





## Overview

Rhos Fach Farm, also known as Silverstone Equestrian, is a renowned and well-equipped equestrian holding, extending to approx. 35 acres in total, positioned in a semi elevated position with commanding views over the surrounding countryside and Black Mountains, yet being moments from the A48/M4 and the local centre of Cross Hands.

The property adjoins an unclassified adopted highway, suitable for outriding, with a bridleways also nearby. The large village of Cross Hands lies 2.5 miles to the north, being home to an excellent range of amenities and services, whilst the A48 dual carriageway lies within 500 meters to the east, providing excellent road links along the M4 corridor and to nearby towns of Carmarthen and Ammanford.

The property benefits from modern equestrian facilities to include 15 Monarch loose boxes/stables, with wash bay facilities incorporating solarium heaters, feed and tack rooms, and an indoor arena with sand and rubber surface, incorporating a judge and spectating viewing gallery.

Formerly a successful livery yard, the property offers a new buyer the opportunity to further expand this offering or a range of alternative use to generate new income streams.

A further range of modern buildings provide useful general storage of machinery, implements and feedstuffs, whilst a recently renovated Welsh farmhouse provides flexible modern family living accommodation.

A detached 4-bedroom dormer bungalow set in 1/2 acre adjoins and is also available separately or as a whole.



## FARMHOUSE - GROUND FLOOR

**Boot Room:** 3.12m x 2.10m (10' 3" x 6' 11")

Worcester boiler. Plumbing for washing machine. Belfast sink. Door to side. Radiator.

**Kitchen/Breakfast Room:** 8.07m x 3.03m (26' 6" x 9' 11")

Base and wall units with granite work surfaces, stainless steel sink and electric cooker. Integrated microwave and oven/grill. Integrated dishwasher and wine cooler. Breakfast bar. French doors to rear.

**Shower Room:** 2.84m x 1.81m (9' 4" x 5' 11")

Shower cubicle. Wash hand basin with granite surface surround, W.C. Towel rail. Tiled flooring and window to the side.

**Dining Room / Lounge:** 7.75m x 4.84m (25' 5" x 15' 11")

Electric fire place. Laminate flooring. Door to front. Windows to front and side. Staircase to first floor. Under stairs cupboard.

**Sitting Room:** 5.86m x 5.96m (19' 3" x 19' 7")

Log burner. Tiled floor. Window to sides. Door to side.

**Office/Store:** 3.90m x 4.81m (12' 10" x 15' 9")

Patio doors to front. Carpet. Radiator.





## FIRST FLOOR

**Family Bathroom:** 2.44m x 2.77m (8' 0" x 9' 1")

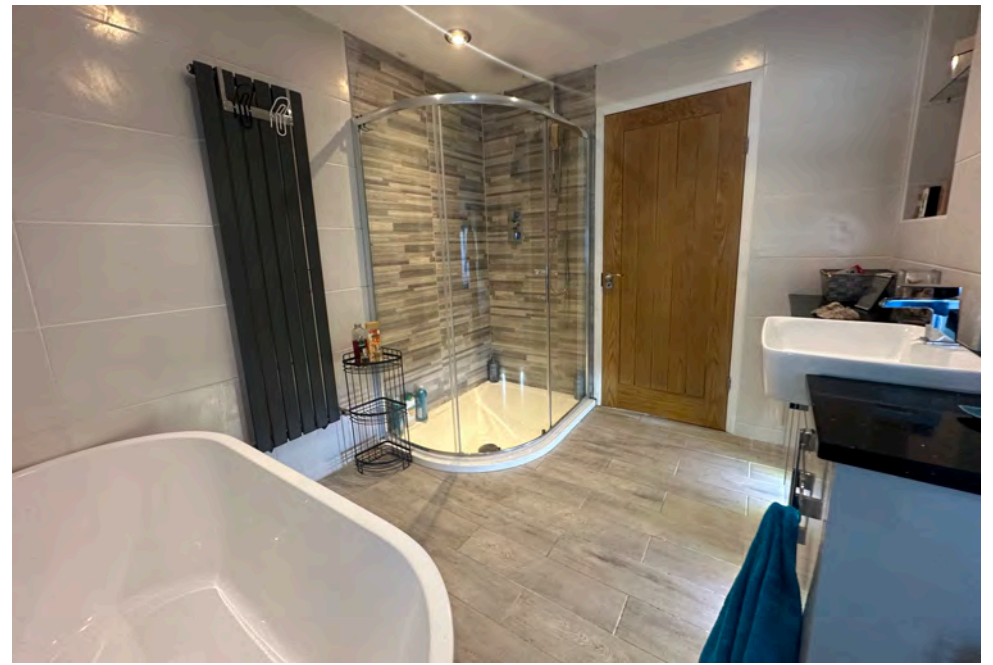
Shower cubicle. W.C. Wash Hand Basin with granite surface surround. Bath tub. Radiator. Electric fan light and tiled flooring. Window to rear.

**Bedroom 1:** 4.02m x 2.87m (13' 2" x 9' 5")

Carpet. Radiator. Window to rear.

**Bedroom 2:** 2.88m x 4.33m (9' 5" x 14' 2")

Built in wardrobe. Carpet. Window to front.



## Gardens & Grounds

The property is approached off the highway onto a concrete yard area with ample parking area for multiple vehicles along. To the front of the farmhouse, there is a low maintenance garden with gravel areas and shrubs, along with an enclosed rear garden with seating areas, lawns, borders, shrubs, bushes, vegetation and mixed broadleaf woodland.







## Outbuildings

**Internal Hall:** 1.61m x 2.45m (5' 3" x 8' 0")

Door to front. Window to side. Door leading into:

**Store:** 2.91m x 3.91m (9' 7" x 12' 10")

Consumer unit. Store cupboards. Plumbing for a washing machine.

**Mezzanine Storage above:** 3.02m x 4m (9' 11" x 13' 1")

**Workshop / Garage:** 18.51m x 5.54m (60' 9" x 18' 2")

Galvanised steel door to rear with ramp and compressor. Cupboard and work bench.

### Internal Hallway

Leading to Stable Building, Tack & Feed Room & Workshop

**Stables 1:** 19.40m x 13.26m (63' 8" x 43' 6")

6 Monarch loose boxes with rubber matted floors. Wash bay facilities with solarium heater above.

**Storage:** 4.31m x 4.33m (14' 2" x 14' 2")

Suitable for rugs/tack storage.

**Feed Room:** 2.44m x 4.33m (8' 0" x 14' 2")

**Mezzanine above:** 3.10m x 8.59m (10' 2" x 28' 2")

**Tack Room:** 6.44m x 4.51m (21' 2" x 14' 10")

6 individual storage cupboards. Saddle racks. Hot water heater.

**Workshop Area (2):** 4.15m x 3.00m (13' 7" x 9' 10")

**Open ended Lean-to:** 6.45m x 8.79m (21' 2" x 28' 10")

**Indoor Arena:** 19.44m x 29.21m (63' 6" x 95' 10") Concrete floor with a rubber and sand mix surface with emergency pump system. Mirrored with viewing/spectators area and judges box.

**Stables 2:** 23.78m x 11.62m (78' 0" x 38' 1")

9 Monarch loose boxes with rubber matted floors.

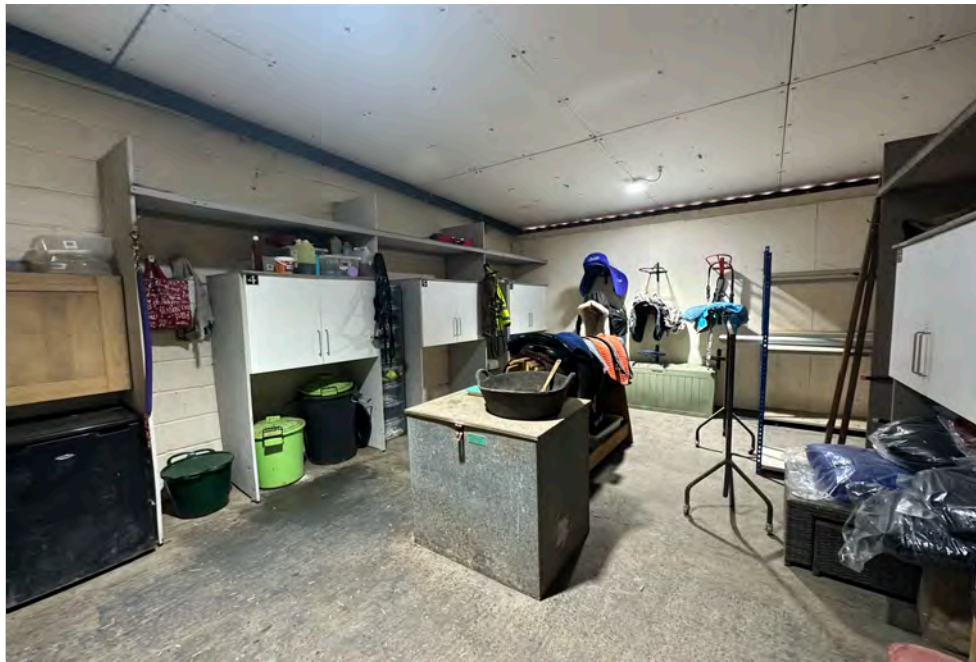
**Modern Farm Building:** 18.05m x 14.50m (59' 3" x 47' 7")

3 bay steel stanchions with a fibre cement roof. Yorkshire boarding. Haylage storage. Muck ramp.

### Field Shelter

**Chicken Coop:** 1.73m x 8.99m (5' 8" x 29' 6")

### 2-bay Dutch Barn





## Farmland & Woodland

The land comprises a mix of clean grazing land contained in a paddock system with electric fencing and strategically placed water troughs, extending to approx. 10 acres in total, situated surrounding the farmstead, with a further grazing paddock opposite side of the highway. Adjoining the farmstead is also a turn out woodchip paddock.

The remaining acreage comprises parcels of native and mixed broadleaf woodland, also suitable for grazing, hacking/ exercising, with great amenity appeal.





## Further Information

### Tenure

We understand that the property is held on a Freehold basis.

### Energy Performance Certificate

EPC Rating F (21)

### Services

We understand the property benefits from mains electricity (single phase supply) and mains water supply to farmhouse, outbuildings and water troughs. Farmhouse is heated via an oil fired central heating system and private drainage supply.

### Council Tax Band

Band E - approx, £2,503.15 per annum for 2024 - 2025 for Carmarthenshire County Council.

### Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water, and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referenced or not.

### What 3 Word / Post Code

harmonica.amid.sectors / SA14 6DG

### Local Authority

Carmarthenshire County Council, County Hall, Castle Hill, Carmarthen, SA31 1JP. Tel: 01267 234567

### Planning

All planning related enquiries to Carmarthenshire County Council Planning Department. Planning Services, Civic Offices, Crescent Road, Llandeilo, Carmarthenshire SA19 6HW. Tel: 01267 234567

### Agent Note

A detached 4-bedroom dormer bungalow set in 1/2 acre adjoins and is also available separately or as a whole, being shaded in Red on attached Plan. Contact Agent for further information.

### Plans, Areas & Schedules

A copy of the plan is attached for identification purposes only. The purchasers shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annul a sale or entitle any party to compensation in respect thereof.

### Method of Sale

The property is offered For Sale by Private Treaty at a Guide Price of £900,000.

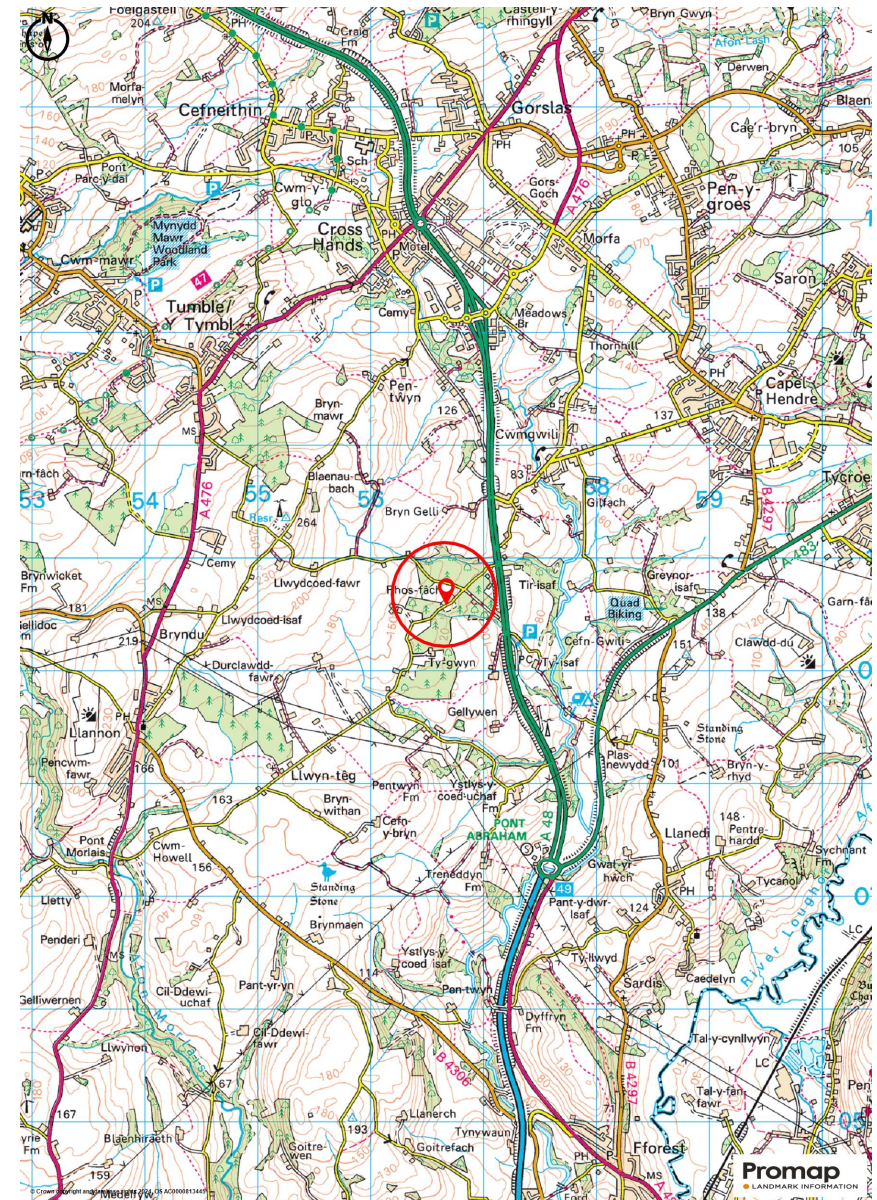
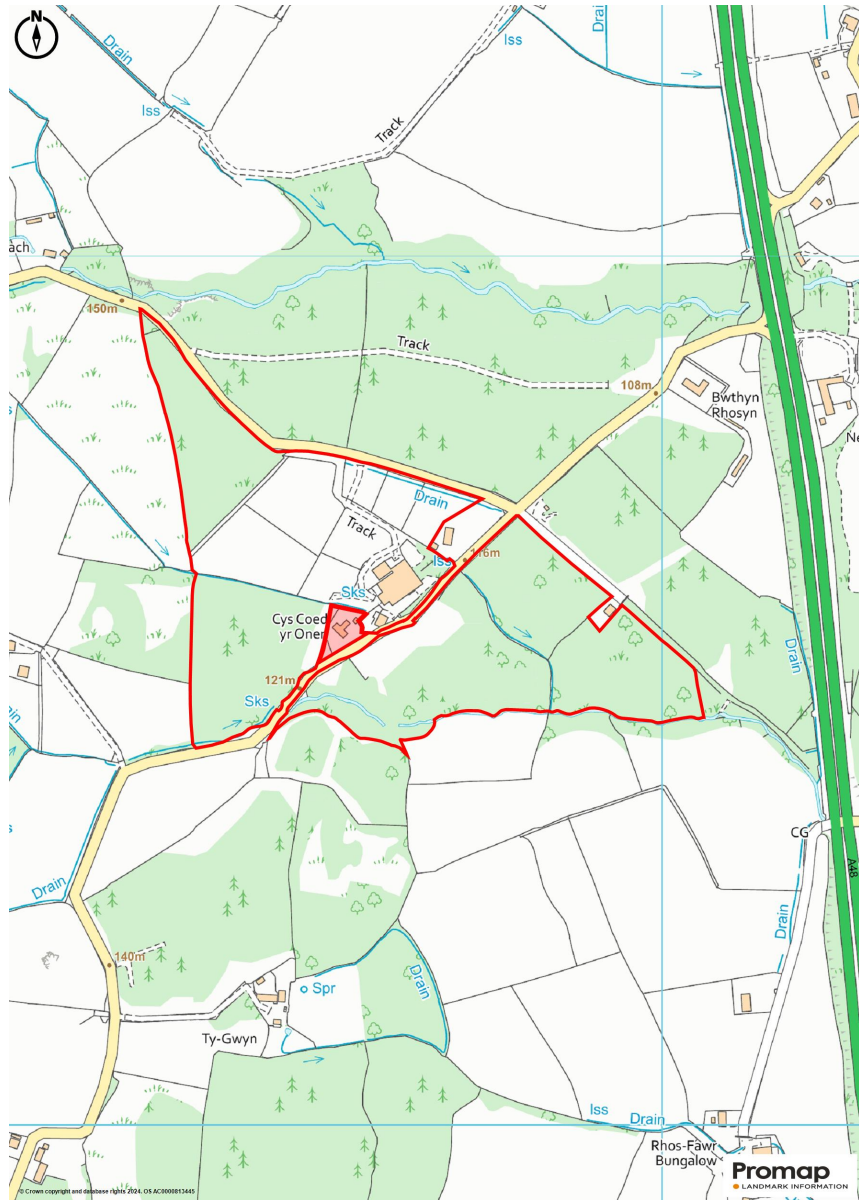
### Viewing

Strictly by appointment with sole selling agents Rees Richards & Partners. Please contact Carmarthen office for further information - 12 Spilman Street, Carmarthen SA31 1LQ. Tel: 01267 612021 or email: rhys.james@reesrichards.co.uk

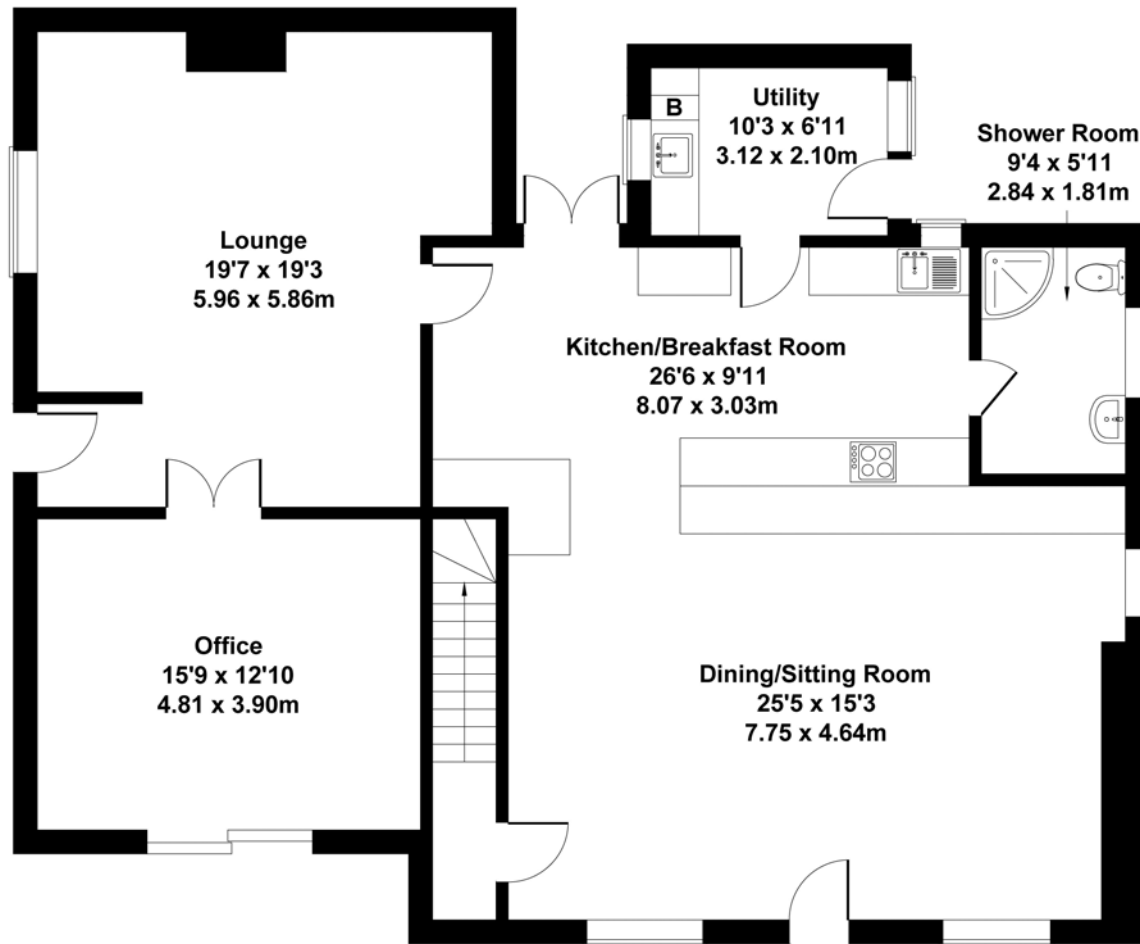
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# Location and Situation Plans

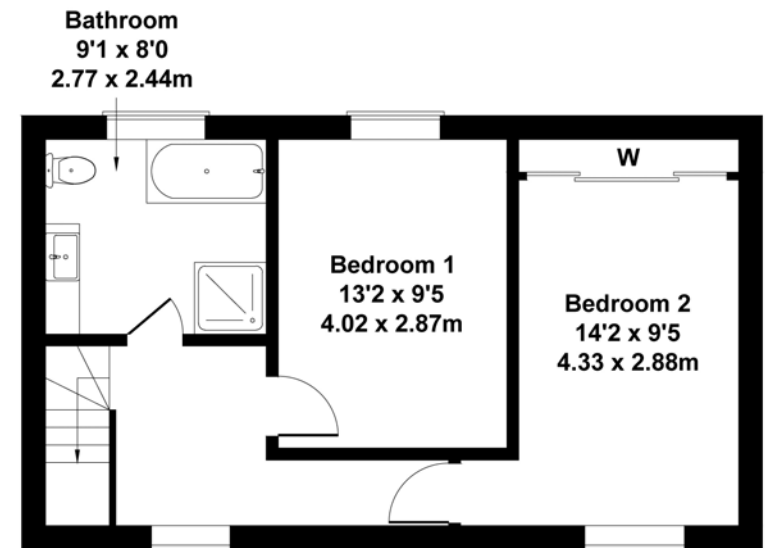
For identification purposes only



# Floorplan



**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.





**FOR IDENTIFICATION PURPOSES ONLY**



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