

*35 Acre Lifestyle Property Offering Huge Potential or Equally Suitable As A Family Residence.
Short Walk To The Coastal Village & Beach at Llansteffan. 3 Bedroom Farmhouse.*



Parc Y Cnwc, Llansteffan, Carmarthen. SA33 5HA.

£800,000

REF: A/5361/NT

35 Acre Lifestyle Property with huge potential for barn conversions or Glamping/ camping as a rural retreat but a short walk from the beach and village of Llansteffan. ***3 Bedroom farmhouse, barn with planning permission to convert to residential use. Further plots subject to planning. Some excellent land which is in one block and adjoins the main dwelling and outbuildings. Some great views towards the estuary are enjoyed from the property and land.*** A rare opportunity for such a property to come available so close to the popular estuary village of Llansteffan with lovely eateries, school, beach and picturesque castle looking down over the village and estuary. *** 7 miles approx from Carmarthen Town. ***



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Agents Comments

A rare opportunity for such a holding to become available. Huge further development is available with the outbuildings having planning permission granted for 3 bedroom residential use and further outbuilding having planning for a holiday letting. Further outbuildings and 35 acres of land give it potential for glamping or camping site (STPC), multi generation living or to be enjoyed as a great home and suitable for equestrian, or other farming opportunities.

Location

Situated on the edge of the village of Llansteffan. The village offers beach, castle overlooking the village and estuary, junior school, shop and eateries. 7 Miles from the county and market town of Carmarthen. It offers junior and secondary schools, national and traditional retailers, Lyric theater and cinema and leisure centre, bus and rail stations, dual carriageway connection to the M4 which is 23 miles approx. A superb location on the estuary of the picturesque Towy Valley and overlooking Carmarthen Bay.

Planning

The two outbuildings that flank the main residence to the front have planning permission for conversion. One with planning permission for change of use to residential use PL/06541 dated and granted 23/5/2024 for a 3 bedroom unit and the other having change of use for holiday letting use in perpetuity to application number W/ 38027 dated 13th December 2018. We are also informed that the land which fronts onto Old School Road is within the local planning limits of Llansteffan village has the potential for two plots subject to application and consent. Copies of the above consents are available for inspection via the Carmarthenshire County Council web site or from the selling agents.

Reception Hallway

Entrance door, radiator and door to

Dining Room

3.98m x 3.48m (13' 1" x 11' 5")

Secondary Glazed window to front. Fireplace with tiled

surround and radiator.



Sitting Room

4.75m x 4.09m (15' 7" x 13' 5")

Fireplace with wood surround and tiled inset. Secondary glazed window to front and radiator.



Rear Hallway

Staircase, understairs store cupboard and cloak hanging area.

Living Room

4.42m x 3.25m (14' 6" x 10' 8")

Stone surround feature fireplace. Radiator. Window to side with views to Llansteffan Castle.



Kitchen / Breakfast Room

3.58m x 3.02m (11' 9" x 9' 11")

Rayburn oil fired cooking range inset to surround being tiled. Range of base units with worktops over and matching wall units. Window and door to Utility Room.



Utility Room

3.45m x 1.83m (11' 4" x 6' 0")

Tiled floor. Sink with base unit. Plumbing for washing machine. Side entrance door.



First Floor Landing

Double glazed Window and doors to

Bathroom

3.58m x 3.22m (11' 9" x 10' 7")

Localized wall tiles. Double glazed window. Radiator. WC, enameled bath and wash hand basin. Shower cubicle



Front Bedroom 1

4.64m x 4.11m (15' 3" x 13' 6")

Secondary glazed window with views. Radiator.



Front Bedroom 2

4.52m x 4.09m (14' 10" x 13' 5")

Secondary glazed window to front with views. Radiator and double wardrobe.



Rear Bedroom 3

4.47m x 3.12m (14' 8" x 10' 3")

Double glazed window to side with views of the castle and Carmarthen Bay with the Gower in the distance. Radiator.

Externally

Access via a country road with a pillared entrance leading to a yard area for ample turning and parking area to the front of the main house and traditional outbuildings. Side lawned garden area and lawned garden. Further lawned garden to rear and old hay barns etc. Oil fired Worcester boiler runs the hot water and central heating system.

Outbuildings

STONE AND SLATE RANGE with full planning permission granted for 3 bedroom residential unit to application number PL/ 06541 dated 23rd May 2024. Copy available from the selling agents.



Former 8 Tie cow barn

8.1m x 3.78m (26' 7" x 12' 5")

Stone and slate construction. Full planning permission granted for change of use to holiday letting accommodation granted on 13th December 2018 to application number W/ 38027. This is now held in perpetuity. Copy of which is available from the selling agent.

Further Outbuildings

Former Motor Room 2.97m x 2.87m.

Store Room 3.05 x 3.05.

Garage 6.24m x 3.91m.

Former 6 Tie cow shed 6.24m x 4.01m.

Former Dairy 5.05m x 3.20m.

Loft Over. 11.12m x 6.80m.

Former Hay Barn

3 Bay with lean to and falling into disrepair.

Calf Rearing Shed

Land

34 Acres of land in one block and mainly situated to the rear and side of the property. Split into conveniently sized paddocks being mostly level to gently sloping and is the productive red sandstone earth capable of good cropping and grazing. Established well fenced hedgerows, some of the land fronts onto the country road with access from the road and yard area.

Potential Plots

An area between the yard/farmhouse and the edge of the village falls within the local development plan for Carmarthenshire County Council covering the village of Llansteffan. Prospective purchasers should note that there is an overage clause on this area of 25% for 25 years in field number 0944. Further details are available along with a plan

of the boundary is available.

Tenure & Services

The property is freehold and Mains water, electric and private drains.

Council Tax Band

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

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

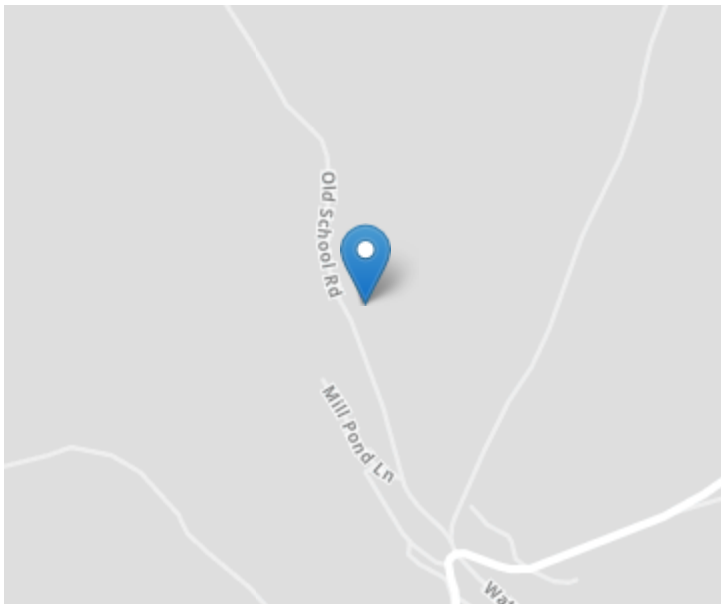
Directions :


From Carmarthen travel through Johnstown on the B4312 passing the leisure centre and QE High secondary school. Carry on this road passing through Llangain and onto Llansteffan. In the village of Llansteffan turn right into Old school road which is opposite the turning for the beach. Carry on up the hilla nd just after the brow of the hill the property will be found on the right hand side.

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

All properties are available to view on our website - www.morgananddavies.co.uk . Also on our FACEBOOK Page - 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+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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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