

*3.5 Acre Smallholding with 3 Bedroom Farmhouse, 1 bedroom detached Annex. Camping Site with Tea Rooms, woodland with wildfowl pond. Midway Carmarthen & Llanelli.*



**Tor Cefn, Meinciau, Kidwelly, Carmarthenshire. SA17 5LH.**

**£590,000**

**R/4270/NT**

\*\*\*A fantastic home and business set in approx. 3.5 acres with a three bedroom main house, separate one bedroom annex, tea room, camping field, additional wooded grounds and lake, with potential for further expansion. Good convenient location.\*\*\*

\*\*\*We understand the tea room was established around 2012 and was open four days a week, serving morning coffee, brunches, lunches, traditional afternoon teas, cream teas and Sunday lunches. Due to ill health the vendors have not opened since December 2022.\*\*\* The self-contained annex is currently let on Airbnb and is virtually fully booked through the summer months. The camping field is licensed for fifteen pitches with the Caravan and Camping Club. \*\*\* Further details on turnover are available from the Agents. \*\*\*The property is in a rural setting close to the villages of Pontyates and Pontyberem which between them provide a garage with general stores, Post Office and primary school. Full ranges of shops and amenities can be found in Llanelli and Carmarthen, and the property is close to Pembrey Park with its renowned sandy beaches.\*\*\*



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## Agents Comments

A lovely rural setting situated in the Gwendraeth Valley between the Gwendraeth Fawr and Fach rivers. Just off the mountain known as Llangyndeyrn. The main residence is well presented and offers good sized light and roomy accommodation. Detached 1 Bedroom annex currently being let on an Airbnb and bookings are good throughout the year. There are tea rooms nearby which also was frequently fully booked but due to ill health with the owners has been shut for a while. A popular campsite registered with the caravan and camping site for 15 pitches. Woodland area with lake and walkways have been created within the area. A great location and area to be in.

## Location

Situated on the edge of Llangyndeyrn mountain great for walking the property is conveniently situated between the main towns of Carmarthen and Llanelli towns which are 10 miles approx. both offer excellent facilities with national and traditional retailers cinemas and leisure facilities. Pontyberem & Pontyates villages are under 2 miles with shops, doctors surgery, chemist, eateries and junior schools. Other places of interest include Pembrey Country Park ( 8 Miles) with large sandy beach, dry ski slope, enclosed cycle track and woodland walks. Burry Port Harbour 10 miles with 2 golf courses nearby at Machynys and Ashburnham. Ffoslas horse racing course 6 miles and Cross Hands with M4 dual carriageway connection is 9 miles.

## Sun Room



5.4m x 3.2m (17' 9" x 10' 6")

## Porch/ Study

2.3m x 1.9m (7' 7" x 6' 3")

## Dining Room



4m x 3.6m (13' 1" x 11' 10")

## Lounge





4.8m x 4m (15' 9" x 13' 1")

## Boot Room

3m x 1.2m (9' 10" x 3' 11")

## Utility Room



3m x 1.2m (9' 10" x 3' 11")

## Kitchen



6.8m x 2.7m (22' 4" x 8' 10")

## Bathroom



2.7m x 2.1m (8' 10" x 6' 11")

## Landing

## Bedroom

4.5m x 3m (14' 9" x 9' 10")

## Bedroom

4.4m x 4.1m (14' 5" x 13' 5")

## Bedroom

2.7m x 2.5m (8' 10" x 8' 2")

## Annex

## Lounge

5m x 3m (16' 5" x 9' 10")

## Kitchen/ Diner

3.7m x 3.2m (12' 2" x 10' 6")

## Landing

## Bedroom

5.2m x 3.4m (17' 1" x 11' 2")

## Bathroom

3.4m x 2m (11' 2" x 6' 7")

## Tea Rooms

10.2m x 6.6m (33' 6" x 21' 8")

Sitting area and serving area. Outside seating and

decked patio areas.

## **Kitchen**

8.1m x 1.7m (26' 7" x 5' 7")

## **Field / Camp Site**

The property is set down a long private drive, which leads to an arrival yard providing plenty of parking between the Annexe and Tea Room. There is a lawned garden with a Patio, Greenhouse and several Timber Storage Sheds.

Running alongside the drive is a Coniferous Woodland Plantation with a Lake providing a lovely woodland walk with bridges and areas currently used for poultry.

At the top end of the drive is a good sized Paddock, currently used as a Camping Field with Fifteen Pitches, two Water Taps, Chemical Disposal Storage Tank and a Composting Toilet There is also a large Polytunnel. In all approx. 3.5 acres approx.

## **Tenure and Possession**

We are informed that the property is of Freehold Tenure.

## **Council Tax Band**

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

## **Services**

Mains Water, electric and private Drains.

## **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

## MATERIAL INFORMATION

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**Council Tax:** Band E

N/A

**Parking Types:** None.

**Heating Sources:** None.

**Electricity Supply:** None.

**Water Supply:** None.

**Sewerage:** None.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** F (25)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

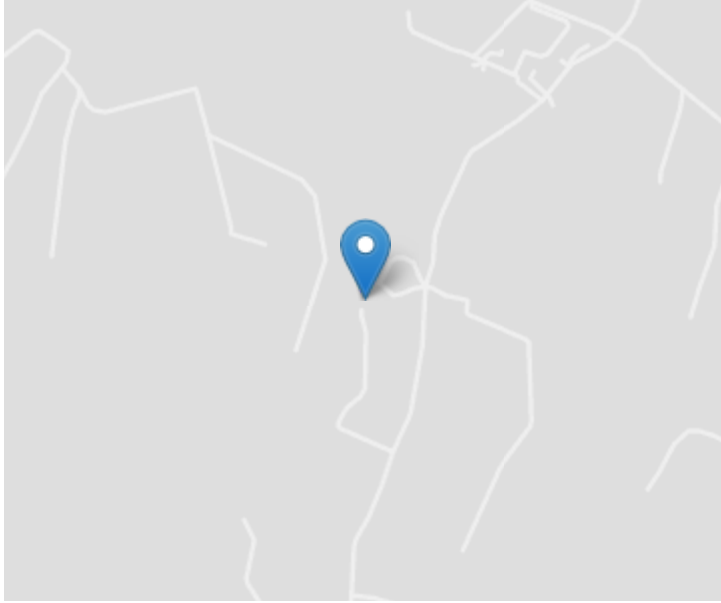
**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No



## Directions

Directions.

From Carmarthen take the A 484 south towards Llanelli at the village of Cwmffrwd turn left towards Pontyates and carry on through the villages of Bancycapel, Pontantwn and enter the village of Meinciau turn left towards Bancffosfelen. Carry on this road for a mile and a half and go round a sharp left hand bend. Carry on for a short distance and the entrance to the property will be found on the left hand side.


What3Words Location [///reef.landscape.ropes](https://www.what3words.com/reef.landscape.ropes)

**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](https://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.Directions

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		98
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	25	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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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