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RICS



Since 1989

An impressive 52 acre highly regarded farm complex positioned along the Teifi Valley, Llandysul, West Wales



Dol Llan Farm, Llandysul, Llandysul, Carmarthenshire. SA44 4RL.

A/4901/LD

£995,000

*** An exceptionally appealing and highly regarded farm complex *** Extending to around 52 acres bordering the delightful river Teifi *** Further 28 acres available by separate negotiation *** Immense agricultural and equestrian capabilities - diversely appealing

*** Traditional farmhouse - Refurbished in recent times *** Comprehensive range of modern outbuildings currently suiting Equestrian facilities *** New general purpose barn - Being well built with direct field access there *** Indoor all weather riding arena with separate groom accommodation *** Three stable ranges with private water and 3 Phase electricity supply *** Holiday cottage and two apartments with great income generation

*** Compact convenient enclosures - Stock fenced and gated *** Healthy prolific low lying meadows bordering the river *** Track and tarmacadamed access to all enclosures

*** Edge of village location *** Unbelievable views over Llandysul and the Teifi Valley *** First quality farm - The like of which is seldom presented to the open market *** Strategic West Wales location close to the Coast

Location

The property is located on the edge of the town of Llandysul, close to local amenities such as shops, Doctors Surgery, Chemist, Cafes and Restaurants, Public Houses and Places of Worship. Llandysul also offers a Leisure centre and both primary and secondary schooling. all being within easy travelling distance of the Ceredigion Heritage Coastline to the West and the County Town and employment centre of Carmarthen to the East, with the gateway to the M4 and having national rail networks.

General

Dor Llan Farm offers a comprehensive and exceptionally appealing farm complex extending to around 52 acres or thereabouts, and the property is currently orientated towards equestrian, but could offer great livestock capabilities with fantastic range of modern outbuildings and a versatile land layout, with low lying meadows, and good pasture and prolific paddocks.

In addition to the farm, the property also benefits from 3 holiday accommodations with a detached barn and 2 apartments, providing great income generation to the current owners and providing a diversely appealing lifestyle property.

The farm, as a whole, currently offers more particularly the following:-

THE FARMHOUSE

An imposing stone and slate farmhouse dating back to 1848, extensively renovated and upgraded within the last 20 or so years.



Living Room

26' 0" x 15' 0" (7.92m x 4.57m) with feature slate fireplace with log burner, tiled flooring and staircase leading to the first

floor accommodation and front entrance door.



Kitchen

15' 0" x 12' 10" (4.57m x 3.91m) with a modern fully fitted kitchen with a range of wall and floor unit with worksurfaces over, single drainer sink unit. Built in electric oven and hob with extractor hood over, built in dishwasher. Tiled flooring, side patio doors and a front entrance door.



FIRST FLOOR

Bedroom

26' 0" x 15' 0" (7.92m x 4.57m) with original 'A' frame beams, triple windows to the front, laminate flooring.



En-suite

17' 0" x 12' 10" (5.18m x 3.91m) a stunning jacuzzi room with a sunken large jacuzzi spa with corner shower cubicle, low level flush w.c., 'his & hers' wash hand basins, downlighters.



NOTE

Please note that the property has been converted into one large, one bedroomed farmhouse, but previously had 3 bedrooms on the first floor which can easily be re-configured.

HOLIDAY ACCOMMODATION

THE STABLE

A charming, detached stone and slate cottage positioned within the farmyard.



Open Plan Living/Dining and Kitchen area

18' 0" x 17' 0" (5.49m x 5.18m) with fitted kitchen with range of wall and floor units, single drainer sink unit, built in cooker with extractor fan. Log burner, exposed beams.



Bedroom 1

12' 0" x 8' 10" (3.66m x 2.69m) with beamed ceiling and tiled flooring.



Bedroom 2

10' 0" x 9' 0" (3.05m x 2.74m) with tiled flooring.

Hallway

With access to loft space.

Shower Room

With a shower cubicle, low level flush w.c., wash hand basin and shaver point.

DEXTER COTTAGE

A detached stone and slate holiday cottage, split into 2 apartments on the ground and first floor.



Ground Floor Apartment 1

34' 0" x 16' 0" (10.36m x 4.88m) Open Plan living area. This includes the kitchen, living and bedroom areas. The living area includes a stone feature fireplace with log burner, patio doors opening onto the rear garden area.



Kitchen Area

With a range of wall and floor units with worksurfaces over, 1.5 bowl sink and drainer unit, plumbing for washing machine. Electric oven and hob, fridge / freezer.



Bathroom area

With panelled bath, with shower over, low level flush w.c., pedestal wash hand basin, tiled flooring.

First Floor Apartment - 2

34' 0" x 16' 0" (10.36m x 4.88m) This includes the kitchen, living and bedroom areas. The living area includes a stone feature fireplace with log burner.



Kitchen Area

With a range of wall and floor units with worksurfaces over, 1.5 bowl sink and drainer unit, plumbing for washing machine. Electric oven and hob, fridge / freezer.

Bathroom area

With panelled bath, with shower over, low level flush w.c., pedestal wash hand basin, tiled flooring.



Balcony Area

With outdoor dining and seating area with views over the farmyard.



EXTENSIVE RANGE OF OUTBUILDINGS

The farm complex enjoys an extensive range of purpose built modern outbuildings, being conveniently located within the periphery of the farm yard with private water, 3 Phase electricity supply and having direct access to the lower meadows and track access to the upper enclosures.



General Purpose Outbuilding

40m x 15m (131' 3" x 49' 3") A steel framed outbuilding, having concrete flooring with soak aways. Sliding door access to both ends of the building with concrete surround providing potential for further lean-to(s). Currently utilised as stables, but could suit a variety of livestock uses and also having direct field access. It also benefits from self watering water troughs and 3 Phase electricity supply.



Traditional Stable Block

60' 0" x 30' 0" (18.29m x 9.14m) of steel frame and of brick and block construction, with 8 stable blocks, water and electricity connected.



Foaling /Stock barn

60' 0" x 30' 0" (18.29m x 9.14m) with 3 stables, a loose box with mezzanine floor above. Electricity and water connected.

Indoor Riding Arena

45' 0" x 75' 0" (13.72m x 22.86m) An all weather sand school.



GROOMS FLAT

A convenient 2 bedroomed flat with open plan kitchen and dining/living areas with wood burner and access to a balcony area.

Bathroom

With low level flush w.c, pedestal 'his & hers' wash basins, corner shower cubicle. Tumble drier.

Balcony area

With views over the surrounding land.

Stable Block lean-to

113' 0" x 23' 0" (34.44m x 7.01m) with 8 steel framed stables in total and direct access onto the riding arena.



4 Stables

With 4 steel framed stables and store cupboard.

Wash Room

With hot and cold water and solarium

Tack Room

With kitchenette

Large slurry Pit/Dung Heap

Large slurry pit conveniently situated to the rear of all stables with easy machinery access.

Garden Area

To the front of the property lays a large paved patio area that enjoys fantastic views over the town of Llandysul and the River Teifi.

Enclosed Garden Area

Laid to manicured lawned area with large ornamental pond.



Log Cabin

16' 0" x 13' 0" (4.88m x 3.96m) with hot tub jacuzzi and sauna. 3 Phase electricity supply.



THE LAND

We are informed that the land extends to around 52 ACRES or thereabouts, being conveniently positioned surrounding the homestead with low lying river meadows and undulating to sloping upper fields. All paddocks are stock fenced and gated, having private water supply to all fields and having a private tarmacadam / track access leading to all paddocks, being a huge benefit to the smallholding for all livestock capabilities, giving access in all weathers and terrain. The Land itself is high productive pasture and is perfectly suited for grazing and cropping.

An additional 28 ACRES of land is available by separate negotiation.





Aerial View



River Teifi



Views



Driveway

The property enjoys a privately owned driveway that leads through the various enclosures to the homestead.

Please Note: Dol Llan Mansion (neighbouring property) having a right of way over the private driveway.



Agents Comments

An impressive farm complex in a stunning edge of town location, high productive and diversely appealing.

Tenure and Possession

We are informed the property is of Freehold Tenure and will be vacant on completion.

The is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band property - E

PLEASE NOTE: Dol Llan - the property does have a nearby neighbour (Dol Llan Mansion)

Services

We are informed by the current Vendors that the property benefits from mains electricity, private water, part 3 Phase mains electricity, private drainage, UPVC double glazing throughout, telephone subject to B.T. transfer regulations, good Broadband speeds available.

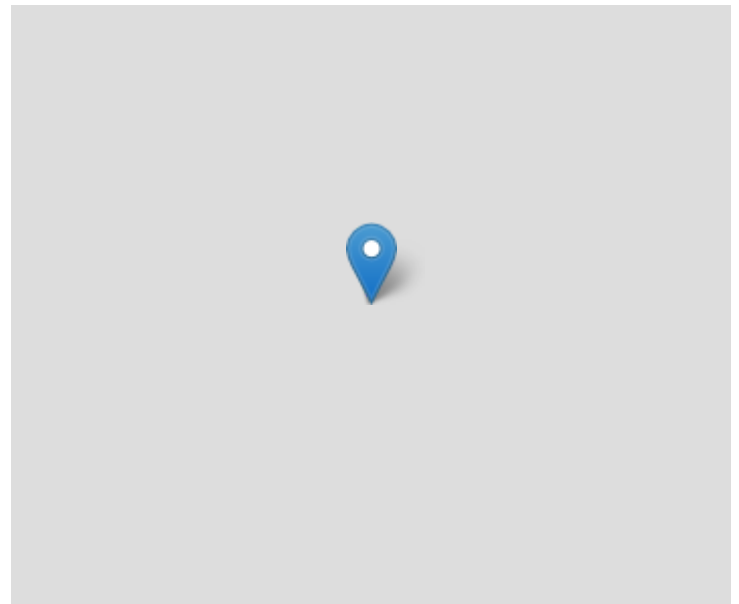
Directions

From Llandysul take the A486 road past Valley Service Shell Garage and take the next immediate left hand turning and continue along this lane past Highway Garage and take a sharp left hand bend. Continue on this road for a further 0.5 miles and the farm entrance to Dol Llan will be located on our left hand side as identified by the Agents 'For Sale' board.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

All our properties are also available to view 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>		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	24	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The land lined green is not included in this title.



Additional Land
(by Negotiation)

Dol. Llan Farm
↑

