living. 5 Bedroom Traditional Farmhouse & 1 Bedroom character Cottage/Bungalow. Part River Boundary and Selection of Outbuildings.***



**Clyn Farm, Cwmbach, Whitland, Carmarthenshire. SA34 0DN.**

**£1,000,000**

**A/5349/NT**

\*\*\*A lovely and superb setting for this traditional 53 Acres farm on the Carmarthenshire and Pembrokeshire Borders. Traditional 4 Bedroom farmhouse & 1 Bedroom converted cottage/Bungalow\*\*\* A good range of modern and traditional outbuildings.\*\*\*

The property is currently run as a beef/ cattle farm, previously having a Buffalo Herd and sheep, equally suitable as an equestrian center with the land in one convenient block around the yard and farmhouse. Mostly grazing land some mature woodland and running down to be partly bounded by the River Sien which includes fishing rights. \*\*\*The holding is ideal for multi occupational living for family or Holiday lets. Some superb settings from the fields may lend it for camping/ glamping venue (STP). \*\*\*

\*\*\*Rural location with no near neighbors there are a few villages close to the property which includes Cwmbach, Cwmfelin Mynach, Llanwinnio, Llanboidy, Blaenwaun and Llangynin. St. Clears town is 7 miles with good day to day facilities. Whitland is 8 miles with similar facilities and Animal Market. The county and market town of Carmarthen is 17 miles with shops, schools, Lyric Theater etc.\*\*\*



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## Agents Comments

53 Acres Stock Farm which is suitable for various uses and currently run as a beef unit with an outbuilding to house and feed 40 cattle, other various outbuildings complimenting it well. 4 Bedroom farmhouse being well presented along with a 1 bedroom conversion. The land is in one block and is mostly pasture land, tow lots of woodland and partly bounded by the River Sien. Suitable for multi generation living retreat or similar.



## Location

Rural location with no near neighbors there are a few villages close to the property which includes Cwmbach, Cwmfelin Mynach, Llanwinnio, Llanboidy, Blaenwaun and Llangynin. St. Clears town is 7 miles with good day to day facilities. Whitland is 8 miles with similar facilities and Animal Market. The county and market town of Carmarthen is 17 miles with shops, schools, Lyric Theater etc. Its location gives easy access to the popular coastal destinations of Saundersfoot and Tenby along with other popular destination along Pembrokeshire & Ceredigion.

## Farmhouse Ty Clyn



## Entrance Hallway

Quarry tiled floor, staircase, understairs store cupboard. Doors to

## Sitting Room

Single panel radiator, double glazed window to the front, feature picture rail.



## Dining room

Single panel radiator, Double glazed window to the front, feature picture rail.



### Living Room

Feature fireplace with pointed stone surround with inset wood burner on a slate hearth, Double glazed window to the rear, feature picture rail, single panel radiator.



### Breakfast Room

Ceramic tiled floor, double glazed window to the rear, single panel radiator, door to:-

### Kitchen

Feature exposed beam ceiling, bespoke fitted base units with solid slate worksurface over, undermounted Belfast sink with chrome mixer tap, plumbing for washing machine, ceramic tiled floor, feature Inglenook style fireplace where there is an oil fired Rayburn cooker range having two ovens, a warming plate and a hot plate. "Worcester" oil fired boiler which serves the central heating system and heats the domestic water. Two double glazed Velux windows to the rear, ceramic tiled floor and a double glazed door leading out to the boot room/rear entrance porch. Ceramic tiled floor.



### Boot Room Rear Entrance Porch

Ceramic tiled floor, two double glazed entrance doors, one leading to the side court yard and the other leading to the rear court yard and garden.

### First Floor

Half galleried landing area with large open space to the front and Upvc double glazed window with a rural outlook. Access to loft space and single panel radiator. Doors to:-

### Family Bathroom

Pine tongue and groove paneled bath, pedestal wash hand basin, shower cubicle with a "Gainsborough" electric shower fitment. Marbelex paneled walls, close coupled economy flush WC, airing cupboard with fitted shelves and a hot water cylinder. Double glazed window to the rear. Single panel radiator.



### Bedroom

Single panel radiator, Double glazed window to the rear with extensive views.



### Bedroom 2

Double glazed window to the front, single panel radiator.



### Bedroom 3

Double glazed window to the front, single panel radiator.



### Farm Office

Upvc double glazed pedestrian entrance door and further Upvc double glazed double doors and Upvc double glazed window to the side. Ceramic tiled floor throughout, wood burner stove, feature vaulted ceiling with exposed beams,

door to WC with low level WC and a panel bath and pedestal wash hand basin with tiled splash back and downlighting. Kitchen area having fitted base units with Beech effect door fronts and a gloss finish granite effect work surface over incorporating a 1.5 bowl sink. Plumbing for washing machine, electric cooker point, Upvc double glazed window to the side with rural outlook, staircase to mezzanine level. Adjoining the office is:-



### Pen Y Clyn



### Garden Room

Double glazed entrance door leading into the farm kitchen/preparation area, having fitted base units with Beech effect door fronts and gloss finish granite effect work surface over incorporating a 1.5 bowl stainless steel sink. LP Gas cooker point, Upvc double glazed window to the side, slate effect ceramic style floor throughout. Feature vaulted ceiling with exposed timber beams, double glazed Velux windows to both side and rear, wood burning stone, staircase to mezzanine level door to WC with low level WC and a panel bath and pedestal wash hand basin with tiled splash back and downlighting, Double glazed door leading out to rear porch/summer house/garden room with a part glazed door

leading through to an enclosed garden area.

### Sun Lounge

Dwarf cavity built walls with Upvc double glazed windows to three sides over, under a vaulted Upvc double glazed roof, ceramic tiled floor, panel radiator with grilles. Leading into:-



### Dining Room

Feature vaulted ceiling with exposed beams, double glazed window to the side, panel radiator. Open way leading through to:-

### Living Room

Feature vaulted ceiling with exposed beams, two double glazed windows to the rear and double glazed window to the side with extensive views over the surrounding countryside, two panel radiators. Archway leading through to:-



### Kitchen

Feature vaulted ceiling with exposed beams, two Velux windows to the front and rear, double glazed window to the rear, fitted base and eye level units with country cream colour door and drawer fronts with a solid wood work surface over

the base unit. Undermounted Belfast sink with chrome mixer tap, Hotpoint double oven/grill, 4 ring halogen hob with a chimney style extractor over, ceramic tile floor, plumbing for washing machine.



### Snug / Dining Room

Feature vaulted ceiling with exposed beams, two double glazed windows to the front, ceramic tiled floor and a feature exposed pointed stone wall.

### Hallway

Door to

### Bathroom/ Shower Room.

Corner shower enclosure with an Inspiration power shower, oval shaped panel bath, low level WC and pedestal wash hand basin, panel radiator, partly tiled walls with sailing boat patterned inserts, vaulted ceiling with exposed beams, double glazed Velux window to the rear, Manrose extractor, slate effect ceramic tiled floor.



### Bedroom 2

Vaulted ceiling with exposed beams, double glazed window to

the front with a slate sill, panel radiator, double glazed Velux windows to the front and rear.

### Externally

Set within 53 acres of rolling countryside with various outbuildings. Implement shed and stores. The land is a mix of mature woodland, level productive pasture land suitable for silage etc. Also the land runs down to the River Sien with the fishing included. Lovely garden areas around the property with wildlife area and pond with lots of trees having been planted by the present owners. Please note there is a footpath that goes through the property 19/81/2.



### Outbuildings

Purpose built housing for 40 cattle approx including central feed area. Hay Barn and implement shed.

### Tenure and Possession

We are informed that the property is of Freehold Tenure

### Family Bathroom

Pine tongue and groove paneled bath, pedestal wash hand basin, shower cubicle with a "Gainsborough" electric shower fitment. Marbelex paneled walls, close coupled economy flush WC, airing cupboard with fitted shelves and a hot water cylinder. Double glazed window to the rear. Single panel radiator.

### Bedroom 1

Single panel radiator, double glazed window to the rear with extensive views.

### Council Tax Band

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

### Services

Mains water and electric. Private water and drainage. Oil central heating system.

### 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

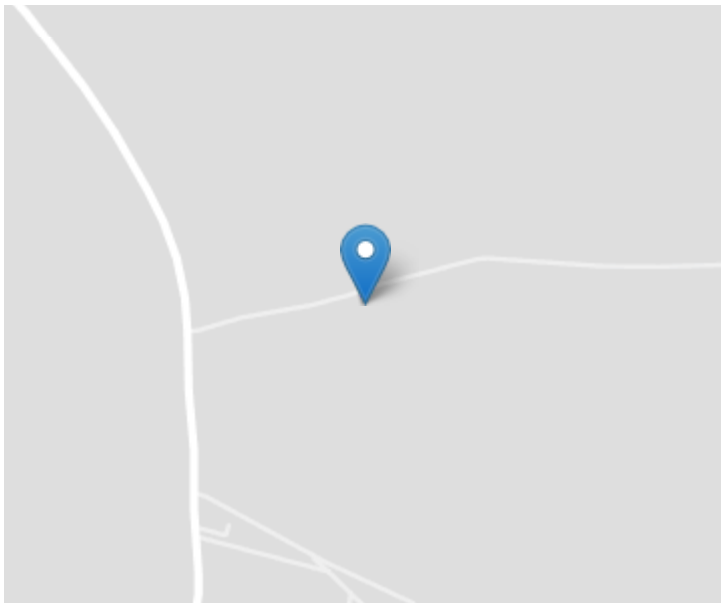
Directions : - Take the A 40 west from Carmarthen. At the roundabout in St. Clears take the 3rd junction off into St. Clears. At the traffic lights turn left and carry on for a hundred yards and turn right posted Llangynnin/ Llanboidy. Carry on this road and through the village of Llangynnin. Leave the village and turn next right for Blaenwaun. Carry on this road and the entrance will be found on the right hand side after approx. 2 miles. Before the village of Blaenwaun.


What3Words - ///gratuity.unique.statement

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' .

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>44</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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