

Regulated by:



**RICS**



Since 1989

*A noted upland livestock rearing farm on the edge of the Brechfa Forest, extending to 108.93 acres or thereabouts, Carmarthenshire, West Wales*



**Glanrhyd Farm, Horeb, Abergorlech Road, Carmarthen. SA32 7JU.**

**A/4925/AM**

**£750,000**

**GUIDE PRICE**

\*\*\* Family sized 4/5 bedroomed Farmhouse in need of some updating and refurbishment \*\*\* 2 reception rooms with open fireplace \*\*\* 2 storied rear extension \*\*\* Spacious Farmhouse Kitchen/Diner and separate kitchenette and pantry with Aga Range \*\*\* Good range of outbuildings including Dutch Barn, Traditional Cow Shed Range, Old Dairy, Cattle sheds \*\*\*

Located on the renowned Brechfa Forest region of West Wales \*\*\*Predominantly pasture land and improvable grazing \*\*\* Skirt areas of 'cwm' including woodland and areas of rough grazing pockets \*\*\* Having appeal for conservation schemes \*\*\* The farm has the benefit of grazing rights on nearby common \*\*\* In all, 108.93 acres or thereabouts \*\*\*

## LOCATION

Glanrhyd Farm is located approximately 12 miles North-East of the county town of Carmarthen and 7 miles from the A40 at Nantgaredig, 3 miles from the village of Brechfa and located on the edge of the renowned Brechfa forest region of West Wales, close to the Towy Valley. The farm generally is lying at around 800 - 900ft above sea level at homestead. Grid Ref No: 495 275.

## GENERAL

An upland, well known, stock rearing farm in a noted area of agricultural production with good proximity to marketing and amenity centres of the region.

Glanrhyd offers a comfortably sized farmhouse, in need of updating and refurbishment, offering 4 bedroomed accommodation, traditionally built with later rear extension and having the benefit of 2 reception rooms and spacious farmhouse kitchen/diner.

There is a good traditional range of farm buildings, plus more useful general purpose large span buildings, surrounding useful yard areas.

The land is predominantly pasture and improvable grazing with skirt areas of 'cwm' including woodland and areas of rough grazing pockets which appeal for conservation schemes. The farm has the benefit of common grazing rights on nearby common. In all, 108.93 acres or thereabouts.

## THE FARMHOUSE

The farmhouse is built of stone with tiled roof with rear two storied extension with flat roof thereover. It has the benefit of a heating system (not tested). The accommodation provides more particularly:-



**REAR OF FARMHOUSE**



## LOUNGE

With fireplace

## HALL

via Entrance door

## SEPARATE LIVING ROOM

With modern tiled fireplace, quarry tiled floor.

## KITCHENETTE

## SEPARATE FARMHOUSE LIVING ROOM

With Aga range running domestic hot water. (Not tested)  
2 x pantry cupboards off

## FIRST FLOOR

Approached via internal timber staircase to:-

## LANDING

With airing cupboard off with copper cylinder and immersion heater.



**4 x GOOD SIZED BEDROOMS****SINGLE BEDROOM/BOX ROOM****BATHROOM**

With bath, shower, w.c. and wash hand basin.

**EXTERNALLY**

The property has the benefit of a hard based council road to the yard. The farmyard is shared with one other property.

**THE FARM BUILDINGS**

The farm buildings included in the sale include the following:-

**STONE AND SLATE TRADITIONAL COW SHED RANGE**

40' 0" x 18' 0" (12.19m x 5.49m)

**DUTCH BARN**

40' 0" x 18' 0" (12.19m x 5.49m) of block construction with steel frame and corrugated roof.

**OLD BRICK BUILT DAIRY****LOOSE CATTLE SHED**

Of block and corrugated iron construction.

**SILO**

45' 0" x 18' 0" (13.72m x 5.49m) of block construction with concrete floor and corrugated asbestos sides and roof.

**FURTHER CUBICLE SHED**

50' 0" x 20' 0" (15.24m x 6.10m) of lean to type with sluice to slurry store 90' x 45' within walled construction.



## GENERAL PURPOSE CATTLE SHED

90' 0" x 70' 0" (27.43m x 21.34m) with central silo, shuttered wall construction. Asbestos clad roof.

Concrete floor.

## THE LAND

The land, as stated includes various pockets of rough grazing and woodland areas, which are appealing for conservation schemes under current farming proposals. Much of the land has been reasonably farmed in the past, having been re-seeded in rotation. The land includes some 90 acres of reasonable pasture with good natural water supplies and abundance of shelter.

The farm also has the benefit of 'common grazing' rights on the nearby Common for 18 cows and followers, 16 rearing heifers, 60 ewes and lambs and 4 ponies. Common grazing is CL33 and part CL61.

## LAND TO THE WEST



## LAND TO SOUTH



## LAND TO SOUTH-WEST



## LAND TO NORTH



## FOOTPATHS AND RIGHTS OF ACCESS

There are a number of footpaths crossing the property which allow public access to third parties. We are given to believe that the driveway is Council maintained, and rights of access are retained to Glanrhyd Bungalow in separate ownership and provided over part of the farmyard approach.

## AGENTS COMMENTS

This is a rare opportunity of acquiring a noted upland stock farm, in an early agricultural growing locality.

The property is located in a predominantly livestock rearing area and comprises of some 30 acres, which is considered to be native woodland and pockets of rough grazing with the predominance of the farm being reasonably well managed pastureland and the farmhouse, which appears to require some updating and refurbishment is substantially built and offers spacious family accommodation.



The Farm is further enhanced by a good range of general purpose farm buildings, suiting a variety of enterprises. Alternative use/diversification potential or an add-on to an existing agri business in the locality are important considerations in the potential purchase of this farm, which is located also on the edge of the Brechfa Forest.

### **Services**

We are informed by the current Vendors that the property benefits from a private water supply, mains electricity, private drainage. Oil fired central heating (Not tested). Telephone subject to B.T. transfer regulations, Broadband available.

Note: The vendors have never occupied the dwelling and as such the purchasers are notified that there is no warranty nor guarantee provided in relation to any of the service provisions.

### **Directions**

From Nantgaredig on the A40, take the B4310 and proceed approximately 4 miles to the village of Horeb, turning left on the village square. Continue along this lane for approximately 1 mile and after passing a forest plantation on the right hand side at the top of the hill, there is a cross roads. Turn right there and the entrance to Glanrhyd is the first farm entrance on the left hand side of the lane. Proceed to the farmstead down the lane as identified by the Agents 'For Sale' board.

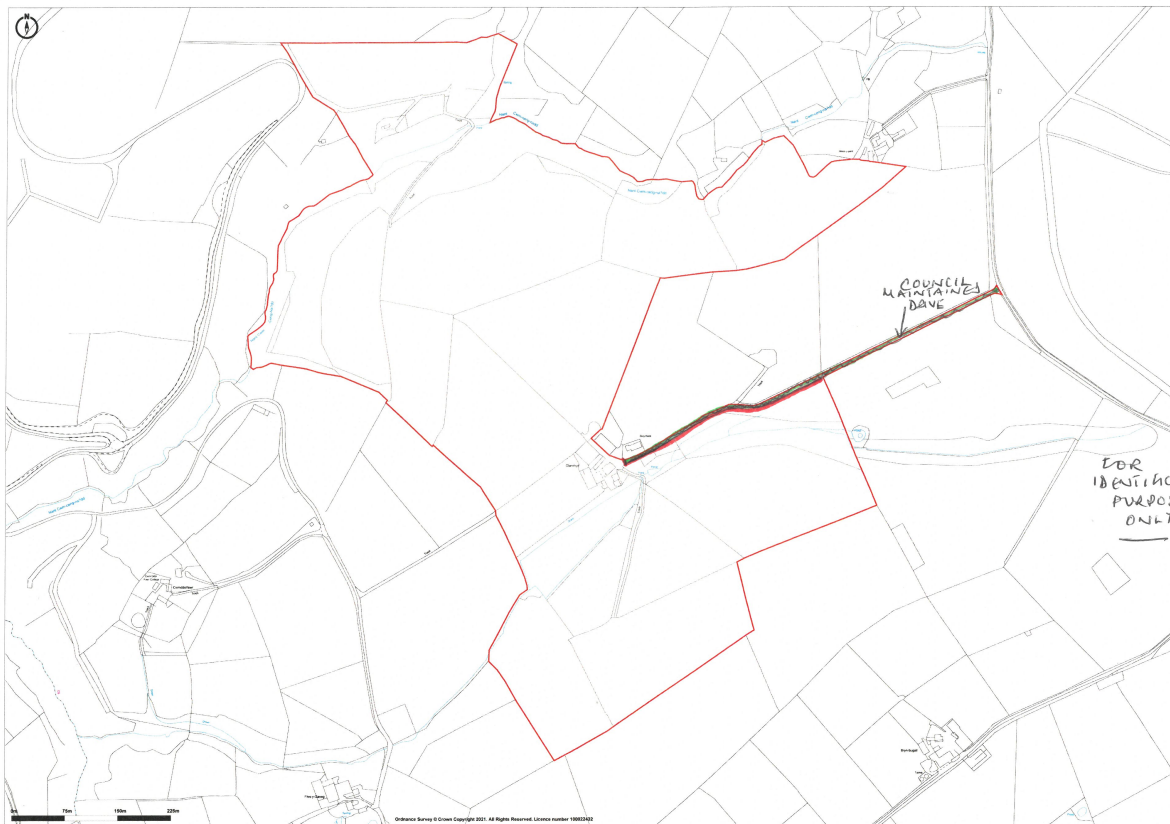
VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

Note: There is a neighbouring smallholding in separate ownership.

All our properties are also available to view 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'.



Gainrhyd Farm, Horeb, Carmarthen, SA32 7JU



**Promap**  
LANDMARK INFORMATION

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Printed Scale - 1:5000 Paper Size - A3

**MORGAN & DAVIES**

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